

HUNTSVILLE VALUE-ADD MULTIFAMILY

4009 Marie Ave NW, Huntsville, AL 35816



PROPERTY DESCRIPTION

Six value-add studio apartments located in high business area, near University of Alabama in Huntsville (UAH), Redstone Arsenal, NASA, Research Park, Mid-City business district, etc. Recent revitalization to the area increases property values. This property occupies a commercial lot zoned Light Industry and is located next door to McDonald's and KFC restaurants. Recently renovated with beautiful modern updates in one unit. Leased at \$825 with a 12 month lease. The owner self manages, two of the current 5 tenants are month-to-month. Owner pays taxes, insurance, maintenance, lawn care, dumpster, and water/sewer. Tenants pay electricity with separate electric meters. Value add opportunity by adding professional management.

PROPERTY HIGHLIGHTS

- Zoned Light Industrial area
- Currently 6 unit studio apartments
- Value add opportunity with professional management
- Centrally located
- Ideal mid-term lease property

OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	6
Lot Size:	15,000 SF
Building Size:	2,797 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,707	56,502	131,176
Total Population	9,395	116,258	290,940
Average HH Income	\$36,578	\$58,077	\$84,179

LEN JOHNSON

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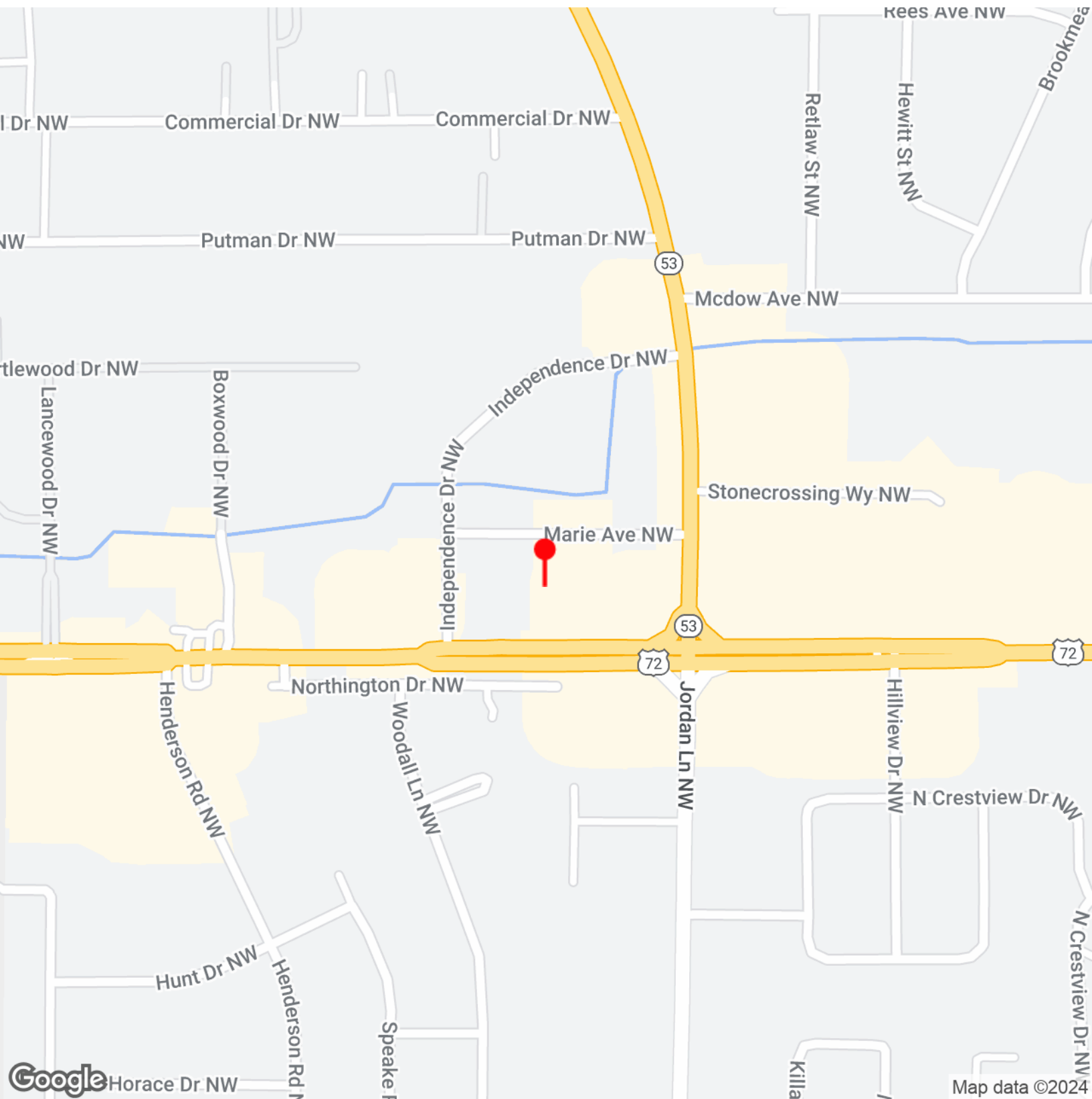
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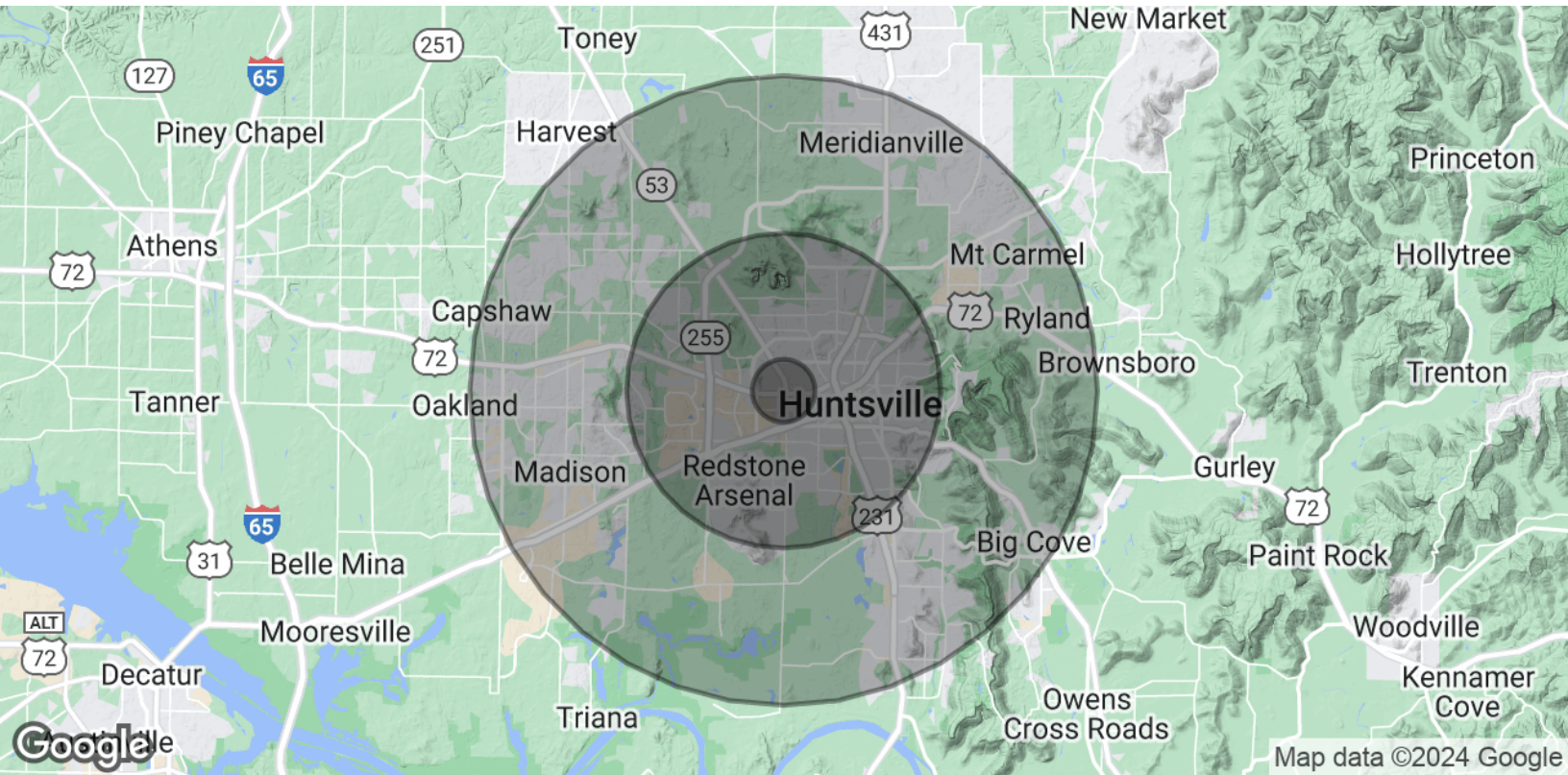
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,395	116,258	290,940
Average Age	27.2	35.9	39.4
Average Age (Male)	27.2	34.1	37.7
Average Age (Female)	27.7	38.3	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,707	56,502	131,176
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$36,578	\$58,077	\$84,179
Average House Value	\$71,181	\$139,857	\$192,275

2020 American Community Survey (ACS)

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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 of north Alabama. Len specializes in the ever-increasingly "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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