

**3162 Modaus Rd
Decatur, AL 35603**



OFFERED AT \$235,900 / 3 UNITS / 3,296 SQFT

Income Producing with 9% CAP Rate bringing in \$2025 p Month, across from Austin High school and in West Morgan district, this is an excellent investment! One house w/ 3 bedrms, 2 baths, new hardwood laminents, refrigerator, dishwasher, etc. and updated, tenant occupied at \$800 month! Separate apartment building with one apartment, 1 bedroom and 1 bath, refrigerator, dishwasher, etc and completely renovated, tenant occupied at \$475 month! Upstairs apartment has garage, covered deck, 2 bedrms, large den and large kitchen w/ refrigerator, dishwasher, etc and in excellent condition, rents for \$750 and not occupied but easily rents! Gorgeous setting, great location for a great return.



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