



TOWNHOME PORTFOLIO

Four Properties - Decatur, Alabama



GATEWAY
COMMERCIAL BROKERAGE

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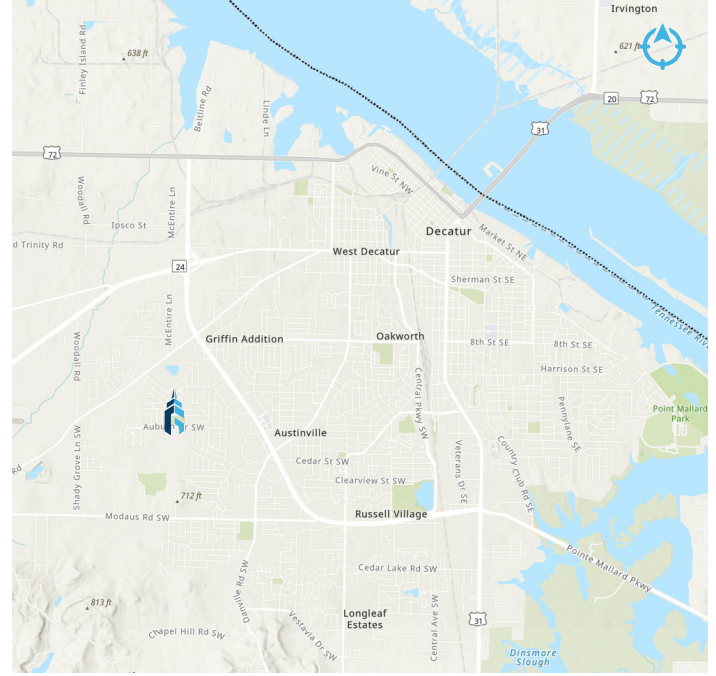


TOWNHOME PORTFOLIO

1. PROPERTY INFORMATION

Four Properties - Decatur, Alabama

EXECUTIVE SUMMARY



OFFERING SUMMARY	
Sale Price:	\$590,400
Average Floor Size:	+/- 1,207 sf
Number of Units:	4
Cap Rate:	5.07%
NOI:	\$29,918
Occupancy %	100.0%
Tenancy	Single
Construction Status	Existing

PROPERTY OVERVIEW

Gateway is excited to present this Value-Add Investment Portfolio consisting of four townhomes in the City of Decatur. Units are at 100% occupancy and are not located in a flood zone. Units are conveniently located near Beltline Road, Old Moulton Road, Highway 20, and I-565/I-65. From 2009 to present, maintenance updates such as water heater replacement, HVAC replacement, and roof replacement have been made. Details are available upon request. The units are also located in a great school district that includes, Julian Harris Elementary, Austin Middle School, and Austin High School. In addition, financials and rent rolls are available upon request.

TOWNHOME 1 - 1703 Brookline



TOWNHOME 1	
Available SF:	1,144 sf
Stories:	2
Bedrooms:	2
Baths:	2
Utilities:	All
Year Built:	1988

PROPERTY OVERVIEW

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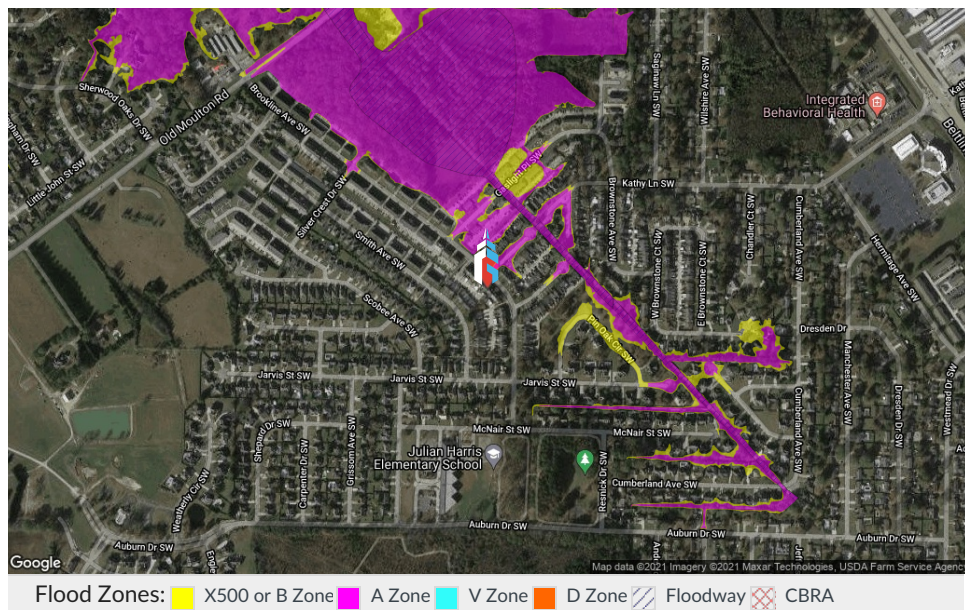
PROPERTY HIGHLIGHTS

- New Water Heater
- HVAC Replacement - 2017

FLOOD ZONE REPORT

This property is **NOT** located in a flood zone.

Full report is available upon request.



TOWNHOME 2 - 1709 Brookline



TOWNHOME 2	
Available SF:	1,120 sf
Stories:	2
Bedrooms:	2
Baths:	2
Utilities:	All
Year Built:	1988

PROPERTY OVERVIEW

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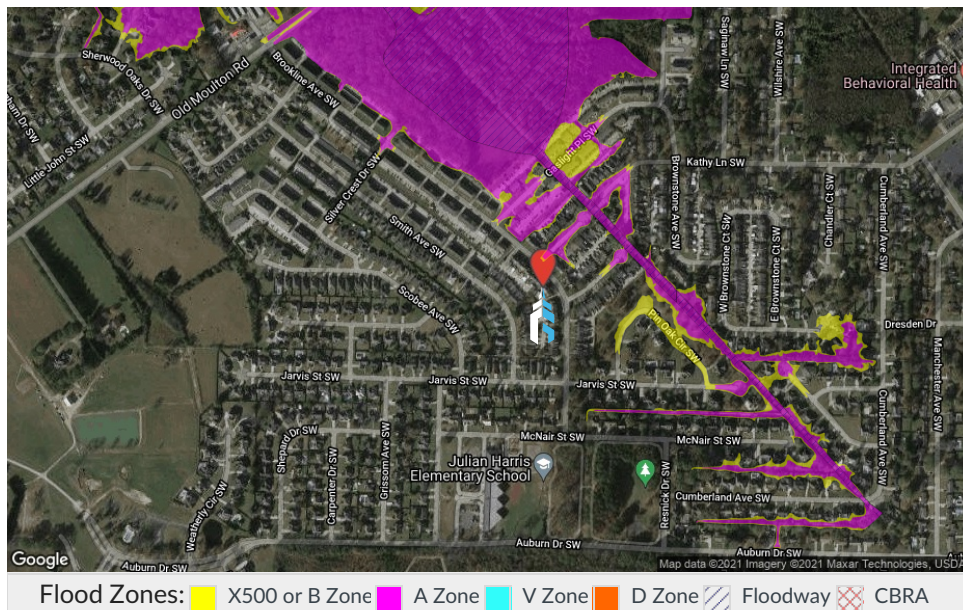
PROPERTY HIGHLIGHTS

- HVAC Replacement - 2010

FLOOD ZONE REPORT

This property is **NOT** located in a flood zone.

Full report is available upon request.



TOWNHOME 3 - 1801 Brookline



TOWNHOME 3	
Available SF:	1,212 sf
Stories:	1
Bedrooms:	2
Baths:	2
Utilities:	All
Year Built:	1989

PROPERTY OVERVIEW

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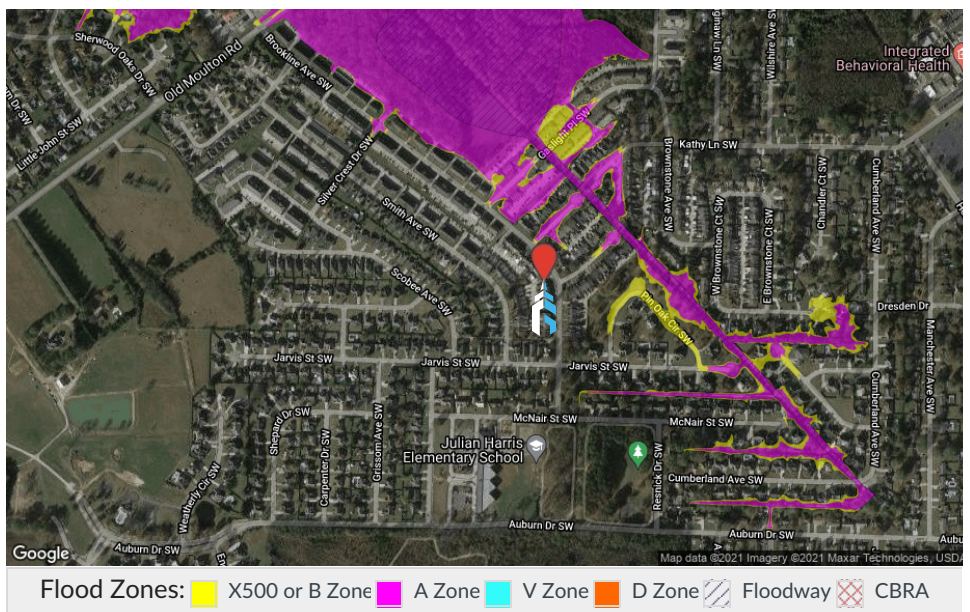
PROPERTY HIGHLIGHTS

- Roof Replacement - Summer of 2009
- HVAC Replacement - 2011 (approximate)
- Month-to-Month Lease

FLOOD ZONE REPORT

This property is **NOT** located in a flood zone.

Full report is available upon request.



TOWNHOME 4 - 2317 Williamsburg



TOWNHOME 4	
Available SF:	1,352 sf
Stories:	1
Bedrooms:	2
Baths:	2
Utilities:	All
Year Built:	1991

PROPERTY OVERVIEW

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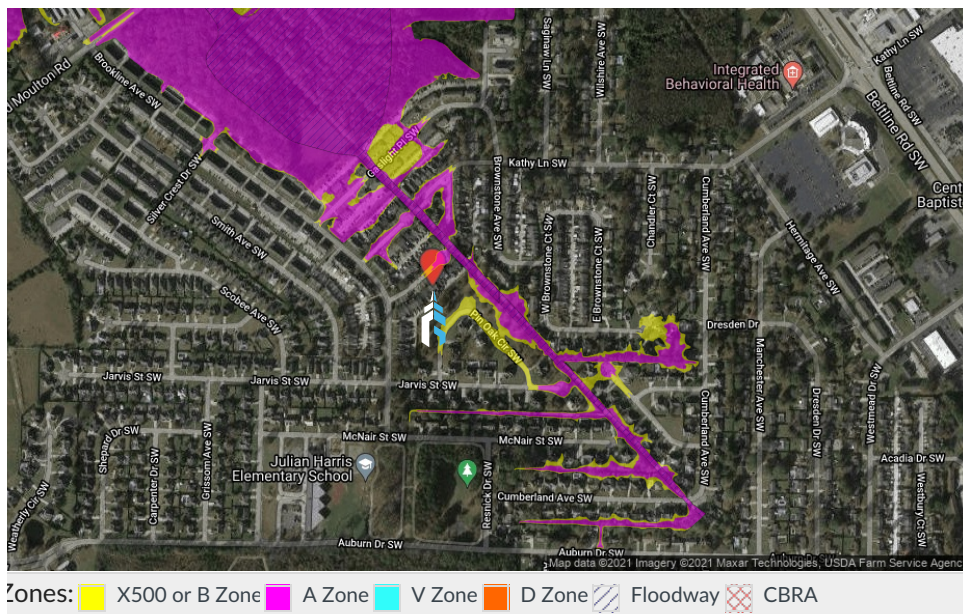
PROPERTY HIGHLIGHTS

- New Roof in Summer of 2009
- Month-to-Month Lease

FLOOD ZONE REPORT

This property is **NOT** located in a flood zone.

Full report is available upon request.



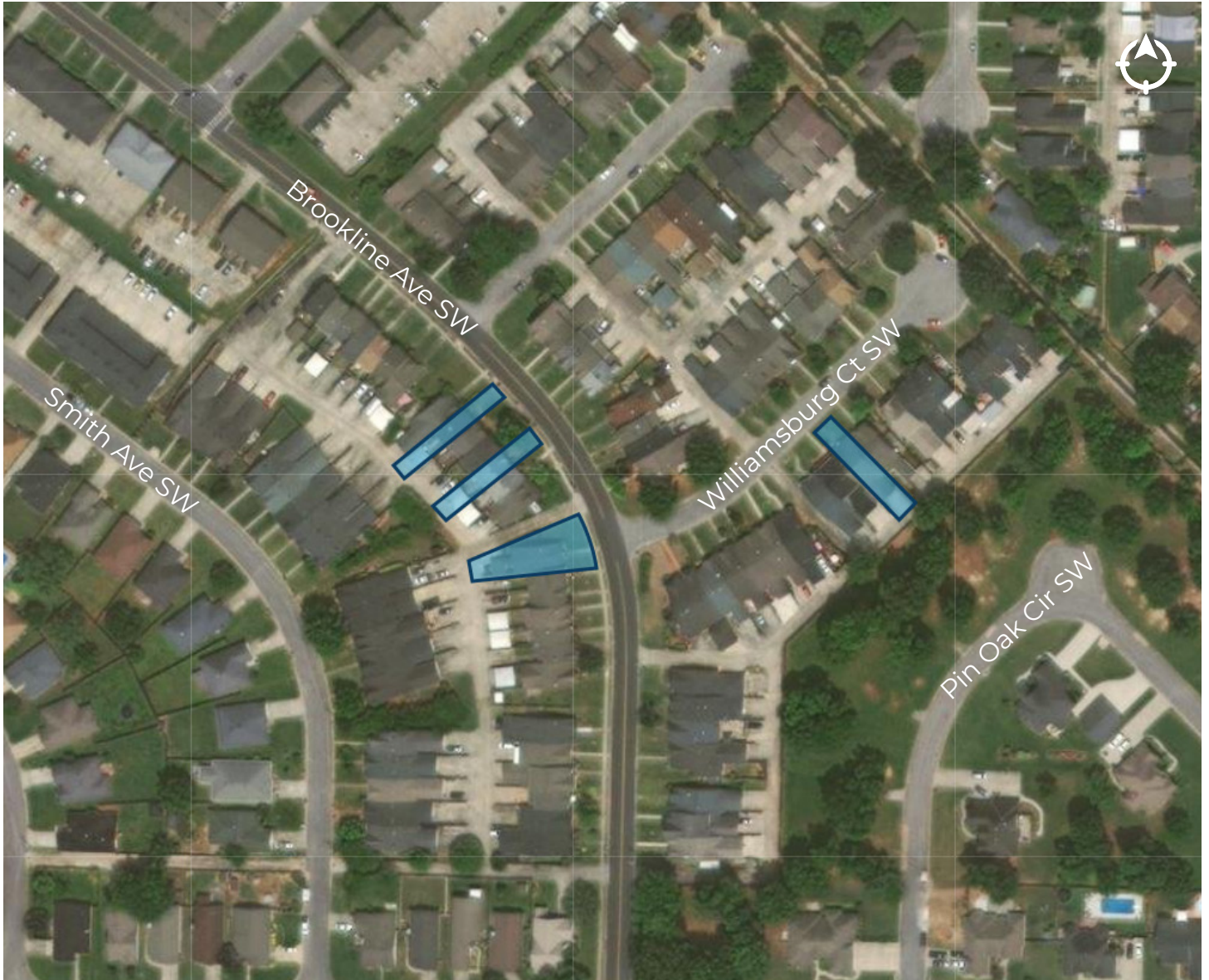


TOWNHOME PORTFOLIO

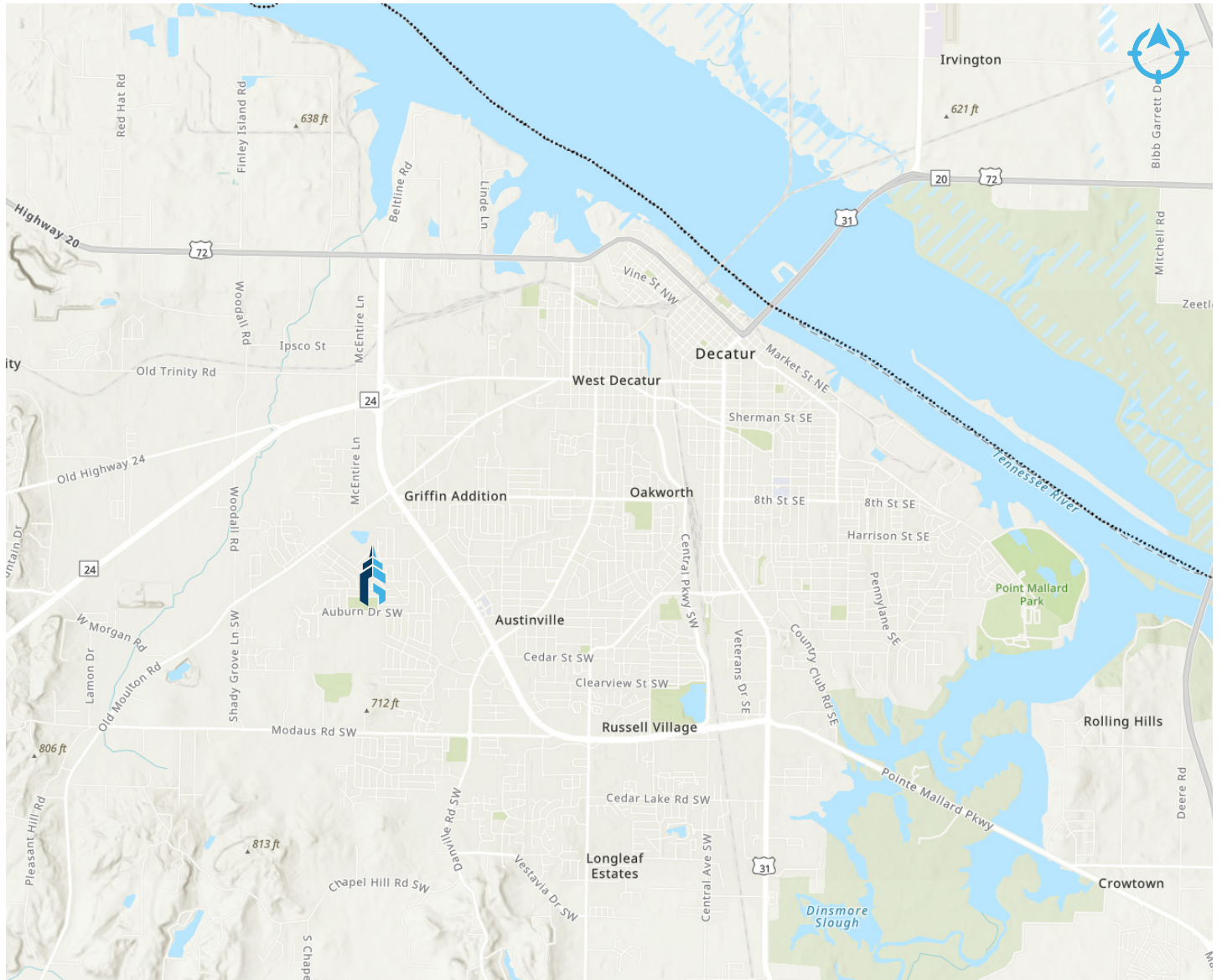
2. LOCATION INFORMATION

Four Properties - Decatur, Alabama

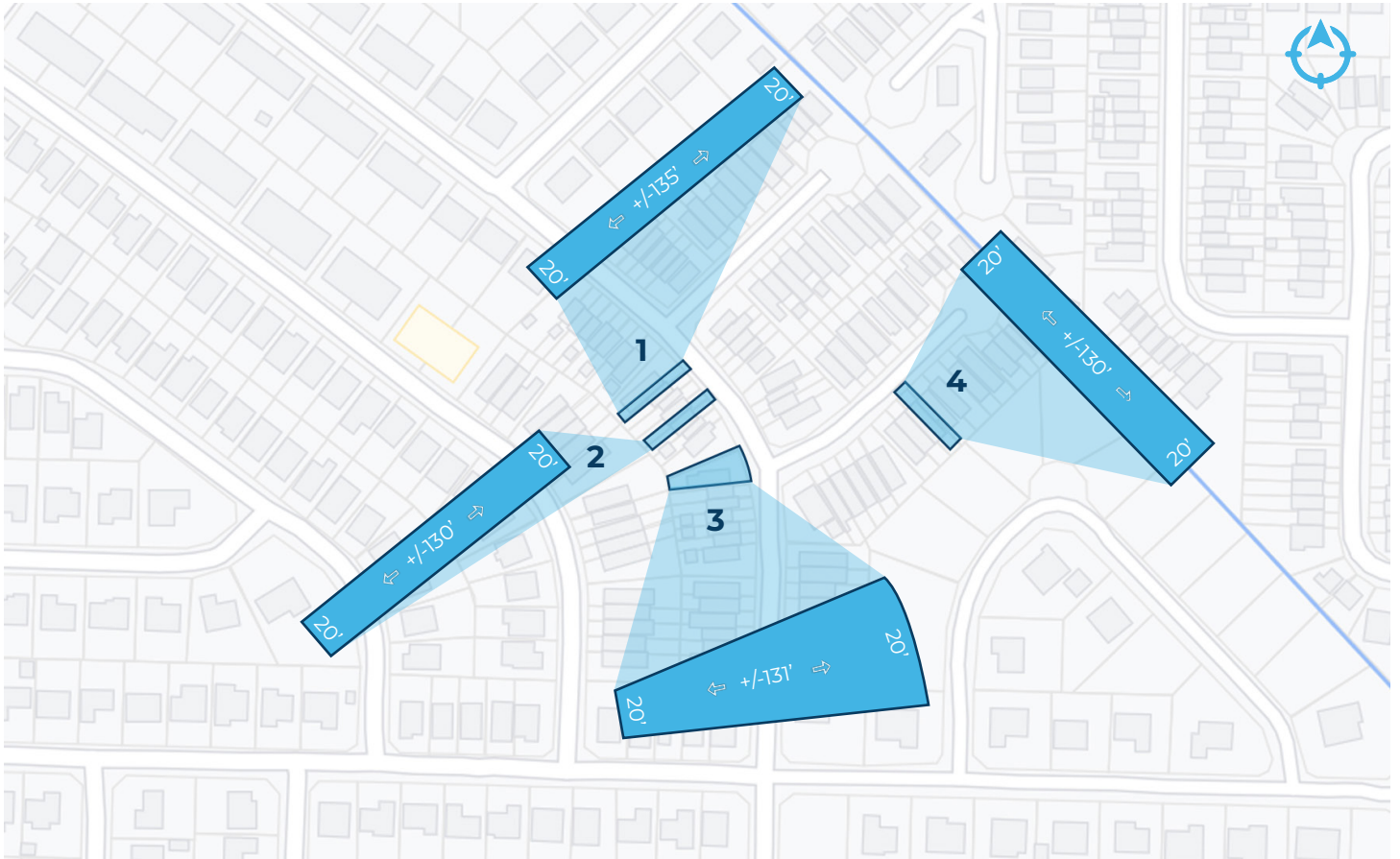
AERIAL MAP



REGIONAL MAP



PARCEL DETAILS



TOWNHOMES		
1	1703 Brookline Ave SW	+/- 1,144 sf
2	1709 Brookline Ave SW	+/- 1,120 sf
3	1801 Brookline Ave SW	+/- 1,212 sf
4	2317 Williamsburg Ct SW	+/- 1,352 sf

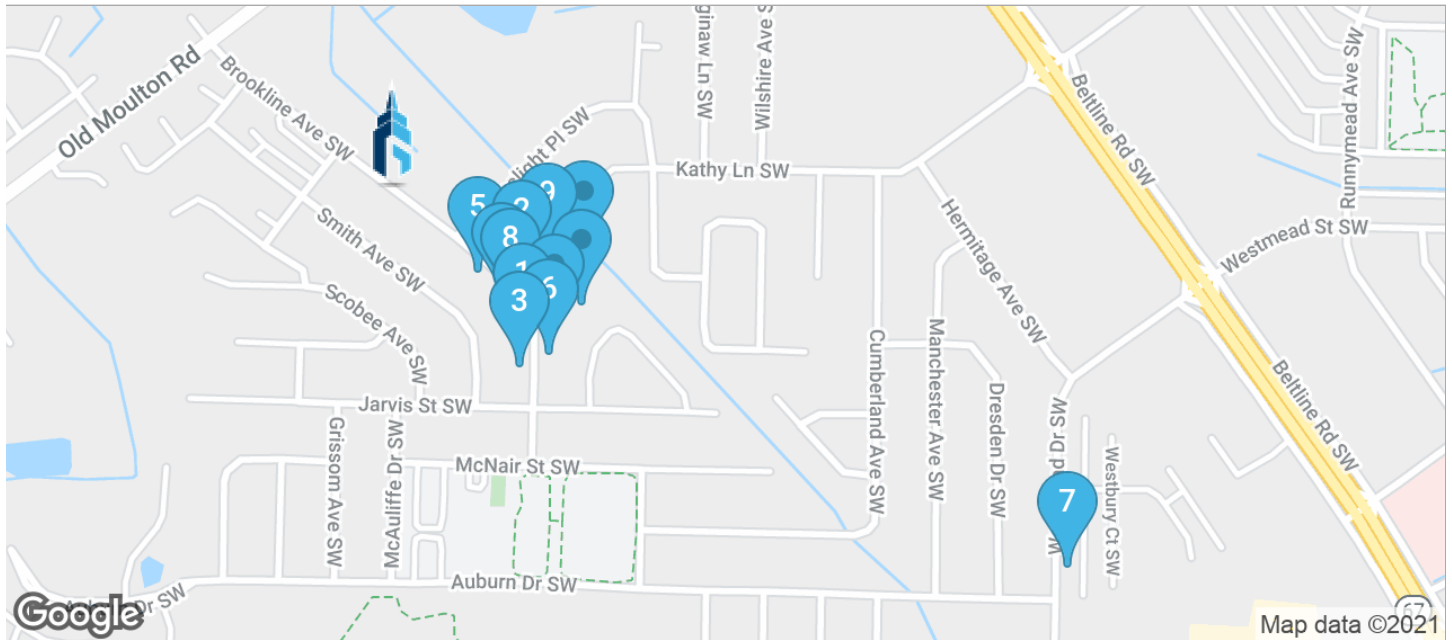


TOWNHOME PORTFOLIO

4. DEMOGRAPHICS

Four Properties - Decatur, Alabama

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,313	27,253	55,885
Average Age	38.4	36.6	36.7
Average Age (Male)	35.7	33.6	34.0
Average Age (Female)	41.7	39.1	38.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,460	11,144	22,734
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$53,468	\$52,841	\$53,359
Average House Value	\$142,715	\$135,653	\$135,008

*Demographic data derived from 2010 US Census



TOWNHOME PORTFOLIO

4. ADVISOR BIO

Four Properties - Decatur, Alabama



JARED DISON

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