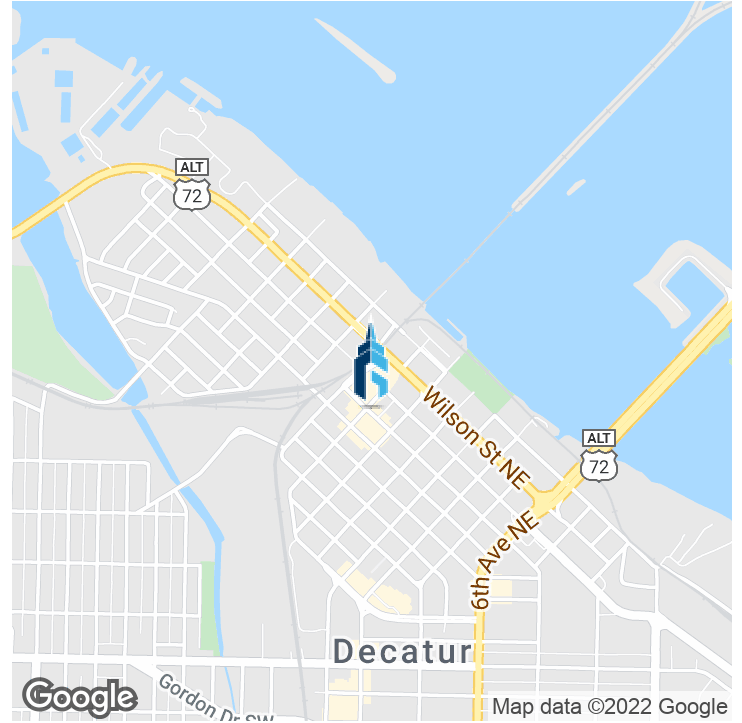


802 BANK ST. NE

Decatur, AL 35601



OFFERING SUMMARY

Sale Price:	\$1,175,000
Building Size:	5,200 SF
Available SF:	
Lot Size:	0.08 Acres
Number of Units:	2
Price / SF:	\$225.96
Cap Rate:	3.52%
NOI:	\$41,316
Zoning:	B5

PROPERTY OVERVIEW

Unique two-story building on historic Bank Street in Decatur. Conveniently located, the B5 zoned property consists of +/- 5,200 sf and has gas, water, sewer, and electric. The first floor is currently leased medical space of +/- 2,600. The second floor has a 3 bedroom, 2.5 bath loft apartment with +/- 2,600 sf with a covered patio overlooking the beautiful First United Methodist Church campus. The loft's address is 2 Lafayette Street and access is by the rear interior stairs or the existing elevator. Tenant dwelling comes with a two-car garage located beneath the loft's patio at back of property.

PROPERTY HIGHLIGHTS

- Historic Bank Street
- Investment Property
- Leased Medical Space
- Private Dwelling

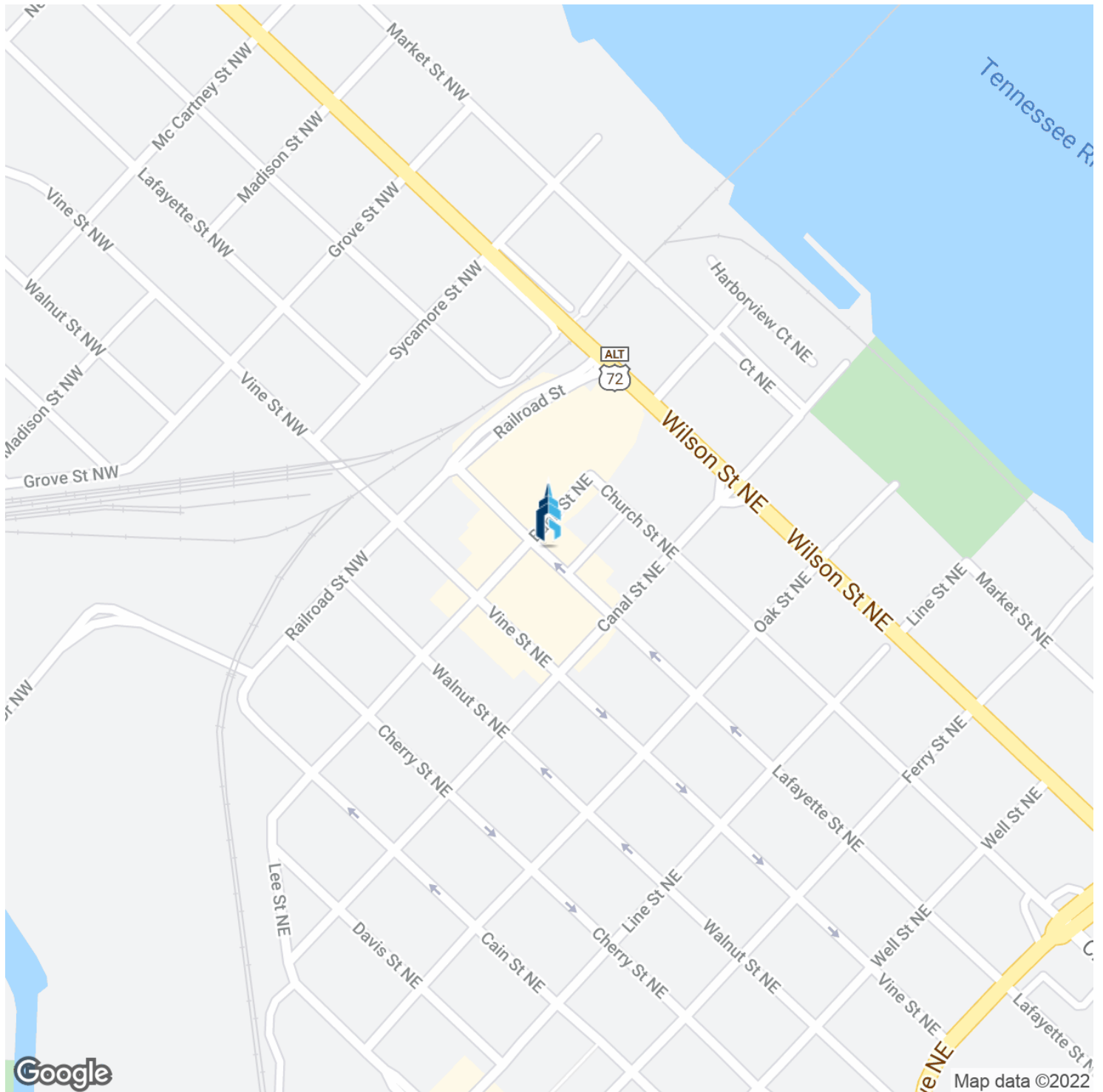
802 BANK ST. NE

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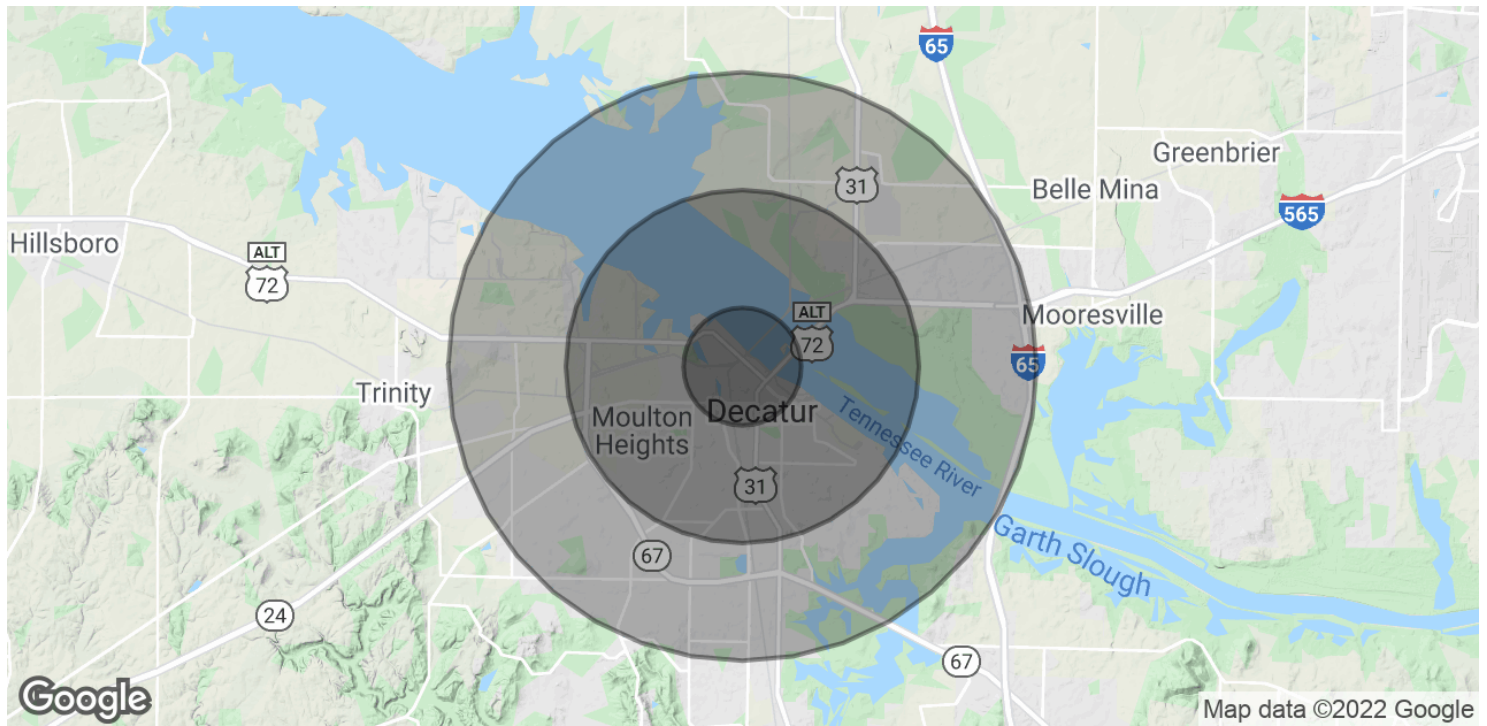
EMMETTE BARRAN, CCIM

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Details contained, herein, are from sources we deem reliable. However, no liability is assumed for errors or omissions. This offering is subject to change or be withdrawn without notice.

802 BANK ST. NE

Decatur, AL 35601



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,797	28,184	58,387
Average Age	36.8	35.7	36.5
Average Age (Male)	33.6	32.8	33.9
Average Age (Female)	38.4	37.1	38.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,542	10,990	23,530
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$49,611	\$45,602	\$53,050
Average House Value	\$76,219	\$102,111	\$127,483

* Demographic data derived from 2010 US Census



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