

# Lighthouse Court Apartments

3604, 3606, & 3608 Beacon Circle, Huntsville, Alabama 35801

For Sale



## Property Overview

- ▶ 12 - Unit Multifamily For Sale
- ▶ (3) 4-Plex Units; (8) 2BR/1BA; (4) 1BR/1BA
- ▶ Full Occupancy
- ▶ Recent Upgrades
- ▶ Quiet Cul-de-sac

## Pricing Details

- ▶ Price Per Unit: \$28,333
- ▶ 2008 Net Operating Income: \$37,522
- ▶ Pricing: \$300,000
- ▶ Cap. Rate: 12.5%
- ▶ Central Location

## Contact Information :

John W. (Bo) Landrum, CCIM  
jwl@mclaincommercial.com  
Phone : (256) 533-3414 Ext. 125  
Cell: (256) 655-4637

Gloria Robertson  
gloria@mclaincommercial.com  
Phone : (256) 533-3414 Ext. 126  
Cell: (256) 345-4370



MCLAIN REAL ESTATE

[www.mclaincommercial.com](http://www.mclaincommercial.com)

228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801  
(256) 533-3414

Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks licensed to Coldwell Banker Commercial Affiliates. Each Office is Independently Owned and Operated.

# Lighthouse Court Apartments

3604, 3606, & 3608 Beacon Circle, Huntsville, Alabama 35801

For Sale

## HUNTSVILLE – (3) 4-PLEXES

3904, 3906, & 3908 Beacon Circle, Huntsville, AL

	<u>3904</u>	<u>3906</u>	<u>3908</u>
Current rents:	375,375,375,375;	375,375,375,375;	325,325,325,310

Pro Forma (Analysis) Rents: Same as actuals;

Annual Gross Income:	\$18,000	\$18,000	\$15,420
(Taxes)	(\$1249)	(\$1231)	(\$996)
(Insurance)	(\$882)	(\$882)	(\$678)
(Utilities)	(\$600)	(\$600)	(\$600)
(Pest control)	(\$200)	(\$200)	(\$200)
(Grounds)	(\$360)	(\$360)	(\$360)
(Maintenance/Reserves)	(\$1,500)	(\$1,500)	(\$1,500)

Net Operating Income	\$13,209.00	\$13,227.00	\$11,086.00
----------------------	-------------	-------------	-------------

Priced at an 11 CAP, pricing for each property is as follows:

3904: \$105,672;  
3906: \$106,216;  
3908: \$88,688;

\$300,576; Recommended pricing for the 3 properties is

\$300,000.00\*

\*Properties will be marketed as a group; If offers are received for less than all 3, Seller can consider at that point.

\*Rent rolls and 2008 actuals available on request.

## Contact Information :

John W. (Bo) Landrum, CCIM  
jwl@mclaincommercial.com  
Phone : (256) 533-3414 Ext. 125  
Cell: (256) 655-4637

Gloria Robertson  
gloria@mclaincommercial.com  
Phone : (256) 533-3414 Ext. 126  
Cell: (256) 345-4370



MCLAIN REAL ESTATE

www.mclaincommercial.com

228 Holmes Avenue, Suite 200, Huntsville, Alabama 35801  
(256) 533-3414