

Offering Memorandum

**IDEAL BUILDING
111 19TH STREET NORTH
BIRMINGHAM, AL 35203**

**14 LOFT STYLE APARTMENTS LOCATED IN THE
HEART OF DOWNTOWN BIRMINGHAM!**



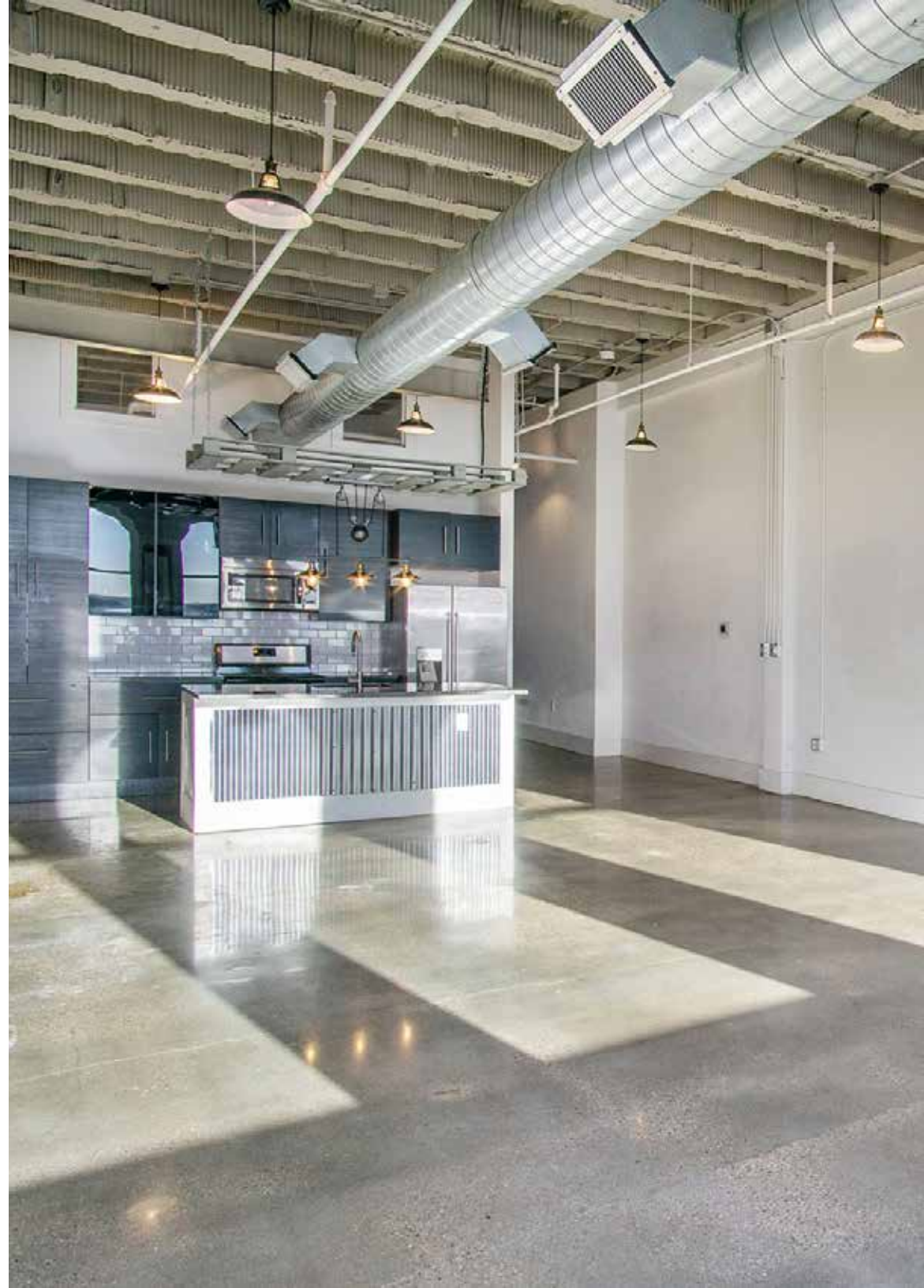
Property Details

Property Address 111 19th Street North
Birmingham, AL 35203

Year Built 1929
Number of Units 14
Percentage Leased 100%
Asking Price **\$6,500,000**

Unit Detail	Unit Type	Market Rent
101	1x1	\$2250
101-A	2x2	\$2350
102	2x2	\$2400
102-B	2x2	\$2450
201	2x2	\$2425
202	3x2	\$2475
301	2x2	\$2525
302	3x2	\$2575
401	2x2	\$2625
402	3x2	\$2675
501	2x2	\$2725
502	3x2	\$2775
601	2x2	\$2825
602	2x2	\$2825

All information provided is for estimation and projection purposes only. It is up to the purchaser to verify all financial and physical information is true and correct.



Location Highlights

The Ideal Building is a 6-story, 26,677 square foot building that was constructed by the Aland family in 1929 for their fashion store. The building is clad in white terra-cotta with thin spiral columns dividing the facade into three bays. The building consists of 14 new apartment lofts. Ideal Building is just steps away from Birmingham's Theater district which is home to The Alabama Theater, The Lyric, The Carver and Sidewalk Film Center. It is located across the street from the \$66 million Pititz project and McWane Science Center. It is a short walk to Parkside District which is home to Railroad Park and Regions Park. The property is located in an Opportunity Zone.

Property Highlights

- Vibrant Downtown Location
- Granite Counter Tops
- Stainless Steel Appliances
- Polished Concrete Floors
- Large spacious layouts
- Secure access
- New Roof
- New Elevator











For more information regarding this investment opportunity, please contact the following.

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