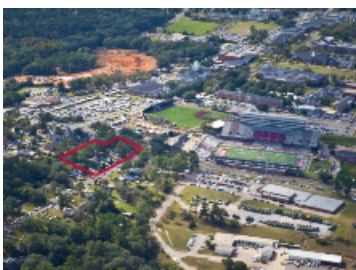


MLS #: M17336A List Price: \$1,000,000

0 Highland Ave TROY, AL 36081



TYPE: Other-See Remarks	COUNTY ROAD:
# UNITS: 4	AREA: Troy
NUMBER OF LEVELS: Other-See Remarks	SUBDIVISION:
APX TTL SQFT +/-: 0	ELEMENTARY SCHOOL: TES
SQFT SOURCE: owner	MIDDLE SCHOOL: CHMS
APX YEAR BUILT: 0	HIGH SCHOOL: CHHS
PARKING: Other-See Remarks	

LEGAL:

LOT SIZE: 350 x 350 x 200 x 150 x 43 x 218 x 150	TAXES:	APX TTL ACREAGE +/-: 1.37
MO MGT: 0	MO TXS: 0	MO INSRNC: 0
MO OTHR: 0	MO HEAT: 0	MO MNTC: 0
GROSS ANNUAL INCOME: 0	ANNUAL EXPENSES: 0	MO WTR: 0
		MO GAS: 0
		NET ANNUAL INCOME: 0

# EFFICIENCY: 0	# 1 BEDROOM: 0	# 2 BEDROOM: 0	# 3 BEDROOM: 0	# 4 BEDROOM: 0
# 1 BATH: 0	# 1.5 BATH: 0	# 2 BATH: 0	# 2.5 BATH: 0	

EFFICIENCY: No Efficiency
ONE BEDROOM: No Efficiency
TWO BEDROOM: No Efficiency
THREE BEDROOM: No Efficiency
4+ BEDROOM: No Efficiency

EXTERIOR FINISH: Other-See Remarks	OWNER'S EXPENSE: Other-See Remarks
HEATING: Other-See Remarks	OCCUPANCY RATE: 90%-100%
A/C: Other-See Remarks	TYPE OF RENTAL: Monthly
WATER HEATER: Other-See Remarks	RENTAL RATE: Over 750
WATER/SEWER: Public Water, Public Sewer	ASC/CONDO FEE INCLUDES: Other-See Remarks
ROOF: Other-See Remarks	
FLOORING: Other-See Remarks	

PROPERTY DESCRIPTION: INVESTORS, DEVELOPERS - You can't build on the 50 yard line, but this is the next best thing. 1.37 +/- acres overlooking the gorgeous Troy University Trojan football field and baseball field. Once in a lifetime opportunity to be this close to Troy University. Property is zoned R-3 for apartments

REMARKS: The homes currently on this property are rented for a total of \$3100/month. Lot Dimensions are 350 x 200 x 150 x 43 x 218 x 150. Please contact David Adams for any additional information you may need. Look under Documents for larger maps.

DIRECTIONS: Property consists of 101, 103, 105 and 107 Highland Avenue.

AGENT REMARKS: There is 1 exclusion to this property.

OWNER NAME: Red Wave LLC	SELLING CO %: 2.5	POSSESSION: To Be Negotiated
LISTING CO %:	SHOWING INSTRUCTIONS: Call LA for Appointment, Sign on Property	
ORIG LP: \$1,000,000	INTERNET: Yes	DSPLYADDR: Yes
	ALLOWAVM: Yes	ALLOWCMMTS: Yes

Office Name: DAVID ADAMS REALTY, LLC (#:12)
Main: (334) 566-3000
Fax: (334) 566-5039

Listing Agent: DAVID ADAMS (#:5)
Contact #: (334) 566-3000
Agent Email: dadams@troycable.net

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M17336A

