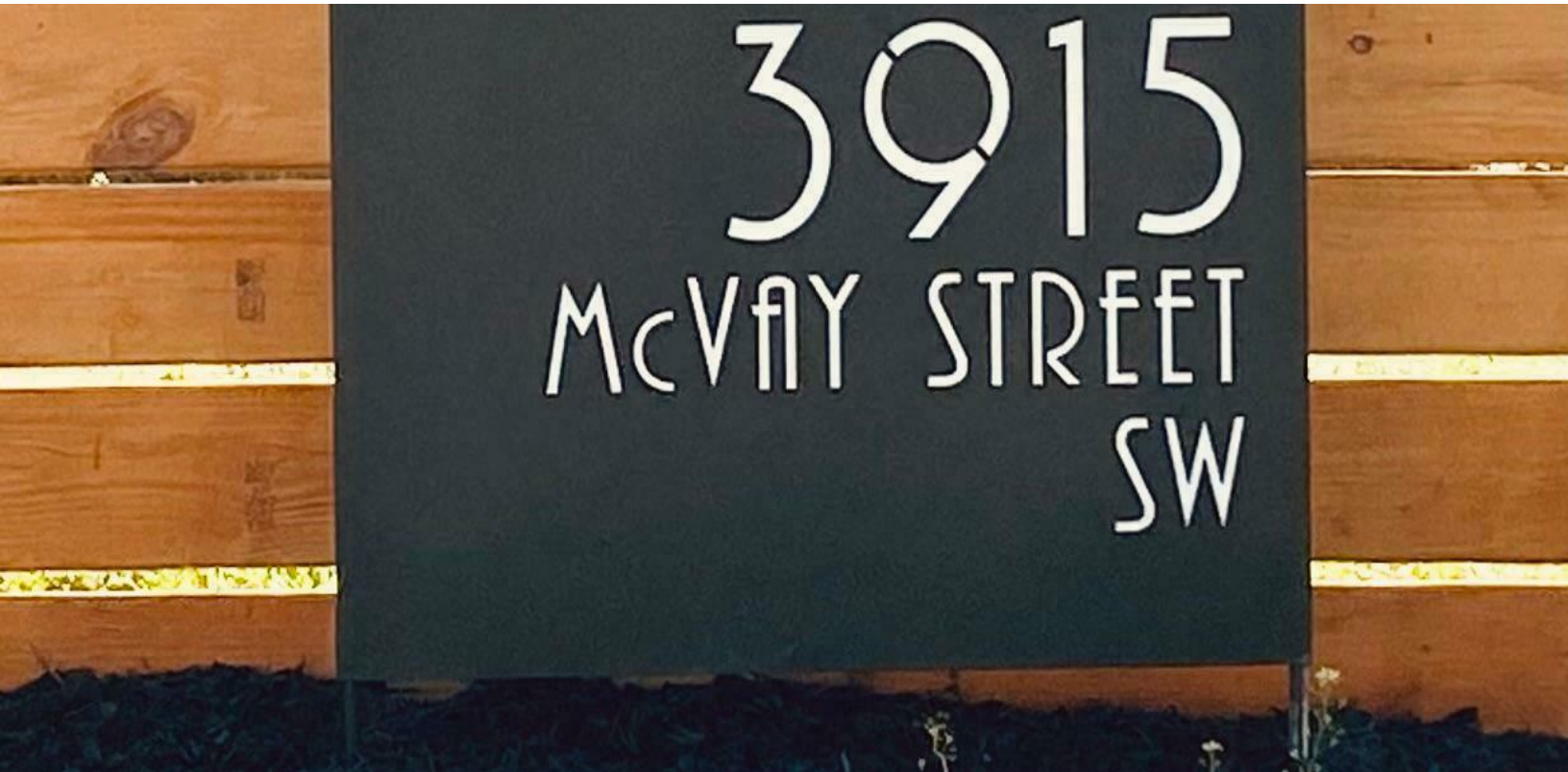


HUNTSVILLE 16 UNIT MULTI-FAMILY: MCVAY COLUMNS

3915 McVay Street, Huntsville, AL 35805

**PROPERTY DESCRIPTION**

This 16 studio unit multi-family property has been recently renovated. This property is a streamlined one-story brick building. Ideal for modern hi-tech minimalist tenants that want to be close to work and to Huntsville's entertainment district. The building exterior has been painted with modern updated design and beautiful modern privacy fencing. Unit interior renovations can include fresh paint, new cabinets, appliances, LVP flooring, bathroom vanities, toilets and terminal heating/air systems. Renovation work is almost complete. Professional management company is in place and desires to continue with the new owner. Occupancy is 100% and management has tenants on a waiting list. Tenants pay all utilities. Annual 2024 property taxes \$5,933

PROPERTY HIGHLIGHTS

- The property is individually metered water/sewer and electric
- Units have been renovated with updates and upgrades that appeal to today's tenants
- Private parking, off street
- Value-add opportunity as rents reach market rates
- Mix of studio and one bedroom units
- Can be purchased with an 8-unit property located at 3815 McVay Street

LEN JOHNSON

Broker

256.509.2078

lenjohnsonre@gmail.com

OFFERING SUMMARY

Sale Price:	\$1,295,000
Number of Units:	16
Lot Size:	0.66 Acres
Building Size:	7,200 SF
NOI:	\$96,102.00
Cap Rate:	7.42%

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,213	4,014	6,445
Total Population	2,110	7,520	12,275
Average HH Income	\$34,845	\$36,511	\$36,374



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360° VIRTUAL TOUR

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3915 McVay Street, Huntsville, AL 35805

Sale Price	\$1,295,000
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LOCATION INFORMATION

Building Name	Huntsville 16 Unit Multi-Family: McVay Columns
Street Address	3915 McVay Street
City, State, Zip	Huntsville, AL 35805
County	Madison
Market	Huntsville
Sub-market	Southwest Huntsville
Cross-Streets	McVay and Drake

BUILDING INFORMATION

Building Size	7,200 SF
NOI	\$96,102.00
Cap Rate	7.42
Occupancy %	100.0%
Tenancy	Multiple
Ceiling Height	8 ft
Number of Floors	1
Year Built	1975
Year Last Renovated	2024
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Zoning	Residential 2-B
Lot Size	0.66 Acres
APN #	17-05-15-2-002-038.000

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

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HUNTSVILLE 16 UNIT MULTI-FAMILY: MCVAY COLUMNS

3915 McVay Street, Huntsville, AL 35805

SUITE	SIZE SF	RENT	MARKET RENT	MARKET RENT / SF
1	500 SF	\$750	\$805	\$1.61
2	500 SF	\$795	\$805	\$1.61
3	500 SF	\$575	\$805	\$1.61
4	500 SF	\$395	\$805	\$1.61
5	500 SF	\$795	\$805	\$1.61
6	500 SF	\$675	\$805	\$1.61
7	500 SF	\$795	\$805	\$1.61
8	500 SF	\$805	\$805	\$1.61
9	500 SF	\$725	\$805	\$1.61
10	500 SF	\$745	\$805	\$1.61
11	500 SF	\$745	\$805	\$1.61
12	500 SF	\$760	\$805	\$1.61
13	500 SF	\$745	\$805	\$1.61
14	500 SF	\$795	\$805	\$1.61
15	500 SF	\$745	\$805	\$1.61
16	500 SF	\$495	\$805	\$1.61
TOTALS	8,000 SF	\$11,340	\$12,880	\$25.76
AVERAGES	500 SF	\$709	\$805	\$1.61

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HUNTSVILLE 16 UNIT MULTI-FAMILY: MCVAY COLUMNS

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INVESTMENT OVERVIEW

Price	\$1,295,000
Price per SF	\$180
Price per Unit	\$80,938
GRM	9.89
CAP Rate	7.42%

OPERATING DATA

Net Operating Income	\$96,102
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FINANCING DATA**LEN JOHNSON**

Broker

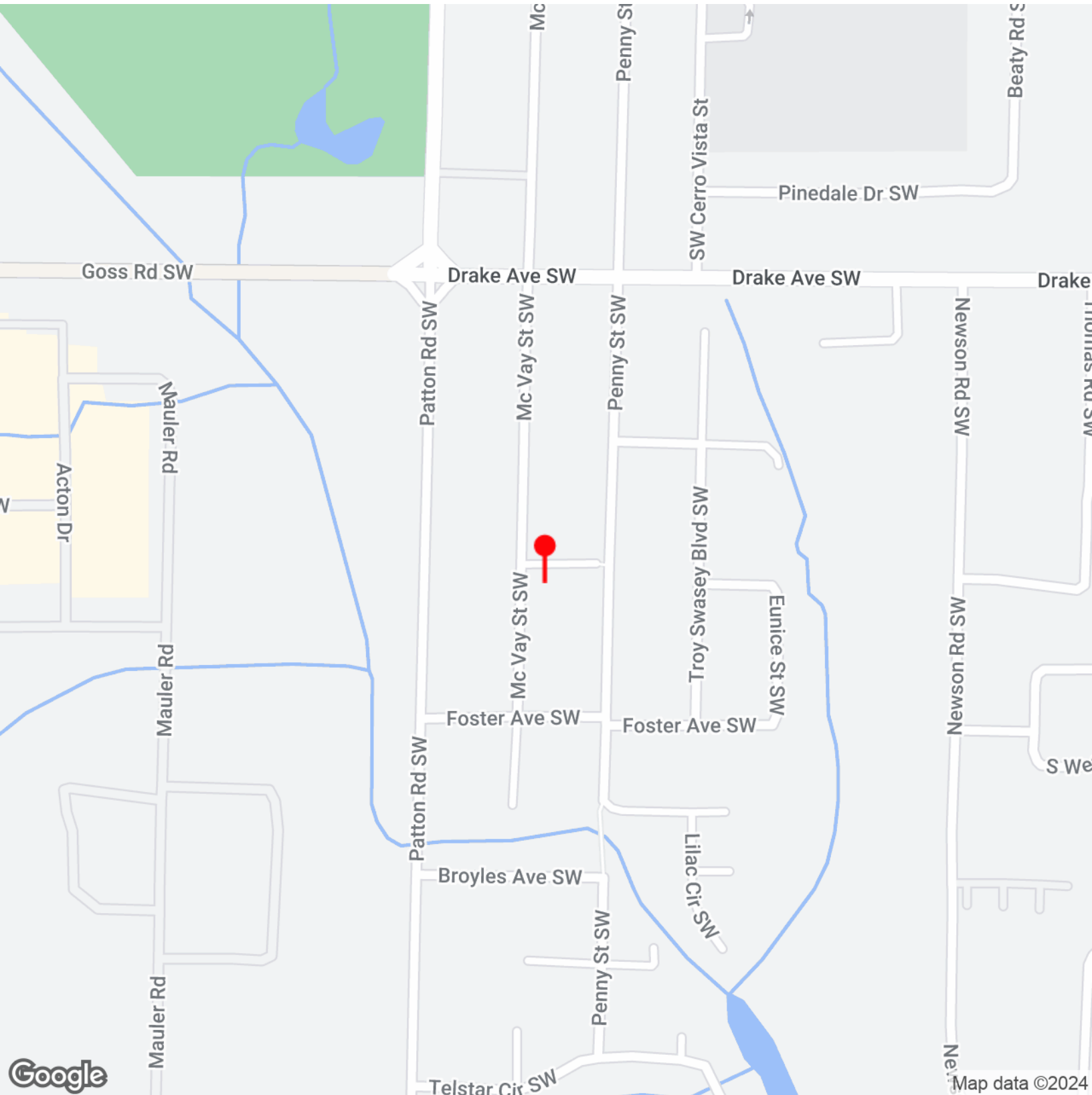
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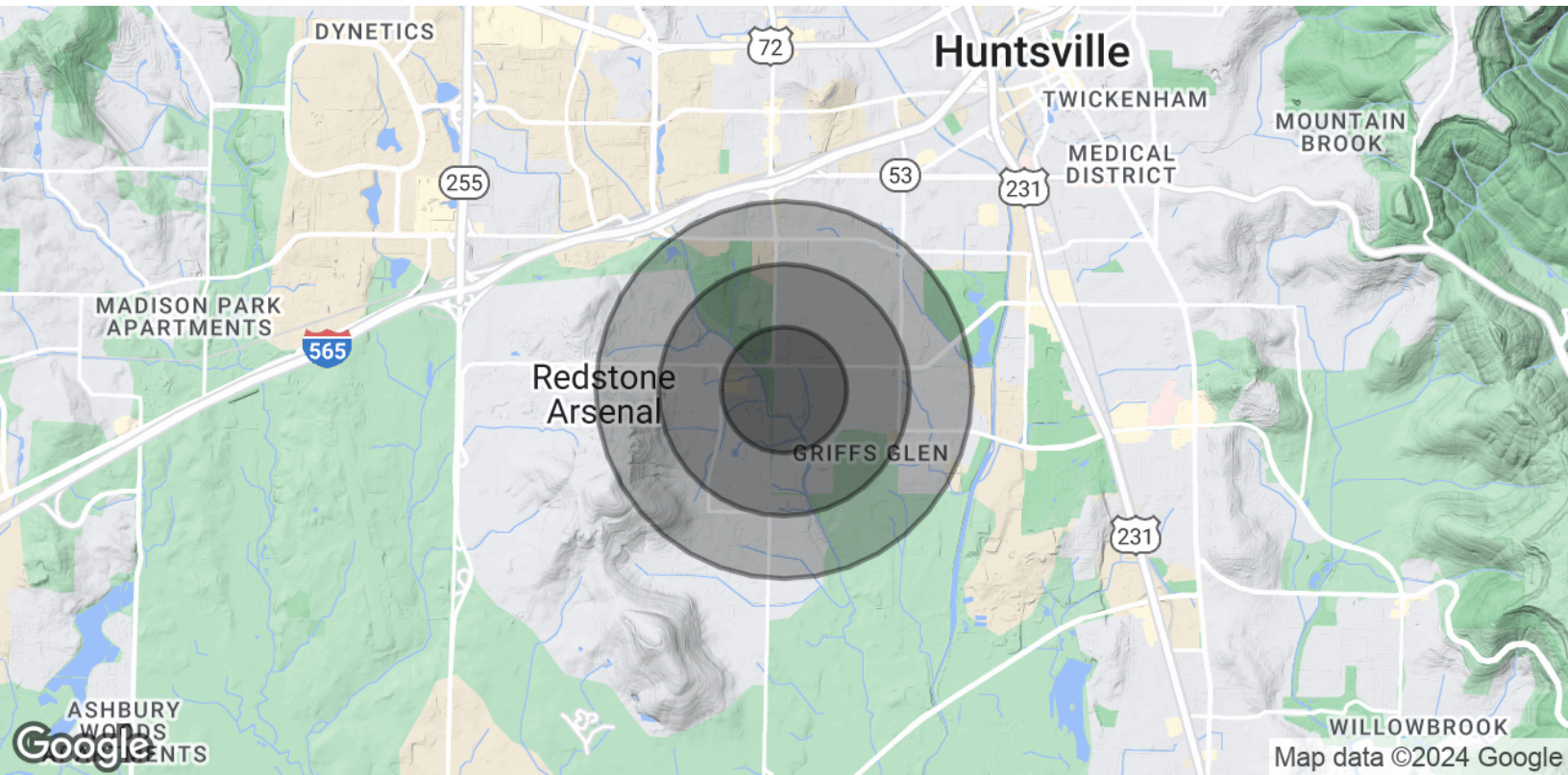
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HUNTSVILLE 16 UNIT MULTI-FAMILY: MCVAY COLUMNS

3915 McVay Street, Huntsville, AL 35805



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,110	7,520	12,275
Average Age	34.7	38.7	37.0
Average Age (Male)	36.7	38.8	37.1
Average Age (Female)	31.6	42.0	39.7

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,213	4,014	6,445
# of Persons per HH	1.7	1.9	1.9
Average HH Income	\$34,845	\$36,511	\$36,374
Average House Value	\$57,838	\$70,411	\$61,742

* Demographic data derived from 2020 ACS - US Census

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AL #40398

PROFESSIONAL BACKGROUND

While being a Huntsville native, Len has enjoyed over 30 years actively working in the real estate field with the past 10 years specializing in investment real estate in north Alabama. Len specializes in the ever-increasing "HOT" multifamily real estate market of Huntsville and the surrounding areas. With Huntsville's recognized assets of a diverse economy, excellent educational institutions, a vibrant community, and the reputation as a leading center for technological innovation and aerospace industries has U.S. News naming Huntsville the No.1 place to live in America in 2023. These Huntsville assets are bringing investors from all over the nation to Huntsville's multifamily market as well as other real estate investment opportunities. Whether you are new to real estate investing or a seasoned investor, Len is a Huntsville broker you will want to work with.

Gateway Alabama Realty Group, LLC

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