



MULTI-FAMILY QUAD-PLEX

1601 Glenn Street SW



GATEWAY
COMMERCIAL BROKERAGE

300 Market St NE, Suite 3 | Decatur, AL 35601 | GATEWAYCOMMERCIAL.COM

INVESTMENT PROPERTY

1601 Glenn Street SW - Decatur



PROPERTY OVERVIEW

Looking for an exceptional investment opportunity in Decatur, Alabama? Look no further! Welcome to this prime 4-unit apartment building situated in a bustling area close to fantastic shopping and dining options. Don't miss out on this excellent opportunity to own a lucrative investment property in Decatur, Alabama. Act now and secure your financial future!

PROPERTY FEATURES

FULLY OCCUPIED	Enjoy immediate returns on your investment with all four units currently occupied, ensuring steady cash flow from day one.
NEW ROOF	Rest easy knowing that the building features a brand-new roof installed in 2022, offering durability and peace of mind for years to come.
RECENT RENOVATIONS	Two of the units have been recently renovated, attracting quality tenants and enhancing the overall appeal of the property.
IDEAL LOCATION	Conveniently located near great shopping and dining destinations, tenants will appreciate the easy access to amenities, making this property highly desirable.

WHY INVEST HERE?

- **Stable Income:** With full occupancy and renovated units, this property promises consistent rental income.
- **Low Maintenance:** The new roof reduces maintenance costs, while the recent renovations add value without the need for immediate updates.
- **Thriving Area:** Decatur, Alabama, is known for its vibrant community and growing economy, making it an ideal location for real estate investment.

NOTE: Financials available upon request.

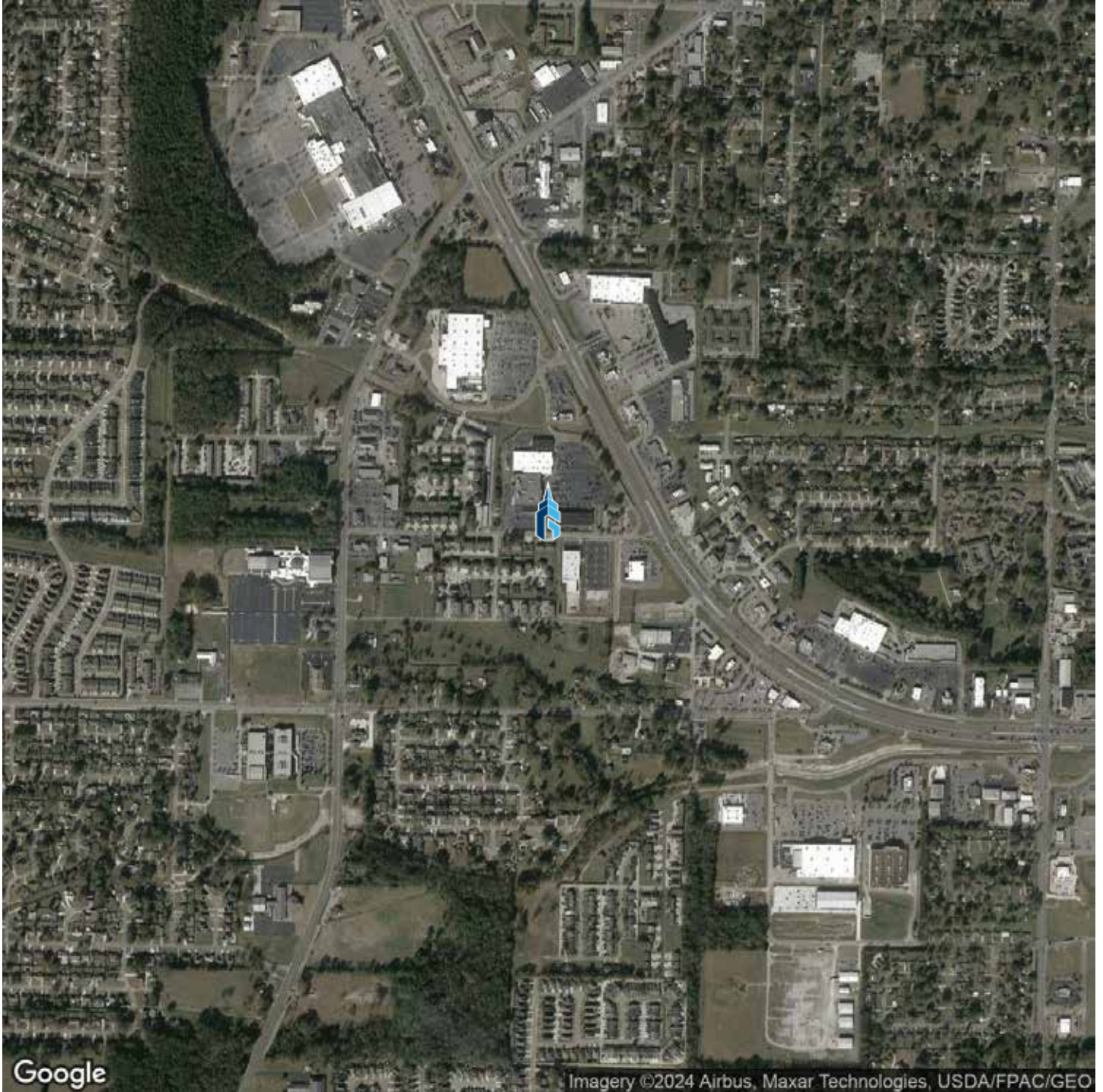


MULTIFAMILY QUAD-PLEX

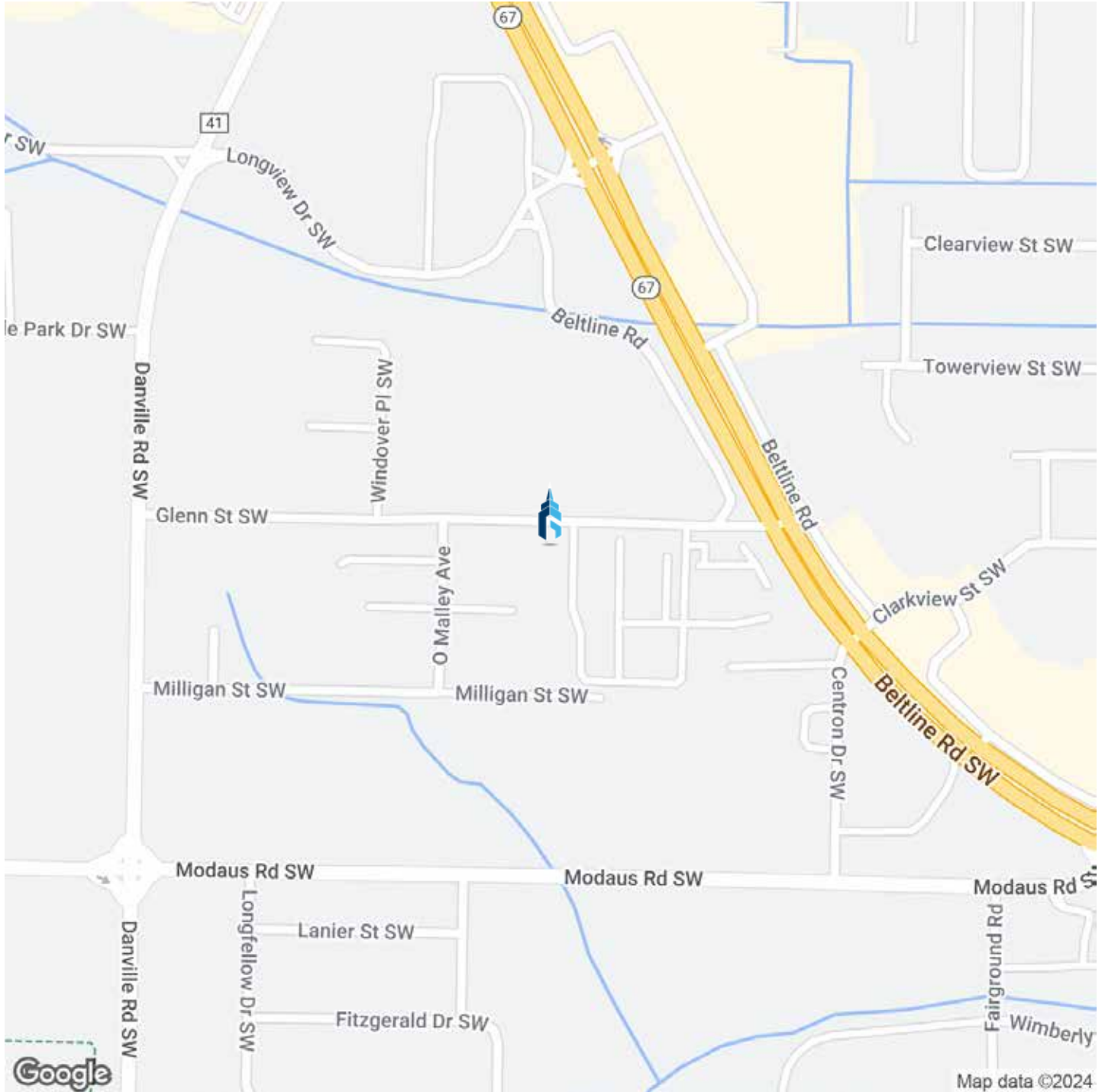
PROPERTY INFORMATION

1601 Glenn Street SW - Decatur, AL

AERIAL MAP



LOCATION MAP



RETAILER MAP



FLOOD MAP DETERMINATION



RiskMeter

CoreLogic

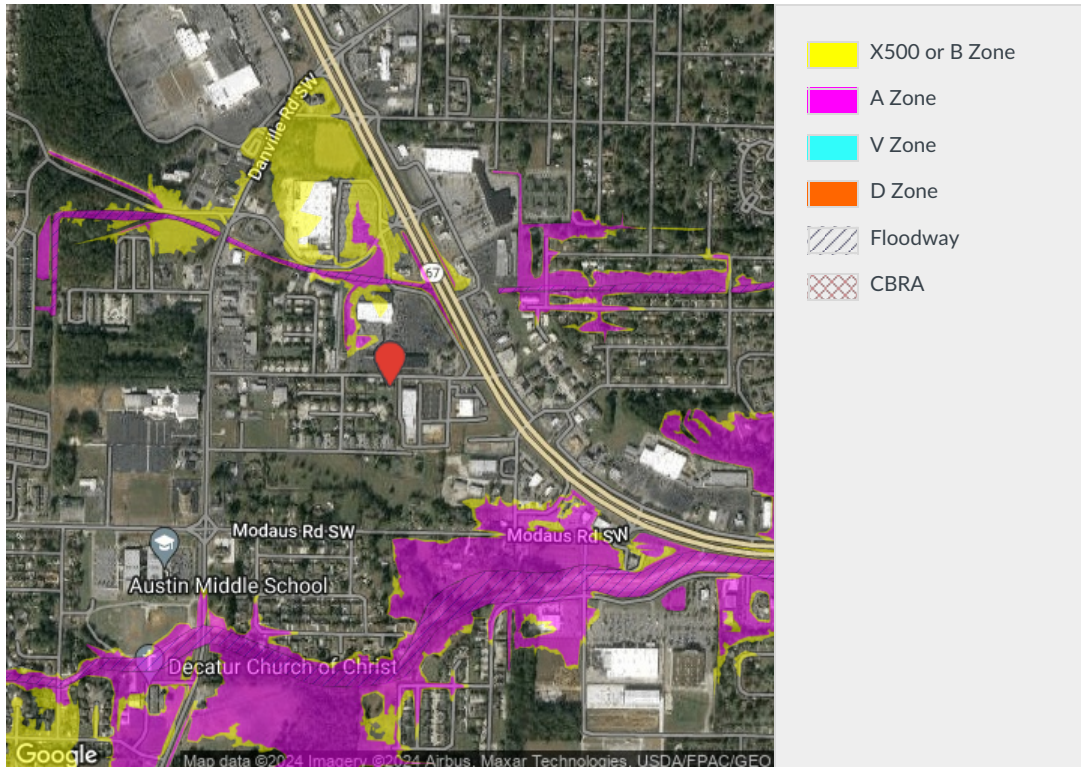
1601 GLENN ST SW DECATUR, AL 35603-2543

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	010176	PANEL	0059F
PANEL DATE	August 16, 2018	MAP NUMBER	01103C0059F



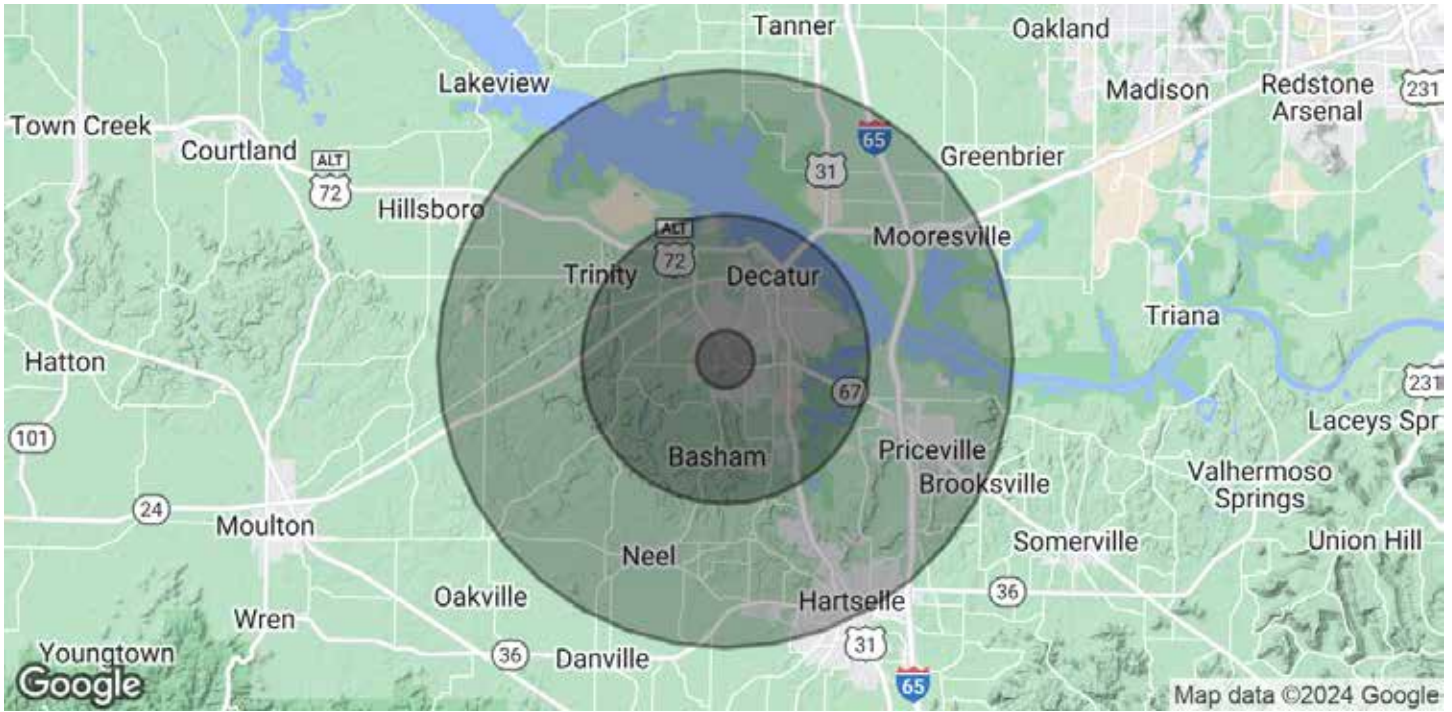


MULTIFAMILY QUAD-PLEX

DEMOGRAPHIC DATA

1601 Glenn Street SW - Decatur, AL

DEMOGRAPHIC MAP AND REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,023	58,677	92,319
Average Age	39.7	40.4	41.2
Average Age (Male)	37.9	39.1	39.4
Average Age (Female)	41.9	41.6	42.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,400	26,211	40,303
# of Persons per HH	2.1	2.2	2.3
Average HH Income	\$51,186	\$61,398	\$63,252
Average House Value	\$107,593	\$135,261	\$145,373

* Demographic data derived from 2020 ACS - US Census



Executive Summary

1601 Glenn St SW, Decatur, Alabama, 35603
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.56388
Longitude: -87.01254

	1 mile	3 miles	5 miles
Population			
2010 Population	8,402	40,903	60,010
2020 Population	8,893	42,246	61,509
2023 Population	9,077	42,591	62,123
2028 Population	9,201	42,807	62,627
2010-2020 Annual Rate	0.57%	0.32%	0.25%
2020-2023 Annual Rate	0.63%	0.25%	0.31%
2023-2028 Annual Rate	0.27%	0.10%	0.16%
2020 Male Population	45.9%	47.8%	48.9%
2020 Female Population	54.1%	52.2%	51.1%
2020 Median Age	40.2	38.4	39.3
2023 Male Population	47.9%	48.6%	49.3%
2023 Female Population	52.1%	51.4%	50.7%
2023 Median Age	39.6	38.4	39.4

In the identified area, the current year population is 62,123. In 2020, the Census count in the area was 61,509. The rate of change since 2020 was 0.31% annually. The five-year projection for the population in the area is 62,627 representing a change of 0.16% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	56.7%	52.9%	55.6%
2023 Black Alone	22.4%	24.1%	22.5%
2023 American Indian/Alaska Native Alone	0.7%	0.9%	0.9%
2023 Asian Alone	1.2%	1.0%	0.9%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	10.5%	12.7%	12.0%
2023 Two or More Races	8.4%	8.4%	8.1%
2023 Hispanic Origin (Any Race)	16.3%	19.2%	18.0%

Persons of Hispanic origin represent 18.0% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.2 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	50	58	64
2010 Households	3,747	16,432	23,973
2020 Households	3,982	17,293	24,947
2023 Households	4,085	17,568	25,383
2028 Households	4,177	17,789	25,779
2010-2020 Annual Rate	0.61%	0.51%	0.40%
2020-2023 Annual Rate	0.79%	0.49%	0.53%
2023-2028 Annual Rate	0.45%	0.25%	0.31%
2023 Average Household Size	2.18	2.39	2.38

The household count in this area has changed from 24,947 in 2020 to 25,383 in the current year, a change of 0.53% annually. The five-year projection of households is 25,779, a change of 0.31% annually from the current year total. Average household size is currently 2.38, compared to 2.39 in the year 2020. The number of families in the current year is 16,039 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

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Mortgage Income			
2023 Percent of Income for Mortgage	18.9%	18.3%	19.7%
Median Household Income			
2023 Median Household Income	\$50,989	\$50,392	\$51,256
2028 Median Household Income	\$57,548	\$55,696	\$57,276
2023-2028 Annual Rate	2.45%	2.02%	2.25%
Average Household Income			
2023 Average Household Income	\$69,505	\$71,858	\$74,445
2028 Average Household Income	\$78,383	\$81,159	\$84,319
2023-2028 Annual Rate	2.43%	2.46%	2.52%
Per Capita Income			
2023 Per Capita Income	\$30,168	\$29,572	\$30,510
2028 Per Capita Income	\$34,320	\$33,643	\$34,790
2023-2028 Annual Rate	2.61%	2.61%	2.66%

GINI Index			
2023 Gini Index	42.1	43.8	44.4

Households by Income

Current median household income is \$51,256 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$57,276 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$74,445 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$84,319 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$30,510 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$34,790 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	139	143	133
2010 Total Housing Units	4,027	17,767	26,058
2010 Owner Occupied Housing Units	2,211	10,085	15,067
2010 Renter Occupied Housing Units	1,535	6,347	8,906
2010 Vacant Housing Units	280	1,335	2,085
2020 Total Housing Units	4,248	18,427	26,886
2020 Owner Occupied Housing Units	2,260	10,028	14,952
2020 Renter Occupied Housing Units	1,722	7,265	9,995
2020 Vacant Housing Units	279	1,130	1,957
2023 Total Housing Units	4,352	18,710	27,313
2023 Owner Occupied Housing Units	2,749	11,271	16,697
2023 Renter Occupied Housing Units	1,336	6,297	8,686
2023 Vacant Housing Units	267	1,142	1,930
2028 Total Housing Units	4,425	18,875	27,630
2028 Owner Occupied Housing Units	2,842	11,576	17,196
2028 Renter Occupied Housing Units	1,335	6,213	8,583
2028 Vacant Housing Units	248	1,086	1,851

Socioeconomic Status Index			
2023 Socioeconomic Status Index	45.2	44.1	44.6

Currently, 61.1% of the 27,313 housing units in the area are owner occupied; 31.8%, renter occupied; and 7.1% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 26,886 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.49%. Median home value in the area is \$167,941, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 0.69% annually to \$173,781.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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ADVISOR BIO

1601 Glenn Street SW - Decatur, AL



JARED DISON

Investor & Salesperson

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PROFESSIONAL BACKGROUND

As a long-term resident of North Alabama, I've seen first-hand the transformation of the Huntsville market from a small often overlooked military and aeronautical town into a surging, economically diverse powerhouse that is currently commanding the attention of commercial real estate investors on national and international levels. As a result, my clients benefit from a lifetime of valuable insight and expert market information, which enables them to make informed and profitable investment decisions. Prior to my real estate career, I was enlisted in the U. S. Army, honorably serving for four years. My deployment included a tour in Germany and two tours in Kosovo and Iraq. I believe those experiences instilled in me discipline and professionalism, beneficial to be successful in the commercial real estate industry.

I joined Gateway Commercial Brokerage in 2016 as a sales associate. Since then, I have quickly and energetically created a strong foundation of local and national clientele by providing superior investment real estate acquisition, reposition and disposition services. In my real estate career, I excel in retail and multi-family sales and acquisitions, asset management, comprehensive investment analysis, strategic financial advising and landlord/tenant representation for commercial lease transactions. In addition, I am an active real estate investor and principal. I have a proven track record of diligently representing my client's best interests with uncompromising integrity, high ethical standards and a focus on cultivating meaningful business relationships.

My wife, Leo, and I reside in the city of Hartselle. When we have free time, we enjoy traveling, trying new restaurants, but mostly can be found on the water. Sailing, diving, and spearfishing are some of our favorite activities.

EDUCATION

U.S. Army Veteran