

CROSS CREEK REALTY

Atlanta Top Award-Winning Real Estate Office

Our Difference Is Our Excellence

COMPREHENSIVE MULTIFAMILY INVESTMENT MEMORANDUM

418 Martin Luther King Junior Drive

Fayette, Alabama 35555

Offering Price

\$99,990

Prepared by Cross Creek Realty

Executive Summary

Cross Creek Realty is pleased to present the multifamily investment opportunity located at 418 Martin Luther King Junior Drive in Fayette, Alabama.

This property offers investors the opportunity to acquire a strategically positioned multifamily asset located within an established residential area of Fayette. The property is positioned to provide long-term investment potential through stable occupancy, rental income generation, and future value appreciation.

The offering is well suited for:

Multifamily investors

Workforce housing investors

Small to mid-size investment groups

Long-term cash flow investors

Regional multifamily operators

Investment Highlights

Multifamily investment opportunity

Competitive acquisition price of \$99,990

Established residential location

Income-producing potential

Workforce housing positioning

Potential value-add upside

Long-term appreciation opportunity

Opportunity for operational improvements

Stable residential demand drivers

Accessible location within Fayette, Alabama

Investment Snapshot

Category Overview

Property Type	Multifamily Residential
Location	Fayette, Alabama
Offering Price	\$99,990

Investment Strategy

- Income-Producing / Value-Add
- Buyer Profile Investors
- Multifamily Operators
- Workforce Housing Groups
- Opportunity Type
- Long-Term Hold / Repositioning
- Market Overview

The Fayette, Alabama market continues to support demand for:

Affordable rental housing
Workforce housing inventory
Stable multifamily occupancy
Long-term residential rental demand

Smaller regional markets such as Fayette continue to attract investors seeking:

Stable occupancy potential
Lower acquisition basis
Long-term cash flow opportunities
Manageable operational scale
The property's location within an established residential area supports long-term multifamily positioning and rental demand.

Potential Value-Add Opportunities

Investors may evaluate opportunities to:

Improve operational efficiency

Increase rental performance

Upgrade property appearance

Improve tenant retention

Enhance long-term asset value

Financial Positioning

This opportunity may appeal to investors seeking:

Long-term cash flow

Workforce housing investment exposure

Multifamily portfolio expansion

Stable occupancy potential

Regional market diversification

Cross Creek Realty encourages all buyers to conduct independent underwriting, financial analysis, and due diligence.

Property Overview

Property Address

418 Martin Luther King Junior Drive

Fayette, Alabama 35555

Property Type

Multifamily Residential

Property Positioning

Workforce housing / multifamily investment opportunity

Property Positioning

This property should be viewed as:

A stable multifamily investment opportunity

A long-term income-producing asset

A workforce housing investment

A value-add repositioning opportunity

A strategic residential income property

Investment Opportunity

The offering price of \$99,990 presents an attractive entry-level opportunity for investors seeking:

Multifamily income potential

Workforce housing exposure

Long-term hold opportunities

Value-add repositioning potential

Affordable acquisition basis

The opportunity provides investors with:

Current and future income potential

Opportunity to improve operational performance

Long-term hold potential

Stable multifamily asset positioning

Potential for future appreciation and repositioning

Potential Investor Strategies

Potential ownership strategies may include:

Long-term hold strategy

Workforce housing investment

Rental income stabilization

Property improvements and repositioning

Cash flow investment strategy

Location Overview

418 Martin Luther King Junior Drive is located within the City of Fayette, Alabama, within an established residential area accessible to:

Local employment centers

Community services

Schools and residential neighborhoods

Transportation corridors

The location provides accessibility and residential demand support for multifamily occupancy.

Financial Opportunity

At a \$99,990 acquisition level, investors may benefit from:

Lower acquisition cost

Reduced entry risk

Potential operational upside

Long-term appreciation potential

Ability to improve overall property performance

The property offers investors the opportunity to:

Generate recurring rental income

Improve operational efficiencies

Enhance property positioning

Increase long-term asset value

Investors are encouraged to conduct independent financial analysis and due diligence.

Buyer Qualification

Qualified buyers are encouraged to:

Review the investment materials

Conduct property inspections

Evaluate operational performance

Review financial and occupancy information

Submit offers through the established transaction process

Transaction Process

The transaction process may include:

Review of investment materials

Property inspection and tour

Financial and operational review

Offer submission

Contract negotiation

Due diligence

Closing

Cross Creek Realty Advantage

Cross Creek Realty combines:

Investment property marketing experience
Multifamily positioning expertise
Structured transaction management
Buyer engagement and qualification
Professional marketing and investor outreach

Contact Information

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Disclaimer

All information contained herein is believed to be reliable but is not guaranteed. Buyers are responsible for conducting independent due diligence regarding the property, financial performance, occupancy, zoning, condition, and all other matters relevant to acquisition decisions.

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