



MLS #: 21924427 MULTI-FAMILY ACTIVE
County: MADISON
Address: 1502 MEDLAND ROAD
City: HUNTSVILLE
Municipality:
Subdivision: EXECUTIVE HILLS
Neighborhood
Lot Size: 95 x 150
Acreage:
Elementary: HIGHLAND ELEMENTARY
High: JEMISON
Tot Bldg Sqft: 4,074
Virtual Tour:
Additional Link

LP: \$385,000
Type: MF
Unit #:
Zip: 35816

CityLimits?: Y
Lot: 5
Block: 6
Middle: MCNAIR
Other
Prc/SqFt \$94.50



Dir: N on Sparkman Dr., Right onto Bonnell Dr., Right onto Medland Rd., building is on the left

Legal: LOT 5 BLK 6 EXECUTIVE HILL 4TH SECTOR A RE S/D OF PART OF TR 1 OF EXECUTIVE HILL S/D PB 13 PG 25

	#Units	#Rms	#BR	#FB	#PB	Rent	Sqft	Tot # of Units:	4	HndicpExt:
Unit 1			2	2		700		# of Bldgs:	1	Hndicplnt:
Unit 2			2	2		750		# Parking:	8	
Unit 3			2	2		800		# of Cars:		
Unit 4			2	2				# of FP:		
Gross Income:		Vacancy:				Annual Taxes: 4419		Assessment:		
Insurance:		Gas & Elec:				Water & Sewer:		Tax Rate:		
Waste Removal:		Maintenance:				Management:		Parcel ID:	14-08-28-3-003-046.000	
Other Exp:		Total Exp:				Net Op Income:		Foreclosure:	N	
Lease/Finance:	Conventional financing or cash only. No seller financing							Parcel ID#:	14-08-28-3-003-046.000	

Property Facts: Buyer to verify all facts, POF and pre-approval letter to accompany offers. Inspection after contract? acceptance.

Pub Rmks Value-add property, rents are low as owner self-manages, located near Research Park district, University of Alabama college campus, and Redstone Arsenal. Inspection of occupied units to be performed after accepted contract, POF and pre-approval letter to accompany offers. New roof 2024, tenants enjoy upscale cabinetry, large patio area and/or balcony, installed microwaves, some appliances including water heaters replaced in 2025 and 2026. Seller can offer a package sale with up to 30 units.

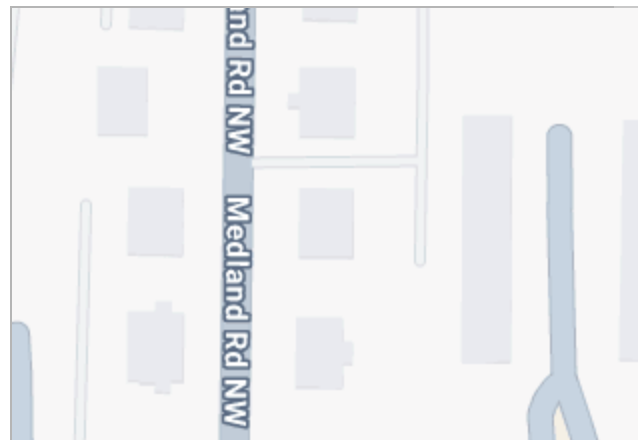
Apx Age 36-49 Years
COOLING Central Air
SEWER Public

PARKING Parking Lot
OWNER PAYS Trash Removal
SELLING TERMS Conv, Cash

HEATING Central
WATER Public
APPLIANCES Stove, Refrigerator,
Dishwasher, W/D Hookup, Electric Water
Heater
TENANT PAYS Water, Sewer, Elec

Sold Terms
Contract Date
Closed Date

Sold Price



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KWS Management Corporation

Profit and Loss

July, 2025-June, 2026

1502 Medland Drive

Income	
Application Fees	110.00
Collections	
Late Fee Income	
Rental Income	28,144.03
Total for Income	28,254.03
Cost of Goods Sold	
Cleaning	1,200.00
Eviction Fees	680.00
Landscaping and Groundskeeping	1,125.00
Pest Control	
Property Management Fees	81.25
Repairs and Maintenance	13,911.68
Taxes	
Waste Removal	1,419.80
Total for Cost of Goods Sold	\$18,417.73
Gross Profit	9,836.30
CAPEX credit back	8,183.99
Actual Gross Profit	\$18,020.29

Accrual Basis Tuesday, August 04, 2026 06:07 PM GMT-05:00

1502 Medland Rd., Huntsville AL 35816

Maintenance work orders (2018-present) + (Capital Expenses 7/2025-6/2026 = \$7,23.99)

Item class	Transaction date	Name	Description	Amount
1502 Medland Drive	01/25/2018	Patrick Thomas	1502 Medland 800 sq ft vinyl floor & qtr rnd	500.00
1502 Medland Drive	01/25/2018	Patrick Thomas	1502 Medland tile two bathroom floors	400.00
1502 Medland Drive	01/25/2018	Patrick Thomas	1502 Medland Unit b epoxy two tubs	200.00
1502 Medland Drive	01/25/2018	Patrick Thomas	1502 Medland Unit D epoxy two tubs	200.00
1502 Medland Drive	01/25/2018	Patrick Thomas	1502 Medland replace 9 interior door knobs	50.00
1502 Medland Drive	01/25/2018	Patrick Thomas	1502 Medland replace 5 ceiling mounts, fan, vanity light	75.00
1502 Medland Drive	03/30/2018	Metro Screenworks	window repair	401.69
1502 Medland Drive	03/20/2020	Champion Air Systems, LLC		435.00
1502 Medland Drive	03/20/2020	Champion Air Systems, LLC	Inv# 1907 Not cooling - Added 6 lbs of refrigerant.	435.00
1502 Medland Drive	06/13/2020	Home Depot	Bronze outdoor floodlight	98.09
1502 Medland Drive	06/15/2020	Heide Duron	Inv# 190-1 Preventative maintenance and pest control lock Change	188.96
1502 Medland Drive	07/09/2020	Champion Air Systems, LLC	Inv 2019 Water leak Unit A	75.00
1502 Medland Drive	08/14/2020	Michael Baudre Plumbing	Replaced lower thermostat on water heater	165.00
1502 Medland Drive	04/15/2021	Jenkins Service	freon	116.66
1502 Medland Drive	04/16/2021	Champion Air Systems, LLC	inv 2210 hvac repair	2,685.00
1502 Medland Drive	04/30/2021	Brian Heyliger	microwave repair	155.00
1502 Medland Drive	10/12/2021	Champion Air Systems, LLC	filter stopped	176.00
1502 Medland Drive	01/06/2022	Integrity Service	service call fee medland	85.00
1502 Medland Drive	12/02/2022	Vernon Hereford	1502 Medland Rd - roof patch	150.00
1502 Medland Drive	04/17/2023	Anthony Stovall	inv 230415215 1502 medlan C water heater	450.00
1502 Medland Drive	10/30/2023	Home Depot	replace tubs and paint	1,571.74
1502 Medland Drive	10/30/2023	Lowe's	water heater	575.82
1502 Medland Drive	10/30/2023	Lowe's	hvac	675.32
1502 Medland Drive	11/30/2023	Home Depot		516.17
1502 Medland Drive	12/04/2023	Lowe's		179.89
1502 Medland Drive	12/11/2023	Home Depot		111.58
1502 Medland Drive	12/11/2023	Home Depot		52.28
1502 Medland Drive	12/11/2023	Lowe's		35.80
1502 Medland Drive	12/12/2023	Anthony Stovall	1502MedlandA replace 2 showers and repair AC and water heater and toilets	3,075.00
1502 Medland Drive	12/12/2023	Anthony Stovall	1502 Medland B - clean and paint	912.00
1502 Medland Drive	12/28/2023	Anthony Stovall	1502MedlandA AC Leak clean coil and filter and line	165.00
1502 Medland Drive	04/29/2024	Fidel Jimenez	1502 Medland - B - paint and caulk bathrooms and fix ceiling	900.00
1502 Medland Drive	04/29/2024	Fidel Jimenez	1502 Medland - D - replace thermostat	150.00
1502 Medland Drive	05/01/2024	Mr Engineer Home Services HVAC	replaced circuit board and thermostat at 1502 medland D	620.00
1502 Medland Drive	05/22/2024	Mr Engineer Home Services HVAC	1502 Medland - D - cleaned unit	171.63
1502 Medland Drive	06/10/2024	Burnett Roofing and Construction, LLC	new roof at 1502 medland rd	7,936.12
1502 Medland Drive	10/14/2024	Ashley Roll	clean bonnell and medland	125.00
1502 Medland Drive	11/01/2024	Katherine Harris	epoxy tub 3822 cobb unit D	150.00
1502 Medland Drive	11/07/2024	Mr. Rooter	water heater repair unit b	500.00
1502 Medland Drive	11/08/2024	Talent Heating and Air Conditioning	new hvac unit B medland	5,611.00
1502 Medland Drive	02/11/2025	Cut Above Home Services	replace toilet valve kit	200.00
1502 Medland Drive	02/13/2025	Cut Above Home Services	install new smoke detectors per HHA	270.00
1502 Medland Drive	02/26/2025	Cut Above Home Services	replace rotten deck boards at 1502 Medland	460.00
1502 Medland Drive	03/21/2025	Cut Above Home Services	smoke alarm and water supply toilet	97.50
1502 Medland Drive	08/18/2025	Cut Above Home Services	repair 2 toilets - Unit A	332.50
1502 Medland Drive	11/14/2025	Financial Kat LLC	paint unit B	1,200.00
1502 Medland Drive	12/23/2025	Bowers Plumbing	replace hot water heater - unit A	2,010.00
1502 Medland Drive	02/24/2026	Lowe's	dishwasher, refrigerator, range - Unit B	1,513.99
1502 Medland Drive	02/28/2026	Financial Kat LLC	clean & paint Medland & install new appliances & fix wall	1,000.00
1502 Medland Drive	02/28/2026	Ashley Roll	clean & paint Medland	1,000.00
1502 Medland Drive	03/02/2026	Lowe's	plate covers, paint supplies, toilet seats, fire extinguisher, shower rods, Unit B door	186.85
1502 Medland Drive	03/09/2026	Lowe's	locks & knobs, light bulbs, drain opener, appliance cord, air filter UNIT B repair tub,	398.27
1502 Medland Drive	03/12/2026	De La Cruz Home Services Inc	install dishwasher & hood, fix floor, unclog all drains, paint doors - Unit B doors,	2,000.00
1502 Medland Drive	03/20/2026	De La Cruz Home Services Inc	outlets, light repair, new knob install, put in light bulb - Unit B	350.00
1502 Medland Drive	03/20/2026	DEC Fire & Water Restoration	water mitigation from water heater exploding UNIT A	3,783.74
1502 Medland Drive	05/20/2026	Comfort Masters	clear drain unit D	222.00

Rent Roll

Exported On: 07/20/2026 01:38 PM

Unit	BD/BA	Status	Sqft	Market Rent	Rent	Deposit	Lease From	Lease To
1502 Medland Road LLC - 1502 Medland Road Huntsville, AL 35816								
Unit A	2/2.00	Occupied	800	850.00	700.00	0.00	11/01/2017	02/28/2027
Unit B	2/2.00	Occupied	800	850.00	750.00	750.00	03/06/2026	02/28/2027
Unit C	2/2.00	Occupied	800	850.00	800.00	0.00	11/01/2017	10/31/2026
Unit D	2/2.00	Vacant-Unrented	800	850.00				
4 Units			3,200	3,400.00	2,250.00	750.00		