

FOUNTAIN BLUE
 1561 Pike Road
 Birmingham, Alabama 35218

INVESTMENT SUMMARY	
Price	\$430,000
Price/Unit	\$7,413
Price/SqFt	\$8.94
Year Built	1972
# of Units	58
Total SqFt	48,064
Avg Unit Size (SqFt)	829
Rental Information	
Avg Rent/Unit	\$403
Avg Rent/SF	\$0.49
Occupancy (1/22/10)	39.66%



OFFERS

We invite you to learn more about Springville Landing by logging onto our website at www.rockadvisors.com, submitting a confidentiality agreement and viewing the offering memorandum. Please contact Joseph Holt (jholt@rockadvisors.com, 205.397.9736) for additional information or to arrange a site visit.

INVESTMENT HIGHLIGHTS

- ❖ Bank Owned Asset – The former absentee owner mismanaged the community which led to default. The Bank has now engaged Rock in the disposition of the asset in an efficient and reasonable manner.
- ❖ Attractive Pricing – Offered at an extremely attractive per pound price of \$7,414 per unit, Fountain Blue was overleveraged like so many other assets in the last 2 to 5 years and is one of the first to come to market on the otherside after foreclosure.
- ❖ Upside Potential – The property is currently only about 40% occupied, which will allow an investor to begin rehab immediately in order to achieve attractive returns.



Joseph Holt
jholt@rockadvisors.com



2106 Devereux Circle, Suite 100
 Birmingham, Alabama 35243
 p 205.397.2200
 f 205.397.2201
rockadvisors.com