

EIGHT ON 16TH | 1509 16TH AVE S, BIRMINGHAM, AL 35205

OFFERING MEMORANDUM



8 UNITS



BIRMINGHAM, AL



BUILT 1977



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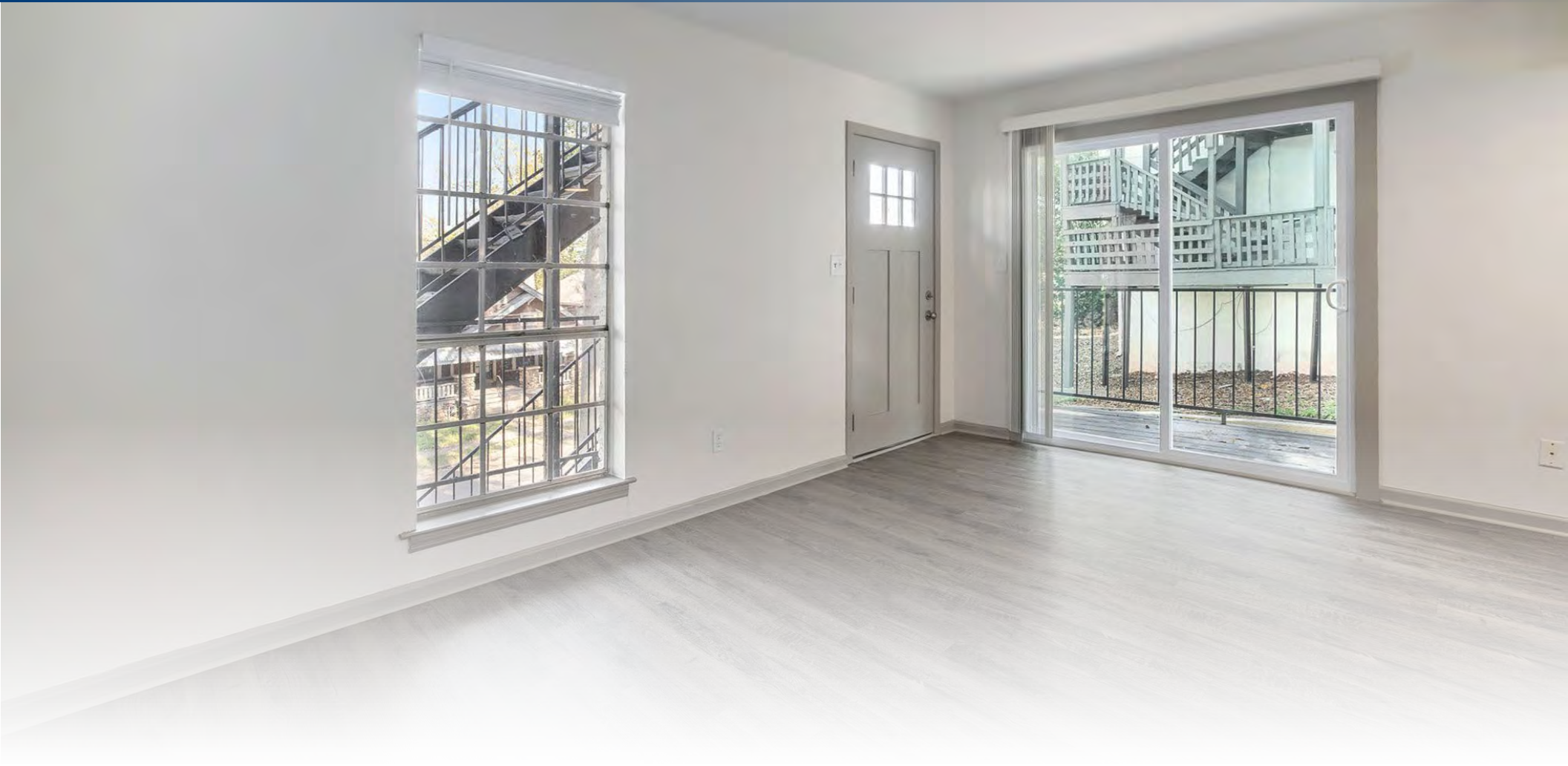
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EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



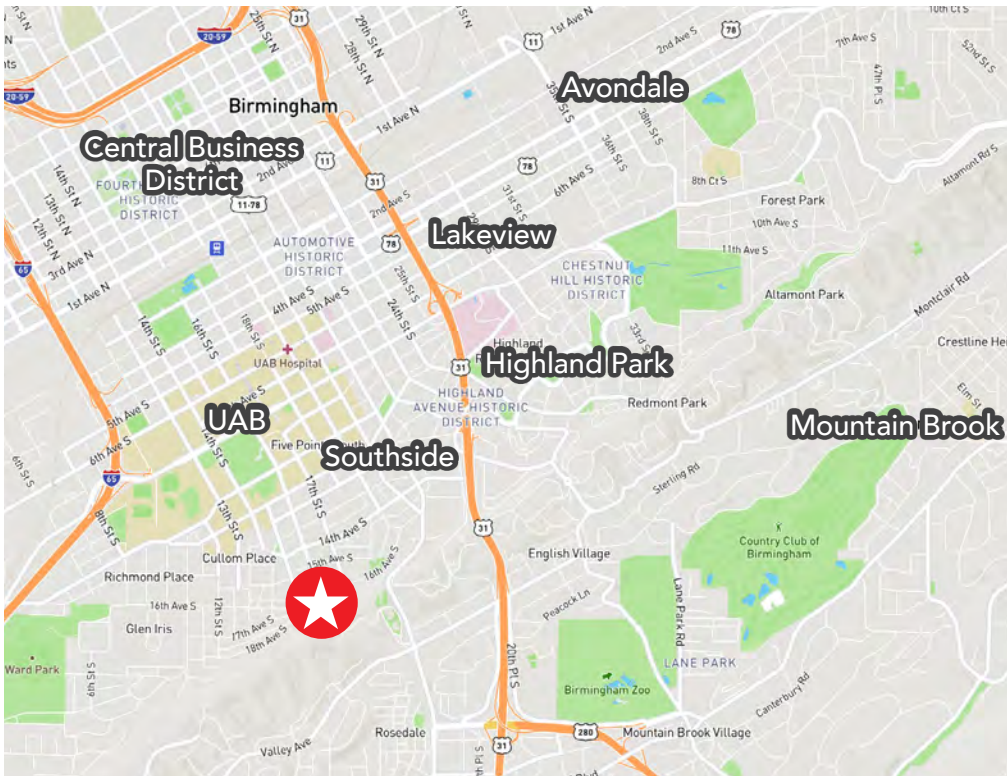
PREMIUM INTERIOR FINISHES

Fresh off an extensive renovation, Eight on 16th offers a true turnkey investment opportunity at full occupancy. Each unit features high-end upgrades, including granite countertops, stainless steel appliances, vinyl flooring, and in-unit washer/dryer hookups. Buyers can step into a fully modernized property with minimal capital expenditure requirements.

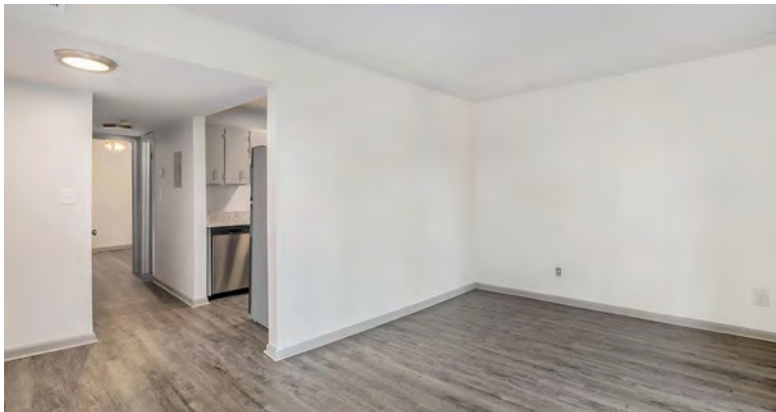


PRIME SOUTHSIDE LOCATION

Eight on 16th is perfectly situated in the vibrant heart of Birmingham's rapidly growing Southside district. Just a short walk from key attractions like Five Points, UAB, and an array of dining, shopping, and entertainment options, this location offers unbeatable convenience.



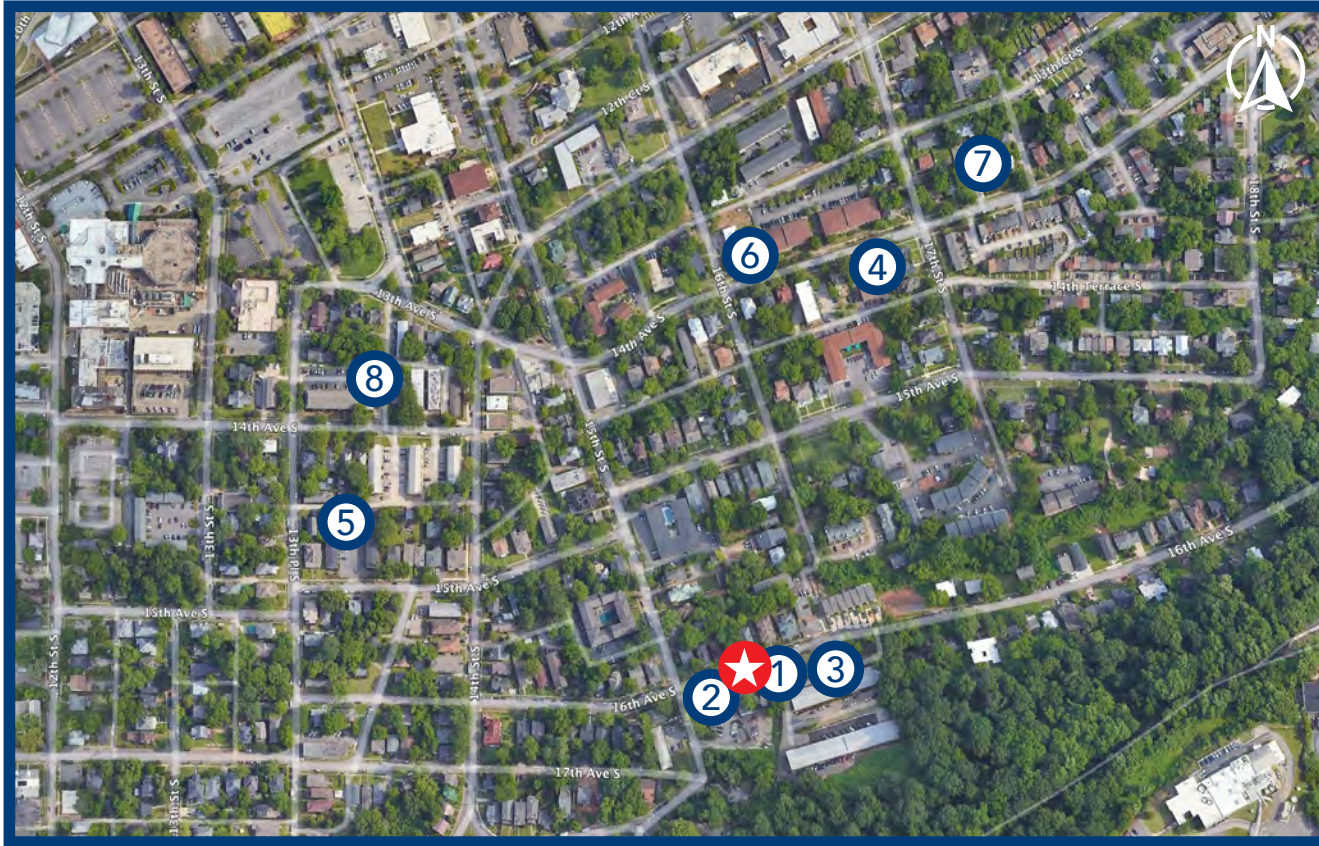






COMPARABLES

RENT COMPARABLES



	Property	Year Built	# Units	Occupancy	Avg. SF	Mkt Rent	Mkt/SF
★	Eight on 16th	1977	8	100%	650	\$900	\$1.39
1	Patton Place	1986	6	100%	705	\$1,393	\$1.98
2	Towncrest	1970	14	95%	619	\$1,002	\$1.62
3	Town View	1965	40	95%	902	\$1,061	\$1.20
4	Merry Rowe	1920	12	95%	816	\$1,114	\$1.37
5	Flats on 15th	1976	22	96%	724	\$1,190	\$1.67
6	Southside Manor	1928	8	91%	900	\$1,126	\$1.25
7	Cambridge	1978	16	94%	547	\$1,008	\$1.84
8	South Hill	1968	10	90%	570	\$935	\$1.64

★ Eight on 16th

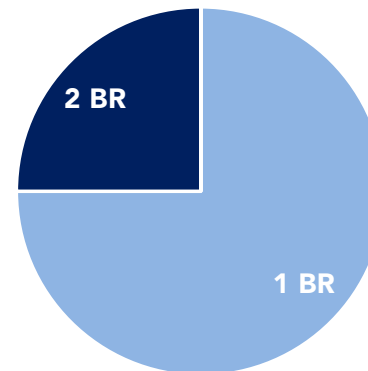


1509 16th Ave S
Birmingham, AL 35205
Year Built: 1977
Units: 8
Occupancy: 100%

Type	Units	SF	Market Rents	Market Rents/SF
1 BR / 1 BA	6	600	\$850	\$1.42
2 BR / 1 BA	2	800	\$1,050	\$1.31
Total/Avg	8	650	\$900	\$1.39

UTILITIES	
TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



① Patton Place



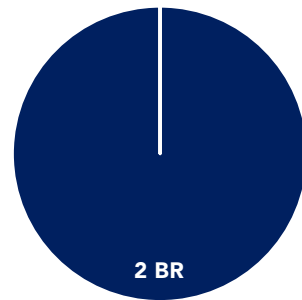
1513 16th Ave S
Birmingham, AL 35205
Year Built: 1986
Units: 6
Occupancy: 100%

Type	Units	SF	Market Rents	Market Rents/SF
2 BR / 1 BA	6	705	\$1,393	\$1.98
Total/Avg	6	705	\$1,393	\$1.98

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



② Towncrest



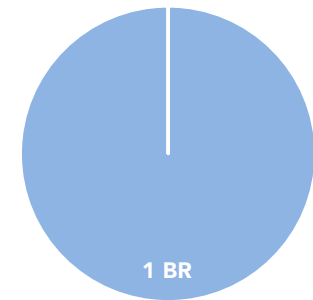
1501 16th Ave S
Birmingham, AL 35205
Year Built: 1970
Units: 14
Occupancy: 95%

Type	Units	SF	Market Rents	Market Rents/SF
1 BR / 1 BA	14	619	\$1,002	\$1.62
Total/Avg	14	619	\$1,002	\$1.62

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



③ Town View



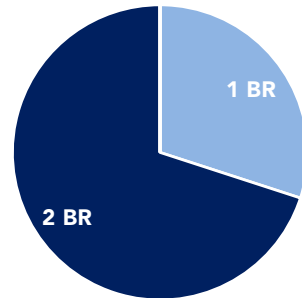
1517 16th Ave S
Birmingham, AL 35205
Year Built: 1965
Units: 40
Occupancy: 95%

Type	Units	SF	Market Rents	Market Rents/SF
1 BR / 1 BA	12	673	\$935	\$1.39
2 BR / 2 BA	28	1,000	\$1,115	\$1.12
Total/Avg	40	902	\$1,061	\$1.20

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



④ Merry Rowe



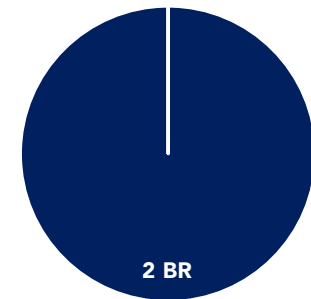
1629 14th Ave S
Birmingham, AL 35205
Year Built: 1920
Units: 12
Occupancy: 95%

Type	Units	SF	Market Rents	Market Rents/SF
2 BR / 1 BA	12	816	\$1,114	\$1.37
Total/Avg	12	816	\$1,114	\$1.37

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



⑤ Flats on 15th



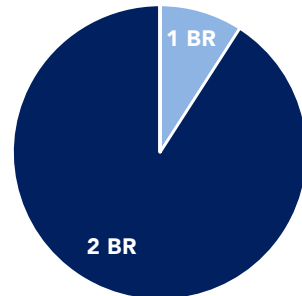
1322 15th Ave S
Birmingham, AL 35205
Year Built: 1976
Units: 22
Occupancy: 96%

Type	Units	SF	Market Rents	Market Rents/SF
1 BR / 1 BA	2	408	\$928	\$2.27
2 BR / 1 BA	20	756	\$1,216	\$1.61
Total/Avg	22	724	\$1,190	\$1.67

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



⑥ Southside Manor



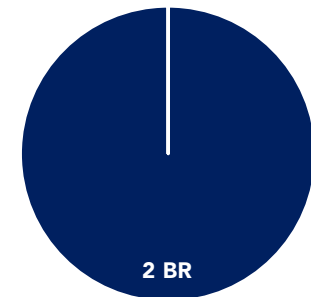
1600 14th Ave S
Birmingham, AL 35205
Year Built: 1928
Units: 8
Occupancy: 85%

Type	Units	SF	Market Rents	Market Rents/SF
2 BR / 1 BA	8	900	\$1,126	\$1.25
Total/Avg	8	900	\$1,126	\$1.25

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



⑦ Cambridge



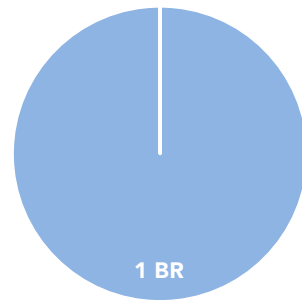
1708 14th Ave S
Birmingham, AL 35205
Year Built: 1978
Units: 16
Occupancy: 94%

Type	Units	SF	Market Rents	Market Rents/SF
1 BR / 1 BA	16	547	\$1,008	\$1.84
Total/Avg	16	547	\$1,008	\$1.84

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:



⑧ South Hill



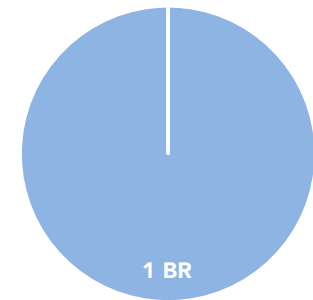
1332 14th Ave S
Birmingham, AL 35205
Year Built: 1968
Units: 10
Occupancy: 90%

Type	Units	SF	Market Rents	Market Rents/SF
1 BR / 1 BA	10	570	\$935	\$1.64
Total/Avg	10	570	\$935	\$1.64

UTILITIES

TYPE	PAID BY
Electric	Tenant
Water/Sewer	Tenant
Gas	Tenant
Trash	Tenant

UNIT MIX:





MARKET OVERVIEW

HIGHLAND PARK

Highland Park is one of the most walkable, dog friendly, and community focused neighborhoods in Birmingham. Average home prices top \$700,000, and with numerous parks, historic hang outs such as Rojo, O'Henry's Coffee, and Highland Park Golf Course, Highland Park is the Birmingham community for young, active residents. Like many of Birmingham's southern neighborhoods, residents are a short drive or bike ride away from major employers in UAB, UAB St. Vincent's, and the numerous employers in the city's financial district.

SOUTHSIDE

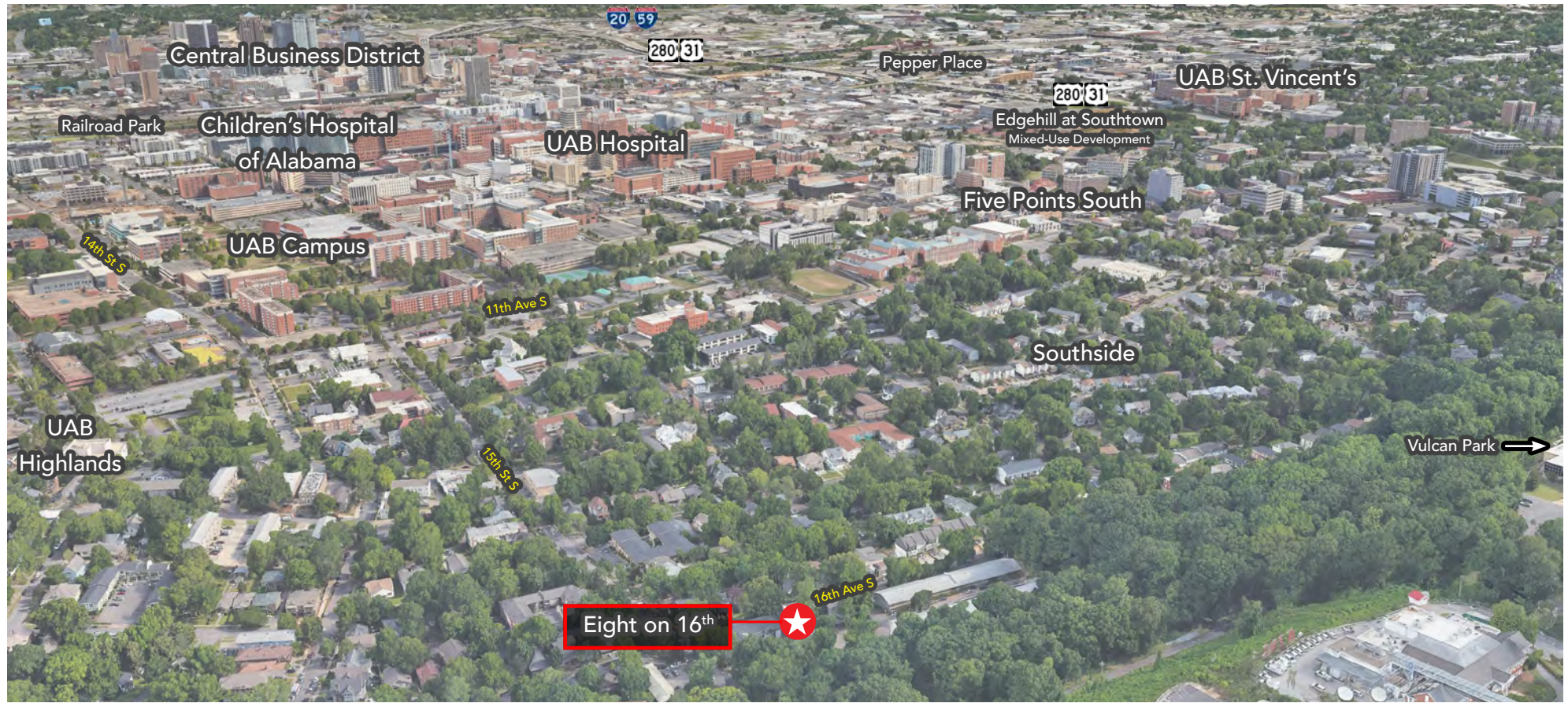
Living in Birmingham's Southside means living in the city's cultural heart. Within walking distance to work or class at UAB, as well as Birmingham's nightlife attractions, Southside is one of the most desirable neighborhoods in Birmingham. With a mix of historic homes and small businesses, and the expanse of UAB's campus, Southside offers amenities for any potential resident. Five Points South is the center of the neighborhood and offers fine dining at Birmingham's best restaurants and bars. Because of the diverse amenities of Southside, the neighborhood is desirable to students, families, and young professionals.

FOREST PARK

Adjacent to Highland Park, Forest Park is one of the most beautiful and historic neighborhoods in Birmingham. Historic homes, with an average price of \$400,000, line the streets, and residents enjoy more convenience to the work and play amenities of downtown than nearby Mountain Brook while keeping comparable home values. The charming Forest Park Village, located on Clairmont Avenue, is a shopping and dining hotspot which includes the local favorites Rougaroux, Juniper and Red or White Birmingham.

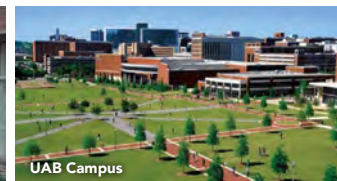
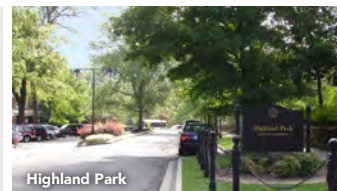
LAKEVIEW

The Lakeview entertainment district, a booming entertainment and dining destination, is within either walking distance or a short drive from Birmingham's other southern neighborhoods. It features restaurants such as James Beard award winning Chris Hasting's Ovenbird, local favorite Jack Brown's Beer and Burgers, Hattie B's Hot Chicken and two breweries that host local and nationally recognized musicians each spring and summer. The Market at Pepper Place, a weekly farmer's market that attracts over 200,000 annual visitors, is open every Saturday morning. Lakeview is also within walking distance to major employers such as Brasfield and Gorrie (1,285 jobs), UAB St. Vincent's Hospital (4,786 jobs), and PNC (2,900) jobs.



CONVENIENT DRIVE TIMES

4 Minutes to UAB Campus
7 minutes to UAB Hospital
7 minutes to Red mountain Expressway (US 280/31)
10 minutes to Central Business District



WHY CHOOSE BIRMINGHAM MSA?

Birmingham is the largest city in Alabama and one of the top 50 metros in the US with an MSA population of 1,120,755. One of the largest financial centers in the Southeast, the city is home to major banking institutions including PNC Bank and Regions Financial. A regional hub for healthcare, there are 21 hospitals in the region that employ over 63,000 residents. A blend of both medical and education disciplines, the University of Alabama at Birmingham boasts an enrollment of 21,000 students and an employee count of over 28,000, making it a major demand driver in the city. A new report shows the **University of Alabama at Birmingham's annual economic impact in Alabama of \$12.1B in 2022**. In 2022, approximately 1,500 new jobs were added and more than \$183M in capital investments were invested in Birmingham. An affordable tax climate, low cost of living, and charming overall appeal are trademarks of the metro. Expanding capital investment represents confidence in the Birmingham business climate and continued economic growth.

ACCESS TO BIRMINGHAM'S TOP EMPLOYERS

EMPLOYER	JOB
University of Alabama at Birmingham	28,000
Regions Financial Corp.	9,000
St. Vincent's Health System	5,100
Children's of Alabama	5,000
AT&T	4,517
Honda Manufacturing of Alabama	4,500
Baptist Health System, Inc.	4,459
Alabama Power Co.	3,982
Mercedes-Benz U.S. International, Inc.	3,500
Blue Cross-Blue Shield of Alabama	3,100
Alabama Power Company	3,092
PNC Bank	2,285
Grandview Medical Center	2,172
U.S. Postal Service	2,000

5 INTERSTATES

PROVIDE ACCESS TO OVER 80% OF THE U.S. POPULATION IN A TWO-DAY DRIVE

ALABAMA HAS #1 BUSINESS CLIMATE IN THE NATION ACCORDING TO BUSINESS FACILITIES

20,000

PROSPECTIVE EMPLOYEES GRADUATE ANNUALLY FROM THE BIRMINGHAM REGION'S 26 COLLEGES/UNIVERSITIES

\$2.5 BILLION
INVESTED IN DOWNTOWN
REVITALIZATION SINCE 2010

BIRMINGHAM-SHUTTLESWORTH
INTERNATIONAL AIRPORT OFFERS
100+ FLIGHTS
TO 21 AIRPORTS AND 18 CITIES

ALABAMA IS HOME TO THE
LOWEST
PROPERTY TAXES IN THE NATION

COST OF LIVING IS
91%
OF THE NATIONAL AVERAGE,
ONE OF THE LOWEST AMONG
SOUTHEAST METROS

LOW COST OF LIVING

Living in the Greater Birmingham Region offers a lifestyle where more is less – literally. The Birmingham region has the **third lowest cost of living of any major metropolitan city in the Southeast**. Cost of living staples like housing, utilities, groceries and our unique Southern amenities are well within reach of your next paycheck. We're more than just affordable, we're the best value out there.



VIBRANT ECONOMY

The Birmingham region's legacy is built on iron and steel. Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. From multi-national corporations manufacturing next-generation vehicles to start-ups developing ground-breaking technologies, today's Birmingham continues to boast a diverse community of innovators. Since 2011, the Birmingham region has announced **over 19,400 new jobs and \$3.9 billion in capital investment**.

91%

OF NATIONAL AVG FOR
COST OF LIVING

19,400

NEW JOBS
SINCE 2011

\$3.9B

CAPITAL INVESTMENTS
SINCE 2011

HEALTHCARE EPICENTER

Anchored by UAB, the healthcare industry in the **Birmingham metro drives the area economy and employs over 59,000 people**. Birmingham currently has the highest concentration of health care and technical jobs in any of the top 50 MSAs in the country. From groundbreaking research at the University of Alabama at Birmingham (UAB) and Southern Research to the Lakeshore Foundation's commitment to developing novel approaches and technologies for people with chronic health conditions and physical disabilities, there's no doubt that Birmingham's commitment to health care is strong. Health Care in Birmingham includes the largest health care cluster in Alabama. Birmingham houses a world class research base, highly skilled workforce and strengths in emerging fields including gene editing and gamma delta t cell immunotherapy.



Grandview Medical Center:

\$280M, 372 bed facility
completed in the of fall 2015



UAB St. Vincent's:

5,100 employees / 409 beds /
\$266M in community benefit
and care of persons living in
poverty in 2016



Children's
of Alabama®

Children's of Alabama:

5,000 Employees / \$400M –
760K SF facility / 3rd largest
pediatric facility in the country

BAPTIST | **Brookwood**
HEALTH | **Hospital**

Baptist Health Systems:

Largest healthcare network in
AL / 77 outpatient offices / 1,300
doctors / 5,000 employees

1600+

ACTIVE CLINICAL
RESEARCH TRIALS

75+

HEALTH CARE
COMPANIES

59,000

HEALTH CARE
WORKERS EMPLOYED
IN BIRMINGHAM

UAB - ECONOMIC DRIVER

The **University of Alabama at Birmingham (UAB)** is a public research university in Birmingham, Alabama. UAB offers 140 programs of study in 12 academic divisions leading to bachelor's, master's, doctoral, and professional degrees in the social and behavioral sciences, the liberal arts, business, education, engineering, and health-related fields such as medicine, dentistry, optometry, nursing, and public health. The UAB Health System is one of the largest academic medical centers in the United States. UAB Hospital sponsors residency programs in medical specialties, including internal medicine, neurology, physical medicine and rehabilitation, surgery, radiology, and anesthesiology.

UAB is **Alabama's largest single employer** and now directly employs nearly **28,000 people**. One in every 20 jobs within the state of Alabama either is held directly by a UAB employee or is supported as a result of UAB's presence.

A new report shows the University of Alabama at Birmingham's annual economic impact in Alabama grew from \$4.6 billion in 2008 and \$7.15 billion in 2016 to **\$12.1 billion in 2022** — a 61 percent increase since 2016 and a 163 percent increase since 2008.

In 2022, UAB generated more than **\$371 million in state and local taxes and supported or sustained 107,600 jobs in Alabama**, up from 64,000 six years ago. In Birmingham alone, UAB generated \$8.3 billion in economic impact, supported or sustained 73,595 jobs, and generated more than \$256 million in local taxes.

UAB's academic enterprise generated \$5.5 billion in statewide economic impact, while the UAB Health System generated \$6.4 billion. UAB's charitable giving and volunteerism were estimated to deliver \$115.4 million in statewide impact, up from \$80.5 million in 2016. UAB affiliate Southern Research generated \$221.8 million in statewide economic impact, supported and sustained 1,514 jobs, and generated \$206.2 million in state and local taxes.

UAB THE UNIVERSITY OF ALABAMA AT BIRMINGHAM

ECONOMIC IMPACT FY2022

STATE OF ALABAMA



\$12.1 billion
generated in economic impact



107,687 jobs
supported and sustained



\$371.5 million
generated in state and local taxes

UAB ACADEMIC



\$5.5 billion
generated in economic impact



49,045 jobs
supported and sustained



\$158.8 million
generated in state and local taxes

UAB HEALTH SYSTEM



\$6.4 billion
generated in economic impact



57,128 jobs
supported and sustained



\$206.2 million
generated in state and local taxes

SOUTHERN RESEARCH



\$221.8 million
generated in economic impact



1,514 jobs
supported and sustained



\$6.5 million
generated in state and local taxes

CHARITABLE GIVING AND VOLUNTEERISM



\$115.4 million
in donated time and charitable giving by staff, faculty, and learners

The **\$115.4 million** impact includes:



\$33.7 million donated to local charitable organizations



\$81.7 million in value of volunteer time

Note: These benefits are in addition to the \$12.1 billion annual impact that the UAB generates for the state.

\$12.1B

ECONOMIC IMPACT
IN ALABAMA

21,000

STUDENTS
ENROLLED IN 2024

28,000

DIRECT EMPLOYEES
1/20 JOBS IN AL
SUPPORTED



EIGHT ON 16TH FINANCIALS

INVESTMENT SUMMARY

DEAL OVERVIEW

Address 1509 16th Avenue South
Birmingham, AL 35205

INVESTMENT SUMMARY

	Funding Req.	IRR	Eq. Mult.
Unleveraged	\$ 997,500	8.44%	1.43x
Leveraged	\$ 387,500	11.56%	1.65x

PRICING SUMMARY

	Deal Pricing			Trailing ¹		Forward	
	Total	per unit	per sf	Cap Rate	Rent Mult.	Cap Rate	Rent Mult.
Purchase Price (Oct. 2026)	\$ 950,000	\$ 118,750	\$ 188	8.62%	7.78x	5.82%	10.39x
All-in Cost	\$ 1,008,013	\$ 126,002	\$ 199	8.12%	8.26x	5.48%	11.02x
Gross Sales Proceeds (Sep. 2031)	\$ 1,205,301	\$ 150,663	\$ 238	4.91%	12.17x	5.00%	11.92x

¹ Going-in Cap Rate based on T1 Annualized NOI

UNIT SUMMARY

Rent Roll as of 8/3/26 (adjusted)

	Units					Market Rent		In-Place Rent	
	Avg. Size	Occup.	Vacant	Non-Rev.	Total	per unit	per sf	per unit	per sf
1 Bedroom	577 sf	5 units	1 units	-	6 units	\$ 900	\$ 1.56	\$ 1,084	\$ 1.85
2 Bedroom	800 sf	2 units	-	-	2 units	\$ 1,100	\$ 1.38	\$ 1,180	\$ 1.48
Total / Average	633 sf	7 units	1 units	-	8 units	\$ 950	\$ 1.50	\$ 1,111	\$ 1.72

DEBT SUMMARY

Funding	Loan 1	-	-	-	-	-
Loan to Value	64%	-	-	-	-	-
Loan Amount	\$ 610,000	-	-	-	-	-
Terms						
Funding Month	Oct-26	-	-	-	-	-
Loan Term	60 months	-	-	-	-	-
Interest Type	Fixed	-	-	-	-	-
Interest Rate	6.00%	-	-	-	-	-
Interest-Only Period	36 months	-	-	-	-	-
Amortization Period	30 years	-	-	-	-	-

HISTORIC CASH FLOW

HISTORICAL CASH FLOW							PROJECTED CASH FLOW		
	T12 Annualized		T6 Annualized		T1 Annualized		Pro Forma Yr 1		Notes
	Jun-26	Per Unit	Jun-26	Per Unit	Jun-26	Per Unit	Sep-27	Per Unit	
OPERATING REVENUE									
Potential Market Rent	\$ 86,223	\$ 10,778	\$ 85,945	\$ 11,250	\$ 88,200	\$ 11,025	\$ 91,200	\$ 11,400	
(Loss to Lease) / Gain to Lease	\$ 4,820	\$ 603	\$ 6,320	\$ 1,135	\$ 14,640	\$ 1,830	-	-	
Gross Potential Revenue	\$ 91,043	\$ 11,380	\$ 92,265	\$ 12,385	\$ 102,840	\$ 12,855	\$ 91,200	\$ 11,400	
Vacancy	(\$ 5,769)	(\$ 721)	(\$ 8,139)	(\$ 1,623)	(\$ 14,960)	(\$ 1,870)	(\$ 4,560)	(\$ 570)	
Concessions	(\$ 1,150)	(\$ 144)	(\$ 2,300)	(\$ 150)	-	-	-	-	
Non-Revenue Units	-	-	-	-	-	-	-	-	
Collection Loss / Bad Debt	(\$ 3,995)	(\$ 499)	\$ 1,353	(\$ 510)	\$ 23,460	\$ 2,933	-	-	
Base Rental Revenue	\$ 80,128	\$ 10,016	\$ 83,180	\$ 10,102	\$ 111,340	\$ 13,917	\$ 86,640	\$ 10,830	
Garage / Parking	-	-	-	-	-	-	-	-	
Expense Reimbursements	-	-	-	-	-	-	-	-	
Other Residential Income	\$ 4,796	\$ 600	\$ 4,942	\$ 688	\$ 10,752	\$ 1,344	\$ 4,796	\$ 600	
Other Income	\$ 4,796	\$ 600	\$ 4,942	\$ 688	\$ 10,752	\$ 1,344	\$ 4,796	\$ 600	
EFFECTIVE GROSS REVENUE	\$ 84,924	\$ 10,616	\$ 88,122	\$ 10,790	\$ 122,092	\$ 15,261	\$ 91,436	\$ 11,430	
OPERATING EXPENSES									
	Trailing 12		Trailing 12		Trailing 12		Year 1 Pro Forma		
Repair & Maintenance	\$ 7,094	\$ 887	\$ 7,094	\$ 887	\$ 7,094	\$ 887	\$ 4,800	\$ 600	
Contract Services	\$ 2,092	\$ 262	\$ 2,092	\$ 262	\$ 2,092	\$ 262	\$ 2,000	\$ 250	
Landscaping / Grounds	\$ 2,640	\$ 330	\$ 2,640	\$ 330	\$ 2,640	\$ 330	\$ 2,400	\$ 300	
Marketing / Advertising	\$ 948	\$ 118	\$ 948	\$ 118	\$ 948	\$ 118	\$ 600	\$ 75	
Administrative Expenses	\$ 4,089	\$ 511	\$ 4,089	\$ 511	\$ 4,089	\$ 511	\$ 4,000	\$ 500	
Turnover / Make-Ready	\$ 2,749	\$ 344	\$ 2,749	\$ 344	\$ 2,749	\$ 344	\$ 2,800	\$ 350	
Electricity	\$ 153	\$ 19	\$ 153	\$ 19	\$ 153	\$ 19	\$ 153	\$ 19	
Fuel (Gas & Oil)	-	-	-	-	-	-	-	-	
Water & Sewer	-	-	-	-	-	-	-	-	
Insurance	\$ 7,033	\$ 879	\$ 7,033	\$ 879	\$ 7,033	\$ 879	\$ 6,400	\$ 800	
Real Estate Taxes	\$ 7,352	\$ 919	\$ 7,352	\$ 919	\$ 7,352	\$ 919	\$ 7,352	\$ 919	
Property Management Fee	\$ 4,061	\$ 508	\$ 4,061	\$ 508	\$ 4,061	\$ 508	\$ 3,657	\$ 457	
TOTAL OPERATING EXPENSES	\$ 38,211	\$ 4,776	\$ 38,211	\$ 4,776	\$ 38,211	\$ 4,776	\$ 34,162	\$ 4,270	
NET OPERATING INCOME									
Net Operating Income (bef. Reserves)	\$ 46,714	\$ 5,839	\$ 49,911	\$ 6,013	\$ 83,881	\$ 10,485	\$ 57,274	\$ 7,159	
Replacement Reserves	\$ 2,000	\$ 250	\$ 2,000	\$ 250	\$ 2,000	\$ 250	\$ 2,000	\$ 250	
NET OPERATING INCOME (AFT. RESERVES)	\$ 44,714	\$ 5,589	\$ 47,911	\$ 5,763	\$ 81,881	\$ 10,235	\$ 55,274	\$ 6,909	
METRICS									
Going-In Cap Rate	4.71%		5.04%		8.62%		5.82%		
DSCR (Year 1 Combined Debt Payment)	1.22x		1.31x		2.24x		1.51x		

OUR HISTORY

- Founded in 2003, Harbert Multifamily Advisors (formerly Rock Apartment Advisors) is an independent multifamily advisory firm.
- HMA, based in Birmingham, Alabama, has billions in transaction volume across the Southeast.
- With a proven history of multifamily specialization, attention to detail and a collaborative team approach with our seasoned brokers, HMA has developed a reputation for providing competitive advisory services that maximize value and build relationships beyond the transaction.

CORE VALUES

OWNER MINDED

We promise transparency and will provide honest, competitive property valuations to drive maximum value for our clients. We approach every transaction – from valuation to closing – with an owner’s mentality, treating your assets like our own with explicit attention to detail.

RELATIONSHIP DRIVEN

Our hard-earned reputation was built on longstanding client relationships that extend beyond the transaction. Our seasoned brokers personally oversee each project from start to finish, upholding our commitment to quality over quantity.

TEAM FOCUS

We believe the best results come from a collaborative team strategy. Our brokers work collectively on each assignment to generate the best results for our clients.

SAMPLE TRANSACTIONS



PEARL AT SUN VALLEY

Birmingham, AL | Units: 48 | Closed 2025



ELEVATION HOOVER

Birmingham, AL | Units: 241 | Closed 2021



SPRING AIRE

Hoover, AL | Units: 70 | Closed 2024



ROSE GARDEN

Birmingham, AL | Units: 24 | Closed 2024

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Harbert Multifamily Advisors has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Harbert Multifamily Advisors has not verified, and will not verify, any of the information contained herein, nor has Harbert Multifamily Advisors conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.