

## Expanded display of ML# M14557



**MLS#:** M14557  
**List Price:** \$1,875,000  
**Str#:** 110  
**Address:** ELLEN DRIVE  
**Units:** 48  
**Type:** Attached Units  
**Area:** Troy

**Listing Off:** DAVID ADAMS REALTY, LLC (12)  
**Office Phone:** 334-566-3000  
**Listing Agt:** ADAMS, DAVID ,JR. (5)  
**Agent Phone:** 334-566-3000  
**Agent Email:** [dadams@troycable.net](mailto:dadams@troycable.net)

<b>County Rd</b>	<b>Town</b> TROY	<b>St</b> AL	<b>Zip Code</b> 36079
<b>Elem Schl</b> TROY	<b>Middle Schl</b> CHMS	<b>High Schl</b> CHHS	
<b>Lot Size</b>		<b>Apx Ttl Acres</b>	3.64
<b>Taxes</b>	<b>Legal</b> T 9N, R 21E, SEC 5		
<b>Apx Ttl SF</b> 34000	<b>SF Source</b> APPRAISAL	<b>Apx YrBlt</b>	1968
<b># Efficiency</b> 0	<b># 1 Bedroom</b> 40	<b># 2 Bedroom</b> 8	<b># 3 Bedroom</b> 0
<b># 1 Bath</b> 48	<b># 1.5 Bath</b> 0	<b># 2 Bath</b> 0	<b># 2.5 Bath</b> 0
<b>MONTHLY- Management</b> 0	<b>Taxes</b> 0	<b>Insurance</b> 0	<b>Maintenance</b> 0
<b>Other</b> 0	<b>Heat</b> 0	<b>Electric</b> 0	<b>Water</b> 0
<b>Gas</b> 0			
<b>Gross Annl Inc</b> 192000	<b>Annl Expsn</b> 0	<b>Net Anl Inc</b>	0

**Property Desc** 48 UNIT APARTMENT COMPLEX WITH ROOM TO GROW. 40-1 BEDROOM, 1 BATH APARTMENTS AND 8-2 BEDROOM, 1 BATH APARTMENTS, AND LAUNDRY FACILITY ON 3.64 +/- ACRES OF LAND.

**Remarks** RARE OPPORTUNITY IN TROY, AL. TROJAN ARMS APARTMENTS FOR SALE. 100% OCCUPANCY AND ONLY \$55 / SQ FT. INVESTORS, YOU WILL NOT FIND A BETTER DEAL THAN THIS ONE.

**Directions** BEHIND THE NEW WALGREENS OFF OF HWY 231.

**Owner's Name** TROJAN ARMS, LLC

**Purchaser's Name**

<b>Selr Cntributn</b>	<b>Cntributn Amt</b>	<b>Lstg Co %</b>	<b>Selg Co %</b> 5	<b>Orig LP</b> 1875000
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**Type:** Attached Units

**Number of Levels:** Two

**Exterior Finish:** Brick

**Heating:** Other-See Remarks

**A/C:** Air Conditioning, Window Unit(s)

**Water Heater:** Electric

**Water/Sewer:** Public Water, Public Sewer

**Roof:** Other-See Remarks

**Flooring:** Carpet and Other, Vinyl

**Parking:** One Car/Unit, Two Cars/Unit

**Owner's Expense:** Management Fee

**Occupancy Rate:** 90%-100%

**Type of Rental:** Semi-Annual

**Rental Rate:** 300-500

**Efficiency:** No Efficiency

**One Bedroom:** 1 Bath, Refrigerator, Range

**Two Bedroom:** 1 Bath, Refrigerator, Range

**Three Bedroom:** No Efficiency

**4+ Bedroom:** No Efficiency

**Asc/Condo Fee Includes:**

**Possession:** At Closing

**Showing Instructions:** Call LA for Appointment, Call

LO for Appointment

**Area:** Troy

Additional View

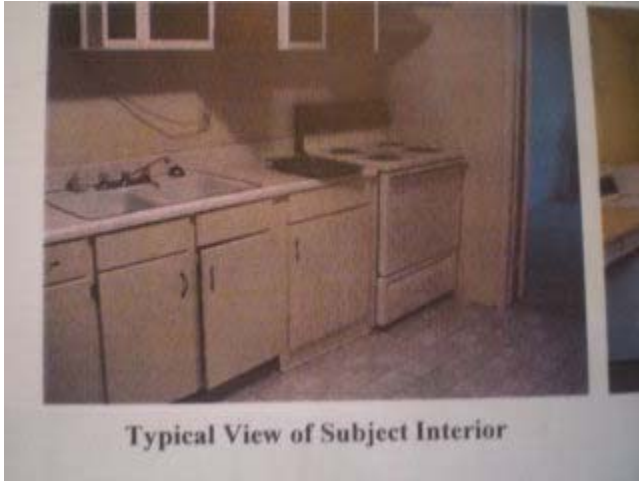
Kitchen 1



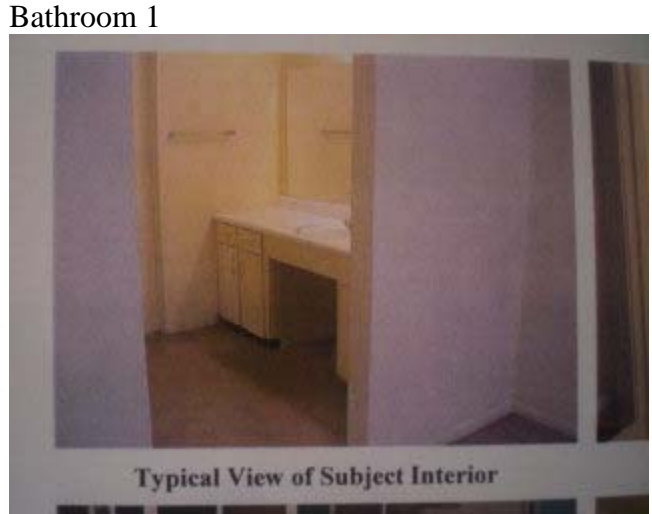
Kitchen 2



Typical View of Subject Interior



Typical View of Subject Interior



Typical View of Subject Interior

Additional 1

Additional 2



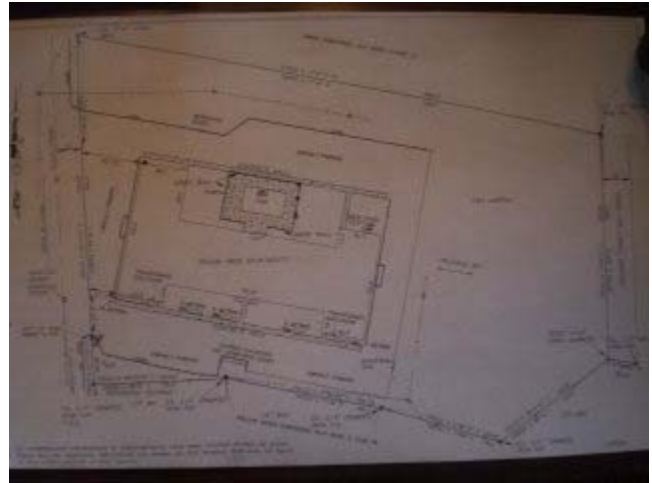
Additional 3



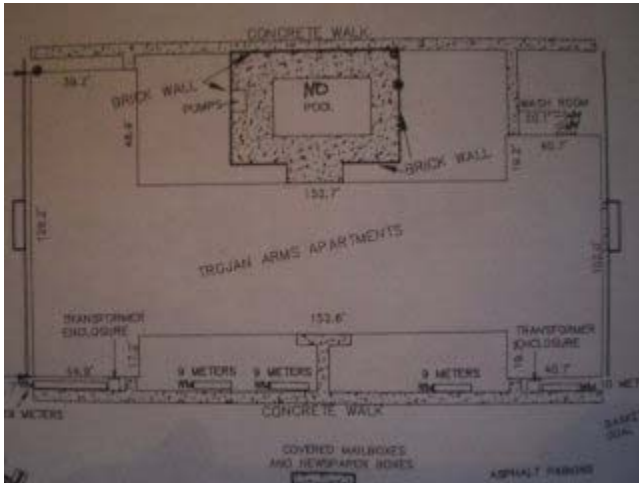
Additional Inside 1



Additional Inside 2



Additional Inside 3



Additional View 2



Additional View 3



Additional View 4



Additional View 5



Additional View 6



Information Herein Deemed Reliable but Not Guaranteed  
All information in this document current as of 1/16/2008.