

# AMOS GARDENS

102 Winchester Road, Huntsville, AL 35810



## INVESTMENT SUMMARY

Year Built	1974
Total Rentable SqFt	45,900
Total Units	60
Avg Unit Size (SqFt)	765 SF
Average Current Rent/Unit	\$400
Average Current Rent/SF	\$0.52
<b>Reduced Price</b>	<b>\$990,000 (\$16,500 per unit)</b>

### Free and Clear with Lots of Upside Potential

Amos Gardens offers an opportunity to acquire a free and clear property that is prime for repositioning needing mostly cosmetic upgrades. Property was extensively renovated within past seven years.

### Good Rent-Bump Potential

Current rents are significantly below market due to condition. Cosmetic rehab could boost rents significantly. A close competitor located a few hundred yards away which had similar unit condition/amenities and rents before renovation now has rents \$135 per month higher than at Amos Gardens.

### Good Market and Location

Located in the high-tech city of Huntsville which features one of the best economies in the state and country and a solid apartment market. Amos Gardens offers:

- Good surroundings – peaceful setting, not a congested area
- Minimal competition (relatively few apartments in this area)
- Growth area with new development occurring nearby
- One of the best locations in its submarket
- Very high visibility location and great access (off-corner location at signalized intersection of two major thoroughfares)
- Walking distance to Alabama A&M University (enrollment over 5,000 students)
- Within ¼ mile of Huntsville's primary north/south commercial artery

### Priced to Sell

FOR MORE INFORMATION, PLEASE CONTACT:

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