OFFERING SUMMARY

Sale Price: $5,500,000
Cap Rate: 10.45%
NOI: $574,989

LOCATION OVERVIEW


PROPERTY HIGHLIGHTS

- 84 Single-Family Rental Properties
- 100% Occupancy
- Financials available upon request
- Total SF of Properties 131,364
- Price $41.87 PSF
- Unit Mix 2 Bedrooms, 3 Bedrooms, 4 Bedrooms & 5 Bedrooms
- Investment Sale
- 10.5% Cap Rate
- Montgomery’s population is 200,602±
- Population growth of 7.21% since 2000
- Excellent Opportunity with Unique Mix of Homes for Value Add and/or Substantial Long Term Hold for Rental & Value Growth
84 SINGLE-FAMILY HOME INVESTMENT PORTFOLIO

Portfolio Properties Locations
84 SINGLE-FAMILY HOME INVESTMENT PORTFOLIO

84 SINGLE-FAMILY HOME INVESTMENT PORTFOLIO, MONTGOMERY, AL 36116

Portfolio Photos

1. 902 Artis
2. 5106 Auburn St
3. 8177 Avenue Dr
4. 2707 Austin Dr
5. 3679 Audubon Rd
6. 1220 Audubon Rd
7. 1002 Avenue Dr
8. 1603 Avenue Dr
9. 1201 Bonita St
10. 2623 Broadway St
11. 2891 Belknap Dr
12. 1079 Bonita Dr
13. 712 Brookwood Rd
14. 6112 Brookings Dr
15. 1090 Cambridge Rd
16. 1073 Chatham St
17. 2516 Cherry St
18. 2209 Cherry Rd
19. 3460 Cambridge Rd
20. 1700 Coral Dr
21. 1050 Farrington Pl
22. 3406 Flamingo Dr
23. 1850 Flamingo Dr
24. 1550 Flamingo Dr
25. 1911 Flamingo Dr
26. 3003 S Main Ave
27. 3207 S Main Ave
28. 3207 S Main Ave
29. 8606 Glenway Ave
30. 3489 Gleneagles Dr
31. 54 Highland Dr
32. 1002 S Main St
84 SINGLE-FAMILY HOME INVESTMENT PORTFOLIO

Portfolio Photos
84 SINGLE-FAMILY HOME INVESTMENT PORTFOLIO

84 SINGLE-FAMILY HOME INVESTMENT PORTFOLIO, MONTGOMERY, AL 36116

Portfolio Photos
### Demographics Map & Report

#### POPULATION

<table>
<thead>
<tr>
<th></th>
<th>3 MILES</th>
<th>6 MILES</th>
<th>12 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total population</td>
<td>52,610</td>
<td>147,520</td>
<td>290,532</td>
</tr>
<tr>
<td>Median age</td>
<td>33.8</td>
<td>35.4</td>
<td>35.2</td>
</tr>
<tr>
<td>Median age (Male)</td>
<td>32.0</td>
<td>32.8</td>
<td>33.1</td>
</tr>
<tr>
<td>Median age (Female)</td>
<td>36.1</td>
<td>37.7</td>
<td>37.1</td>
</tr>
</tbody>
</table>

#### HOUSEHOLDS & INCOME

<table>
<thead>
<tr>
<th></th>
<th>3 MILES</th>
<th>6 MILES</th>
<th>12 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total households</td>
<td>19,826</td>
<td>56,236</td>
<td>113,368</td>
</tr>
<tr>
<td># of persons per HH</td>
<td>2.7</td>
<td>2.6</td>
<td>2.6</td>
</tr>
<tr>
<td>Average HH income</td>
<td>$41,728</td>
<td>$51,983</td>
<td>$59,914</td>
</tr>
<tr>
<td>Average house value</td>
<td>$109,242</td>
<td>$151,592</td>
<td>$176,375</td>
</tr>
</tbody>
</table>

* Demographic data derived from 2010 US Census
Montgomery City Information

**ECONOMIC BASE**
Montgomery is one of the nation's most diverse and dynamic markets, with a strong industrial base and a high-quality of life, which attracts national business growth and expansion.

**LEADERSHIP CENTER OF THE U.S. AIR FORCE**
Montgomery's Maxwell-Gunter Air Force Base is the educational and technological center of the U.S. Air Force and has more than 17,000 military, civil service and contracted personnel, and a student enrollment population of more than 34,000 students a year. Maxwell is home to the prestigious Air University, the International Officers School and more than 70 professional schools. For more than 50 years, Maxwell’s Air Force School has offered leadership training to the world.

**EMERGING TECHNOLOGY HUB**
Montgomery has aligned defense, public and private partners to create Alabama’s first Internet Exchange - one of only four in the Southeast. Through a unique partnership of the City of Montgomery, Montgomery County, the State of Alabama, Maxwell-Gunter Air Force Base, Air University and the Cyber College of the Air Force, regional and statewide universities, and the RSA Data Center. Montgomery is one of the only non-Tier-One cities with an Internet Exchange, partnered with industry-leading content delivery giant Akamai. TechGOM is a collaboration of local industry, educational and government entities working together to connect and leverage Montgomery's unique technology assets, leveraging the community's diverse technology talent pool in growing the regional economy.

**POPULATION:**
Montgomery is the capital of Alabama. With a population of more than 200,000, Montgomery is the second largest city in the state. More than 373,000 people live in the metro area, which encompasses Autauga, Elmore, Lowndes and Montgomery Counties.

**POPULATION ESTIMATES**
- Montgomery Metropolitan Area: 373,922
- City of Montgomery: 200,022
- Montgomery County: 226,349
- Autauga County: 55,416
- Elmore County: 81,799
- Lowndes County: 10,358

Source: U.S. Census Bureau

**HOUSING 2015 Annual 2016 Annual Change**
- Average Selling Price: $153,881
- Total Homes Sold: 4,338
- Average Days on Market: 125

Source: University of Alabama Center for Real Estate

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Photo Credit: Montgomery Chamber of Commerce
84 SINGLE-FAMILY HOME INVESTMENT PORTFOLIO

Regional Map