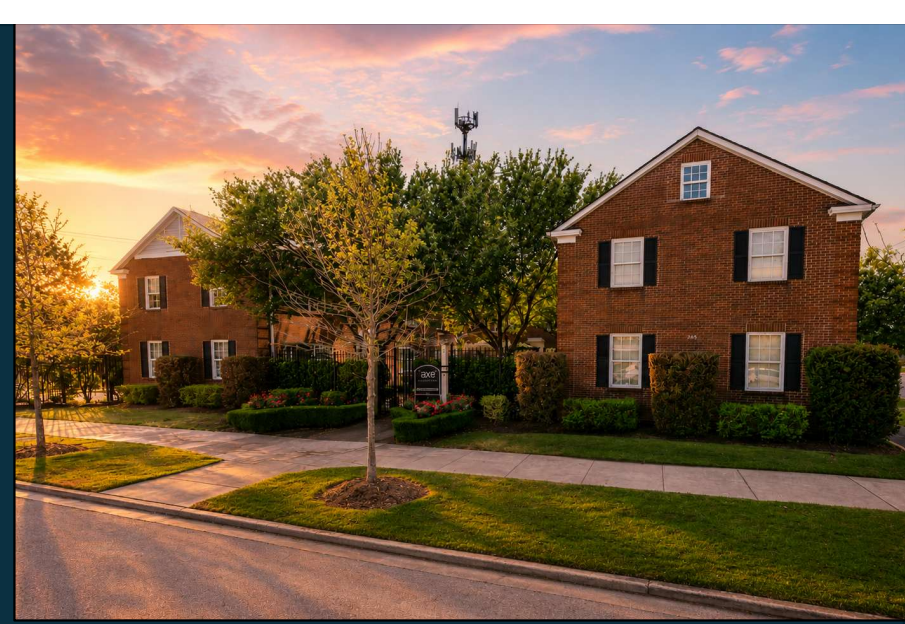




DOWNTOWN LOFTS PORTFOLIO *For Sale*

Montgomery, AL 36104

ADAMS AVE FLATS

THE ICEHOUSE LOFTS

THE GUN STORE LOFTS



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INVESTMENT OVERVIEW

Moore Company Realty is pleased to present the **Downtown Montgomery Lofts Portfolio**, a rare opportunity to acquire a collection of three boutique multifamily communities located in the heart of Downtown Montgomery, Alabama. The portfolio consists of **Adams Avenue Flats & The Alps Lofts** (which consist of the Icehouse Lofts, and The Gun Store Lofts), three distinctive historic adaptive reuse properties situated within approximately one mile of one another, creating a unique, concentrated investment opportunity.

Featuring a blend of historic character and modern finishes, the portfolio offers residents an authentic urban living experience with exposed brick, hardwood flooring, oversized windows, high ceilings, and thoughtfully updated interiors. The properties are positioned within walking distance of Downtown Montgomery's restaurants, entertainment venues, parks, government offices, and major employers, supporting continued residential demand.

The portfolio provides investors with immediate in-place cash flow through stabilized operations while benefiting from the operational efficiencies of owning multiple assets within a concentrated downtown footprint. As Downtown Montgomery continues to experience public and private investment, this portfolio is well-positioned to capitalize on the city's ongoing revitalization and long-term growth.



\$4.35M
SALE PRICE



8.0%
CAP RATE



\$349,363
NOI

Properties	The Icehouse Lofts, The Gun Store Lofts & Adams Ave Flats
Address:	12 E Jefferson St & 241 N Court St (The Alps) and 500 Adams Ave, Montgomery, AL 36104
Sale Price:	\$4,350,000 total (\$2,500,000 – The Alps / \$1,850,000 – Adams Ave Flats)
Total Units:	32 Units -20 Adams Ave Flats & 12 The Alps Lofts (4 Icehouse Lofts/ 8 Gun Store Lofts)
Total SF:	± 23,365 SF
Property Type:	Historic Adaptive-Reuse Multifamily (3 Communities)
Occupancy:	96.88% Occupied (31 of 32 Units) as of 5/18/2026

INVESTMENT HIGHLIGHTS

Rare Three-Asset Portfolio

Acquire three boutique loft communities in a single downtown investment opportunity.

Historic Adaptive Reuse

Unique historic buildings featuring exposed brick, hardwood floors, oversized windows, and loft-style architecture.

Prime Downtown Locations

All three properties are located within approximately one mile of one another in the heart of Downtown Montgomery.

Stabilized Cash Flow

Income-producing assets offering immediate revenue with an established operating history.

Operational Efficiency

Concentrated portfolio allows for streamlined management, leasing, and maintenance operations.

Walkable Urban Lifestyle

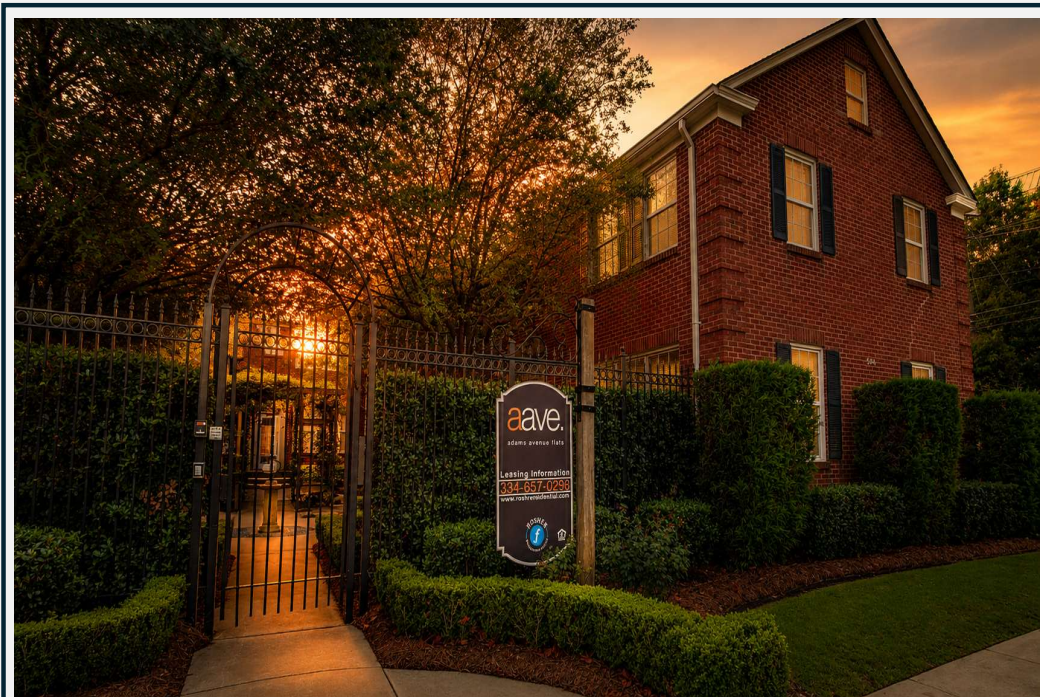
Convenient access to restaurants, entertainment, Riverwalk Stadium, parks, museums, and major employers.

Premium Interior Finishes

Modern kitchens, granite countertops, in-unit washers and dryers, private parking, and upscale resident amenities.

Long-Term Growth Potential

Positioned to benefit from continued investment and revitalization throughout Downtown Montgomery.



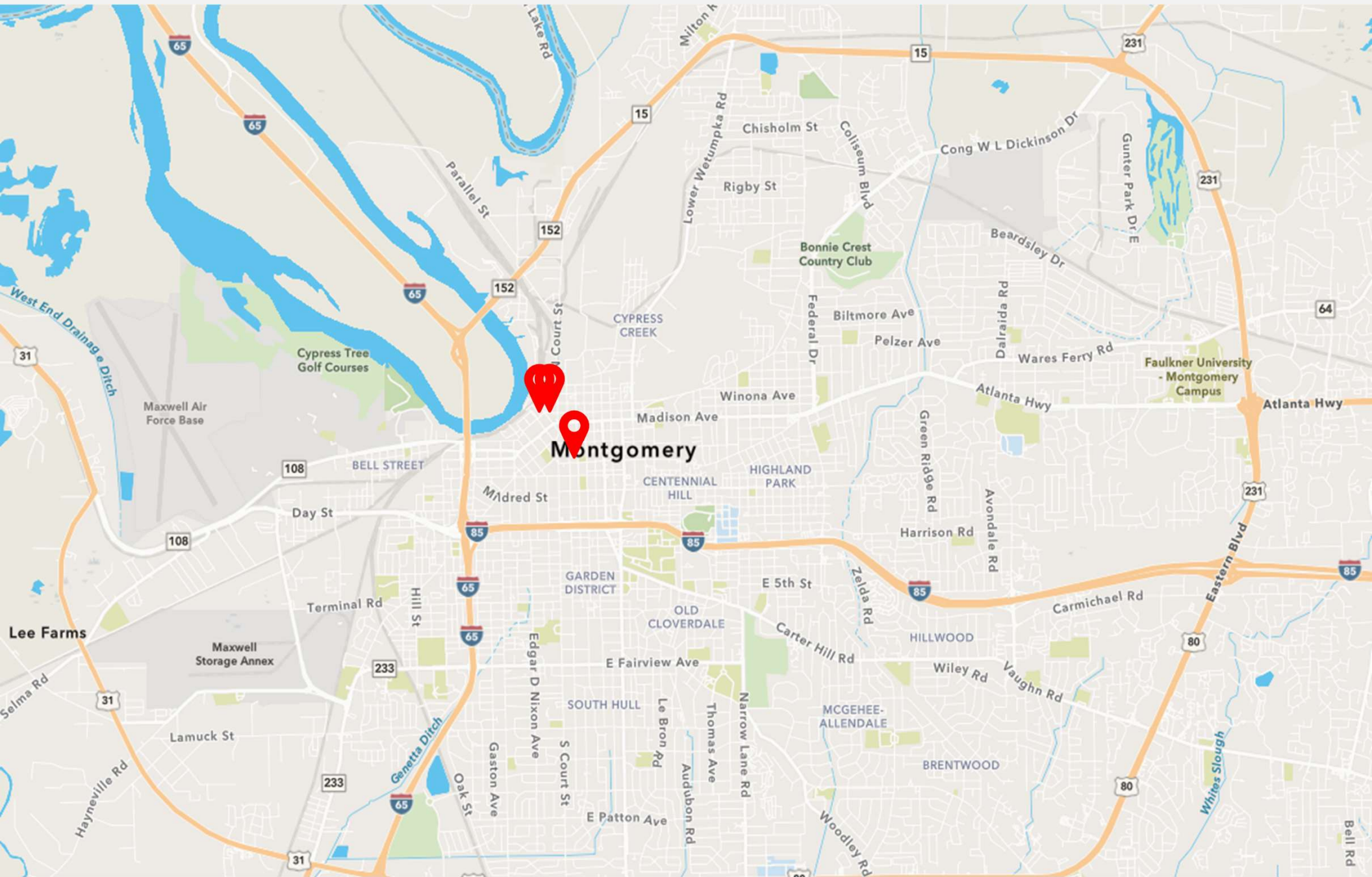
PORTFOLIO SUMMARY

A Unique Downtown Multifamily Investment Opportunity

The Downtown Montgomery Lofts Portfolio presents a rare opportunity to acquire a collection of three boutique multifamily communities located in the heart of Downtown Montgomery, Alabama. Comprised of **Adams Avenue Flats & The Alps Lofts, which include the Icehouse Lofts, and The Gun Store Lofts**, the portfolio offers a distinctive blend of historic architecture, modern interiors, and walkable urban living. Each property has been thoughtfully adapted from historic commercial buildings into upscale loft residences featuring exposed brick, original hardwood flooring, oversized windows, and contemporary finishes. Together, the properties create a concentrated downtown portfolio that benefits from operational efficiencies while offering residents convenient access to Montgomery's restaurants, entertainment, government offices, parks, and cultural attractions.



LOCATION MAP





The Alps Lofts

*The Icehouse Lofts
&
The Gun Store Lofts*

THE ICEHOUSE LOFTS

10 E Jefferson St, Montgomery, AL 36104

100% Occupied Asset with four fully leased loft apartments providing immediate, stable cash flow.

Boutique Historic Multifamily Property featuring only four spacious loft-style residences with unique architectural character and limited market competition.

Prime Downtown Montgomery Location at the corner of North Court Street and East Jefferson Street, just one block from Riverwalk Stadium and within walking distance of restaurants, entertainment, government offices, and cultural attractions.

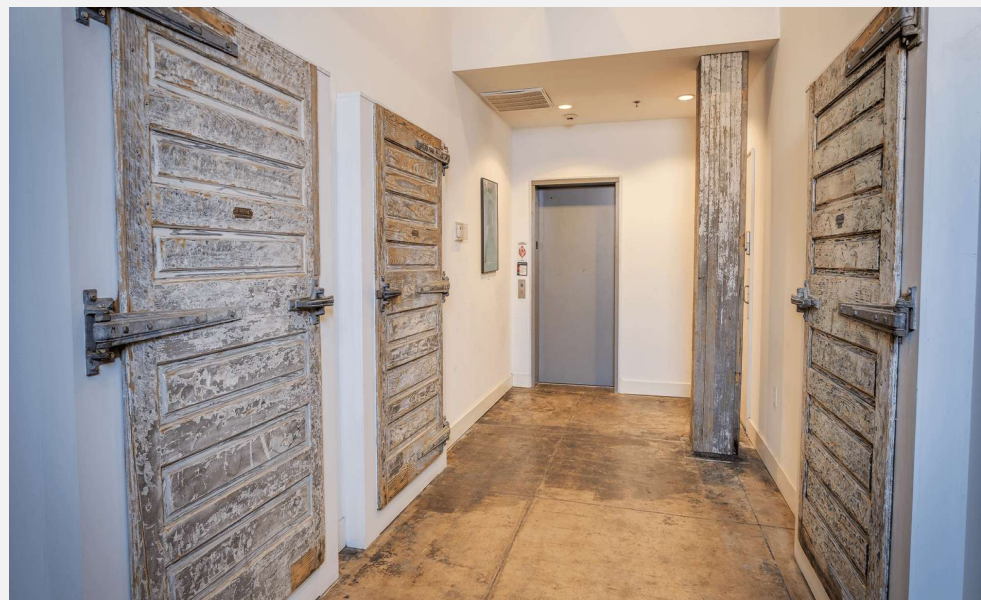
Large, Upscale Floor Plans offering one- to three-bedroom layouts ranging from approximately 1,480 to 2,575 square feet, appealing to professionals and executive renters.

Premium Interior Finishes including original hardwood floors, exposed brick walls, granite slab countertops, stainless steel appliances, oversized windows, and soaring 20-foot ceilings.

Highly Desirable Resident Amenities including private garage parking, in-unit washer and dryer, fitness center, and select units with private rooftop patios.

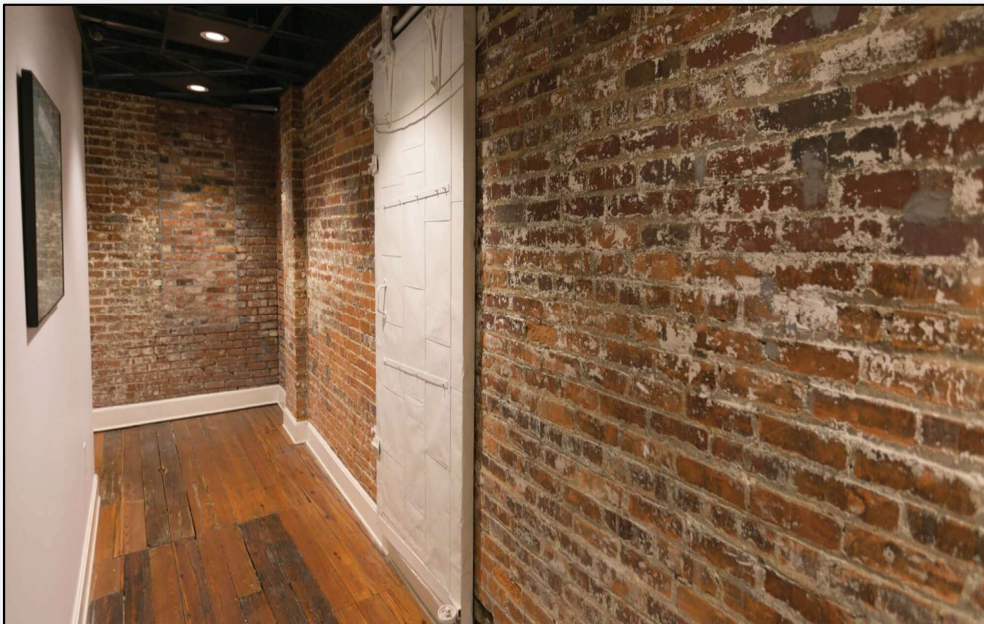
Strong Downtown Rental Demand supported by nearby employers, state government offices, Maxwell Air Force Base, Hyundai suppliers, healthcare institutions, and multiple colleges and universities.

Walkable Urban Lifestyle with immediate access to the Montgomery Entertainment District, Riverfront Park, Riverwalk Stadium, the Alabama State Capitol, Rosa Parks Museum, restaurants, breweries, and retail.



Professionally Managed Investment benefiting from established on-site leasing and management through The Bell Lofts, supporting operational efficiency and tenant retention.

THE ICEHOUSE LOFTS





Bldg/Unit	Floorplan	SQFT	Unit/Lease Status	Lease Start	Lease End	Market RENT	*Market Plus Addtl	Annual Rent
122	3B Ice C	2,575	Occupied	03/17/2026	09/16/2026	\$2,197.00	\$2,212.00	\$26,544.00
124	3B Ice M	2,425	Occupied	10/01/2025	09/30/2026	\$1,890.00	\$2,192.00	\$26,304.00
126	2B Ice	1,405	Occupied	09/17/2025	03/16/2027	\$1,625.00	\$1,842.00	\$22,104.00
128	1B Ice	1,480	Occupied	07/09/2025	07/08/2026	\$1,635.00	\$1,797.00	\$21,564.00
Gazette-Retail 1 Yr Lease	1 st Floor	2,000	Occupied			\$4,000.00	\$4,000.00	\$48,000.00
						\$11,347.00	\$12,043.00	\$144,516.00

*Addtl Mo. Rent includes water, ins/pest control/parking

5
Total Units

100%
Occupied

\$12,043.00
In-Place Monthly Rent

±9,885 SF
Total Square Footage

*Gazette-Retail, ground-floor commercial space, not a residential loft unit.

THE GUN STORE LOFTS

241 N Court St, Montgomery, AL 36104

Value-Add Opportunity, with **7 out of 8 units occupied**, providing immediate income while offering upside through lease-up of the remaining vacancy.

Historic Boutique Loft Property featuring distinctive architecture and a limited number of loft-style residences, creating a unique and highly desirable downtown living experience.

Prime Downtown Montgomery Location at **241 N. Court Street**, just one block from Riverwalk Stadium and within walking distance of the entertainment district, restaurants, retail, parks, and major historic attractions.

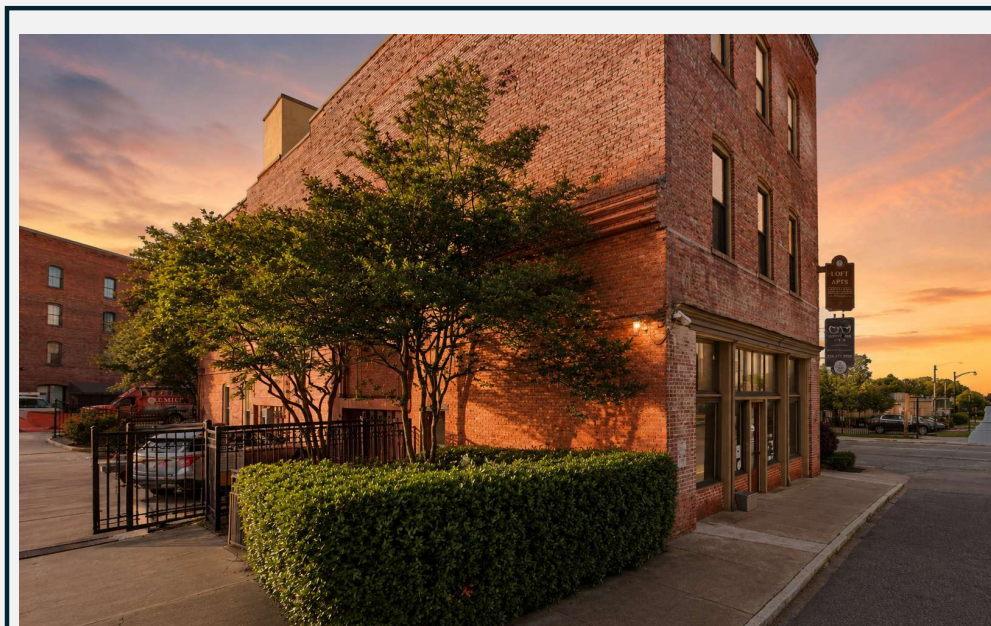
Character-Rich Loft Interiors featuring exposed brick walls, original hardwood floors, granite countertops, oversized windows, soaring 15-foot ceilings, and a private elevator.

Desirable Unit Mix offering one- and two-bedroom apartments ranging from approximately **725 to 1,025 square feet**, appealing to professionals, government employees, and downtown residents.

Resident-Focused Amenities including private parking, in-unit washer and dryer, access to a modern fitness center, and professionally maintained common areas.

Walkable Urban Lifestyle with convenient access to Riverfront Park, Riverwalk Stadium, the Alabama State Capitol, Rosa Parks Museum, restaurants, breweries, and Montgomery's growing downtown entertainment district.

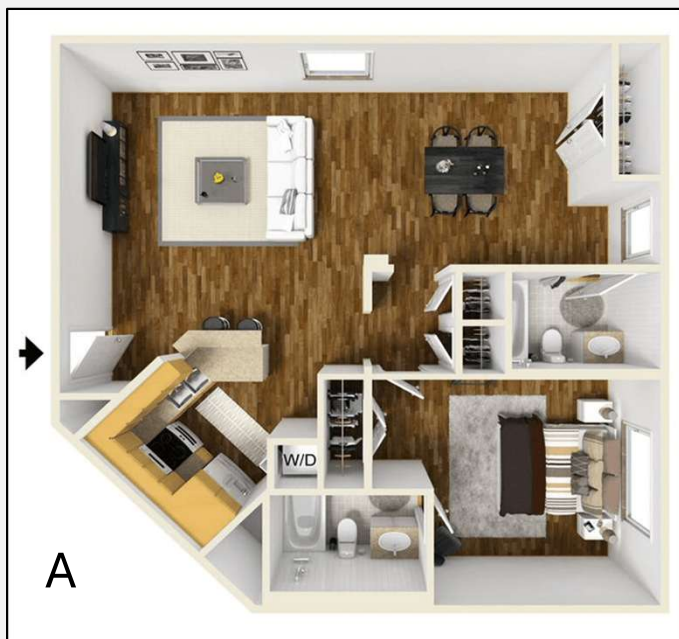
Strong Market Fundamentals supported by nearby state government offices, Maxwell Air Force Base, healthcare employers, higher education institutions, and continued investment in downtown Montgomery.



Professional Management in Place with leasing and management provided through The Bell Lofts, creating a streamlined operational platform for future ownership.



THE GUN STORE LOFTS



Bldg/Unit	Floorplan	SQFT	Unit/Lease Status	Lease Start	Lease End	Market RENT	*Market Plus Addtl	Annual Rent
2241-A	1B/2BA	1,000	Occupied	05/28/2026	05/27/2028	\$1,330.00	\$1,492.00	\$17,904.00
2241-B	1B/2BA B,E	1,025	Occupied	08/22/2025	08/21/2026	\$1,595.00	\$1,557.00	\$18,684.00
2241-C	1B/1BA	725	Occupied	01/26/2026	07/25/2026	\$1,378.00	\$1,419.00	\$17,028.00
2241-D	1B/2BA D,G	875	Occupied	12/01/2025	11/30/2026	\$1,284.00	\$1,352.00	\$16,224.00
2241-E	1B/2BA B,E	1,025	Occupied	08/07/2024	08/06/2025	\$1,395.00	\$1,557.00	\$18,684.00
2241-F	1B/1BA	725	Occupied	07/10/2025	07/09/2026	\$1,330.00	\$1,492.00	\$17,904.00
2241-G	1B/2BA D,G	875	Occupied	12/29/2025	03/28/2027	\$1,155.00	\$1,352.00	\$16,224.00
2241-H - Retail	Com Gun**	1,500	Vacant	-	-	\$0.00	\$0.00	\$0.00
						\$9,467.00	\$10,221.00	\$122,652.00

*Add Mo. Rent includes water, ins/pest control/parking

8
Total Units

87.5%
Occupied (7 of 8)

\$10,221.00
In-Place Monthly Rent

±7,750 SF
Total Square Footage

*Unit 2241-H ("Com Gun"): vacant ground-floor commercial space, not a residential loft unit.

Adams Ave Flats

500 Adams Ave



ADAMS AVE FLATS

500 Adams Ave, Montgomery, AL 36104

100% Occupied Asset with four fully leased loft apartments providing immediate, stable cash flow.

Historic Downtown Apartment Community featuring a collection of character-rich residences with timeless architectural details that distinguish the property from newer multifamily developments.

Premier Downtown Montgomery Location at **500 Adams Avenue**, just two blocks from the Alabama State Capitol and within walking distance of Riverwalk Stadium, the Entertainment District, restaurants, shopping, and major historic attractions.

Unique, Character-Filled Interiors featuring original hardwood floors, vintage tile work, granite slab countertops, modern kitchens, oversized windows, and in-unit washer and dryer.

Private Outdoor Courtyard providing residents with a rare landscaped gathering space in the heart of downtown, enhancing tenant appeal and quality of life.

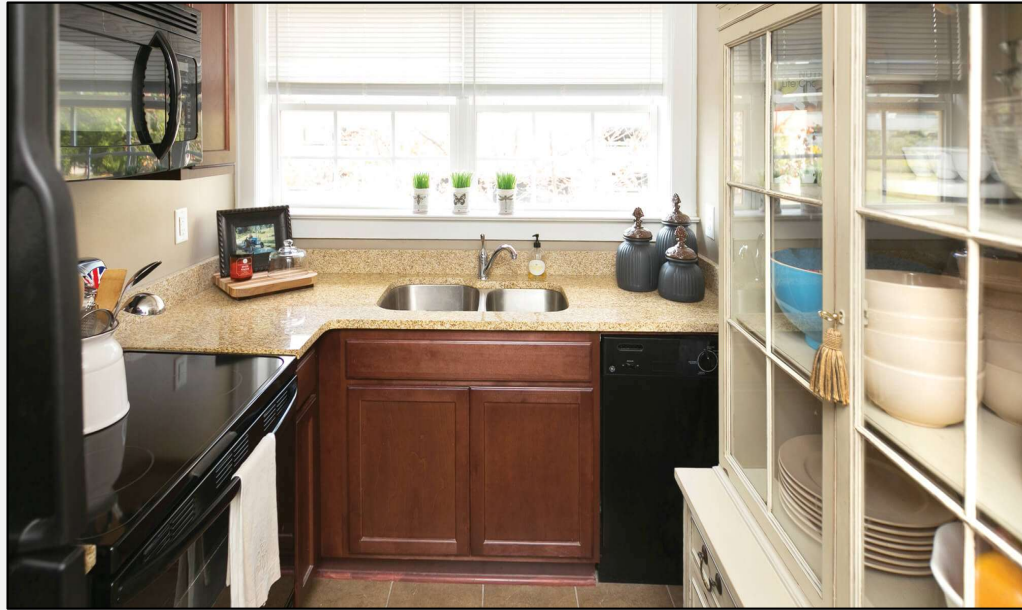
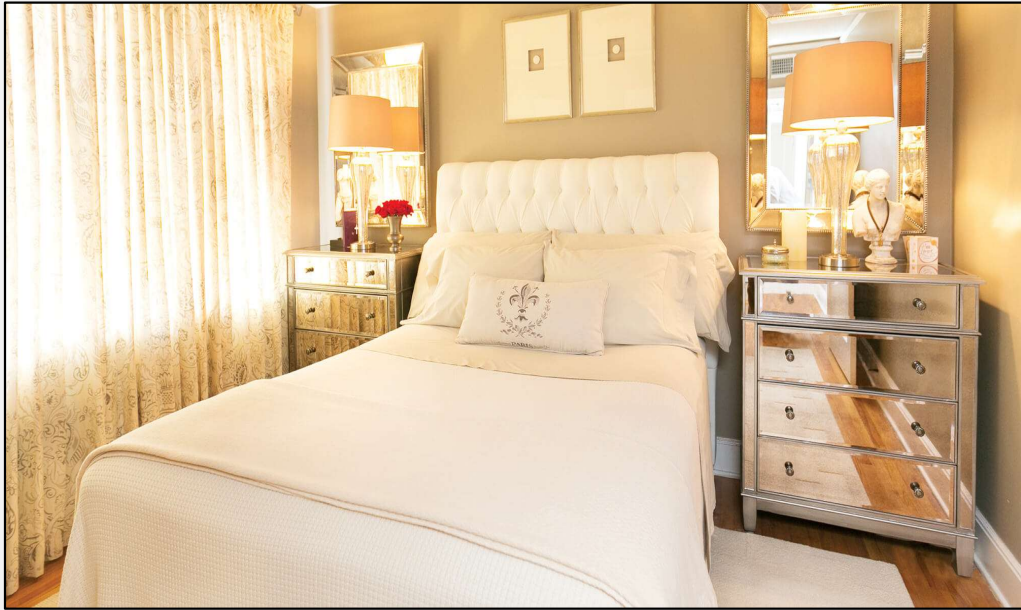
Desirable Resident Amenities including private parking, access to a modern fitness center, outdoor living areas, and professionally maintained common spaces.

Strong Downtown Demand Drivers supported by nearby state government offices, Maxwell Air Force Base, healthcare employers, higher education institutions, and continued public and private investment throughout downtown Montgomery.

Walkable Urban Lifestyle offering convenient access to the Alabama State Capitol, Rosa Parks Museum, Civil Rights Memorial, Riverfront Park, restaurants, breweries, and Montgomery's expanding entertainment district.

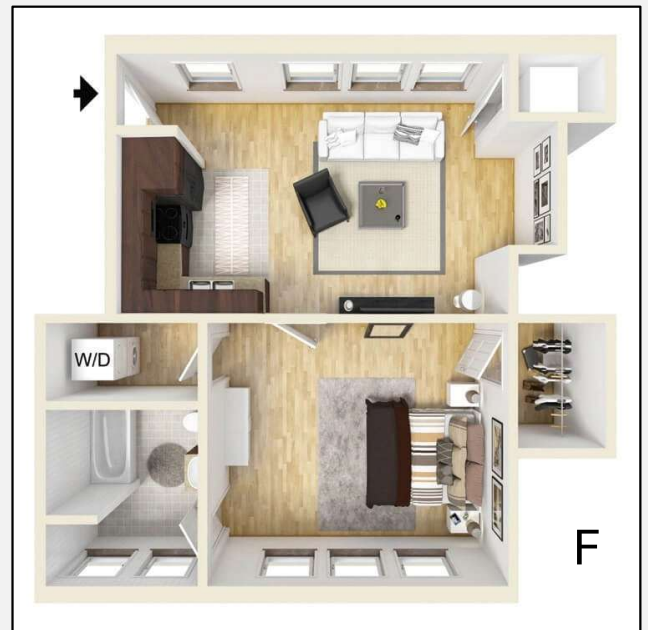
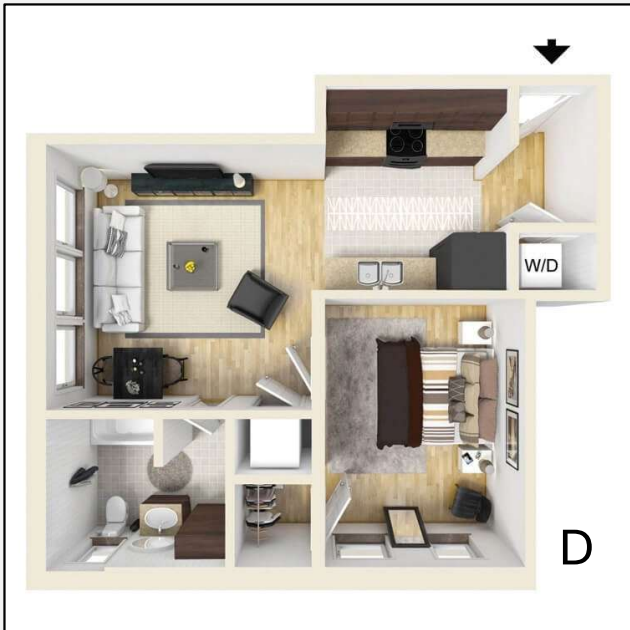
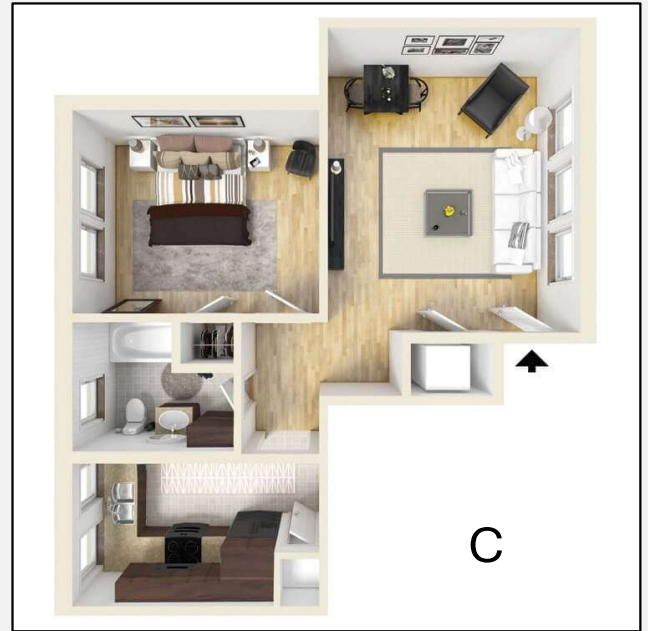
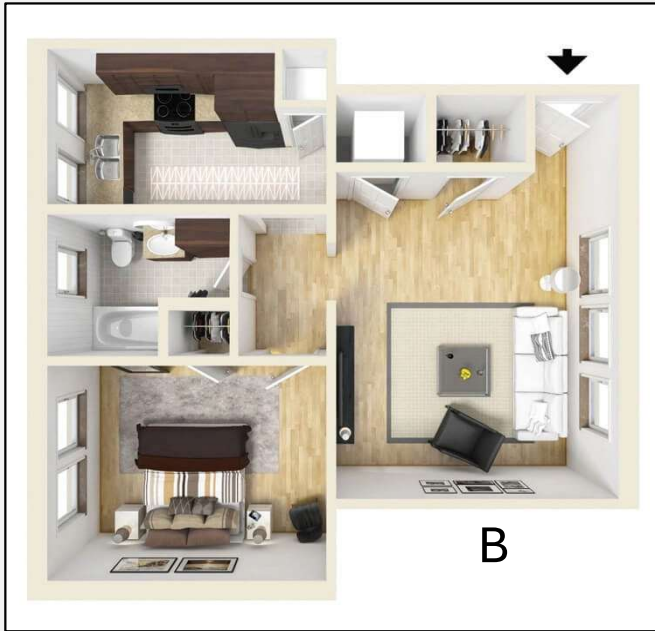
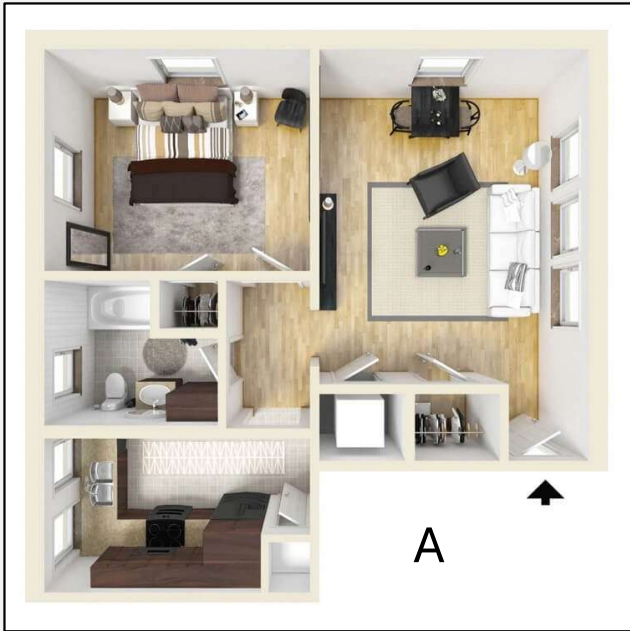


Professionally Managed Asset with established leasing and management through The Bell Lofts, providing operational efficiency and a strong foundation for future occupancy growth.





ADAMS AVE FLATS





ADAMS AVE FLATS

Bldg/Unit	Floorplan	SQFT	Unit/Lease Status	Lease Start	Lease End	Market RENT	*Market Plus Addtl	Annual Rent
1	A	615	Occupied	07//2019	07/31/2027	\$908.00	\$989.00	\$11,868.00
2	B	600	Occupied	04/14/2026	04/13/2027	\$917.00	\$989.00	\$11,868.00
3	A	615	Occupied	04/15/2026	10/14/2026	\$900.00	\$991.00	\$11,892.00
4	B	600	Occupied	02/07/2026	02/06/2027	\$874.00	\$989.00	\$11,868.00
5	C	585	Occupied	11/10/2025	11/09/2026	\$858.00	\$973.00	\$11,676.00
6	D	540	Occupied	09/01/2025	08/31/2026	\$813.75	\$973.00	\$11,676.00
7	C	585	Occupied	06/01/2025	05/31/2026	\$983.00	\$973.00	\$11,676.00
8	D	540	Occupied	04/01/2026	03/31/2027	\$910.00	\$975.00	\$11,700.00
9	E	560	Occupied	03/01/2026	02/28/2027	\$862.11	\$951.00	\$11,412.00
10	E	560	Occupied	11/01/2025	10/31/2026	\$879.00	\$953.00	\$11,436.00
11	F	625	Occupied	06/20/2025	06/30/2026	\$982.00	\$1,023.00	\$12,276.00
12	F	625	Occupied	06/02/2025	06/02/2026	\$932.00	\$1,021.00	\$12,252.00
13	D	540	Occupied	09/01/2025	08/31/2026	\$735.00	\$973.00	\$11,676.00
14	C	585	Occupied	02/06/2026	06/05/2027	\$884.00	\$973.00	\$11,676.00
15	D	540	Occupied	11/01/2025	10/31/2027	\$820.00	\$973.00	\$11,676.00
16	C	585	Occupied	10/11/2025	10/10/2026	\$858.00	\$973.00	\$11,676.00
17	B	600	Occupied	06/01/2026	05/31/2027	\$900.00	\$989.00	\$11,868.00
18	A	615	Occupied	08/01/2026	07/31/2027	\$908.00	\$989.00	\$11,868.00
19	B	600	Occupied	07/08/2026	07/07/2027	\$900.00	\$989.00	\$11,868.00
20	A	615	Occupied	11/01/2025	10/31/2026	\$879.00	\$989.00	\$11,868.00
*Addtl Mo. Rent includes water, ins/pest control/parking						\$17,702.86	\$19,648.00	\$235,776

20
Total Units

100%
Occupied (20 of 20)

\$19,648
In-Place Monthly Rent

±11,730 SF
Total Square Footage



FINANCIAL ANALYSIS

Property	Units	Building SF	Annual Income	Sale Price	NOI (Yr 1)	Cap Rate
The Alps (Icehouse + Gun Store)	12 + Retail	17,635	\$267,168	\$2,500,000	\$176,014	7.0%
Adams Ave Flats	20	11,730	\$235,776	\$1,850,000	\$169,349	9.15%
Portfolio Total	32 + Retail	29,365	\$502,944	\$4,350,000	\$349,363	8.0%

\$4,350,000

Total Portfolio Sale Price

\$349,363

Portfolio NOI (Year 1)

8.0%

Portfolio Cap Rate

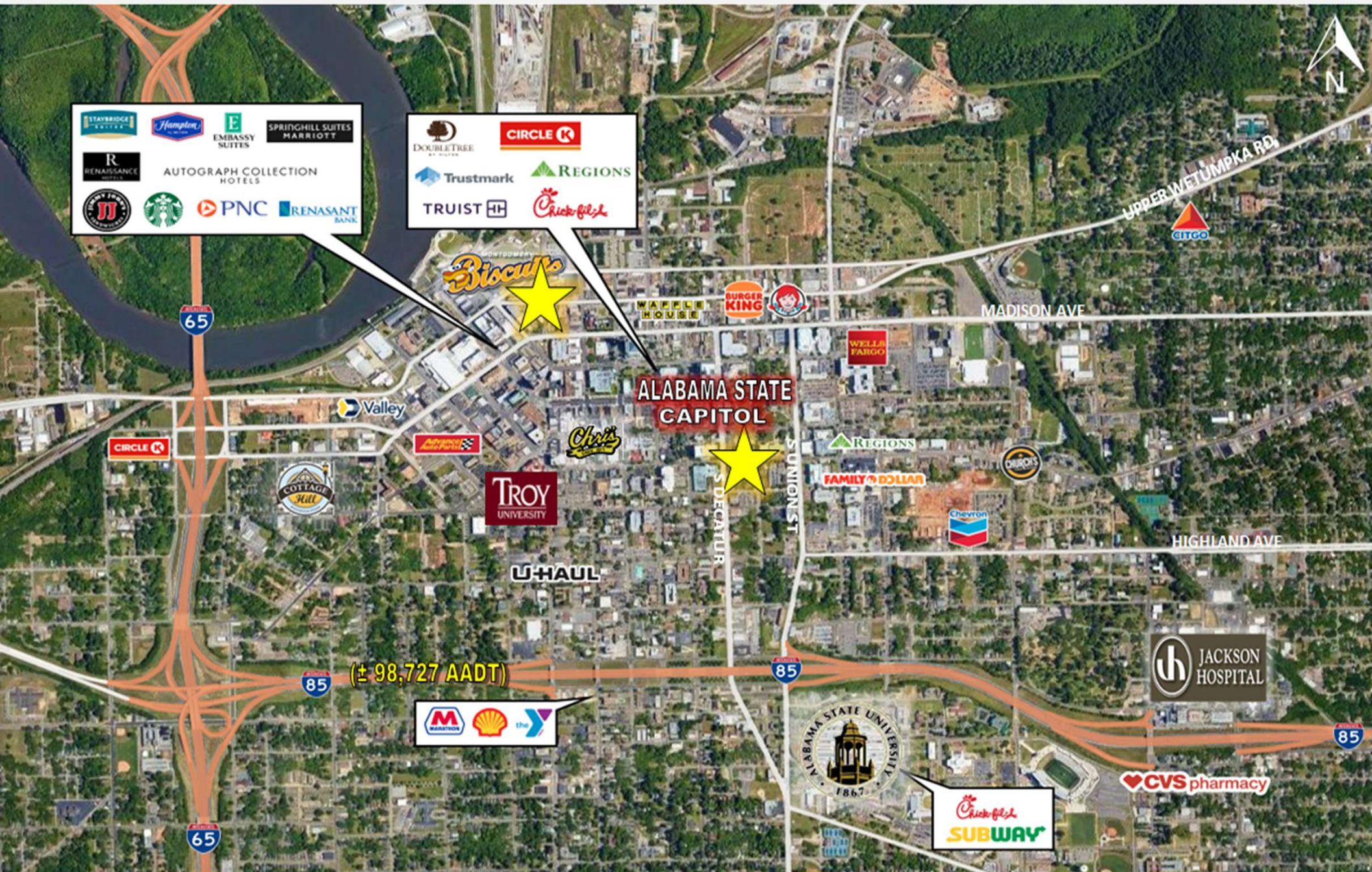
\$148

Price Per SF

The Alps figures include a ground-floor commercial suite leased to Gazette (±2,000 SF, \$4,000/mo) in addition to the 12 residential units; a second ±1,500 SF commercial suite (Unit 2241-H) is currently vacant. NOI reflects Year-1 pro forma income and expenses per Moore Company Realty's underwriting model - buyers should independently verify trailing financials during due diligence.

Please contact Gene Cody, CCIM, SIOR (334-386-2441, gcody@mcrmpm.com) for the full income & expense package and 5-year pro forma.

RETAIL MAP



MONTGOMERY, AL

Alabama's Capital.
A Regional Employment Hub.
A Growing Investment Market.

As the capital of Alabama, Montgomery serves as the political, military, healthcare, education, and logistics center for central Alabama. The city is home to a diverse employment base anchored by state government, Maxwell Air Force Base, Hyundai Motor Manufacturing Alabama, higher education institutions, and regional healthcare systems, creating long-term economic stability and consistent housing demand.

Montgomery's strategic location along Interstates 65 and 85 provides convenient access to Birmingham, Atlanta, Mobile, and the Gulf Coast, positioning the city as an important transportation and distribution hub for the Southeast.

In recent years, downtown Montgomery has experienced significant public and private investment, transforming the urban core into a vibrant mixed-use district featuring restaurants, entertainment, office redevelopment, riverfront attractions, and adaptive reuse residential projects. Historic loft conversions continue to attract professionals, government employees, military personnel, healthcare workers, and young residents seeking walkable urban living.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,444	45,895	97,267
Average Age	41.3	35.2	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Average HH Income	\$56,470	\$58,871	\$66,566
Total Households	1,490	17,721	38,206
Persons Per Household	2.3	2.6	2.5
Average House Value	\$99,470	\$144,860	\$152,036



± 89,809

Interstate 65



± 45,895

People Within 3 Miles



\$58,871 +

Average HH Income

MONTGOMERY, AL

ALABAMA'S CAPITAL.

A GROWING DOWNTOWN. A MARKET ON THE RISE.

Montgomery serves as Alabama's capital city and one of the Southeast's most stable employment centers, supported by state government, Maxwell Air Force Base, healthcare, higher education, and advanced manufacturing. Continued public and private investment has transformed downtown into one of Alabama's fastest-growing urban districts, attracting residents, employers, and visitors alike.

The Downtown Lofts Portfolio is positioned in the heart of this revitalization, placing residents within walking distance of major employers, entertainment venues, restaurants, parks, and nationally recognized cultural destinations.

KEY ECONOMIC DRIVERS



MAXWELL AIR FORCE BASE & GUNTER ANNEX

One of Montgomery's largest economic engines, Maxwell Air Force Base supports thousands of military and civilian personnel while serving as the home of Air University, Air War College, and numerous Department of Defense operations.



ALABAMA STATE CAPITOL & GOVERNMENT DISTRICT

As Alabama's capital, Montgomery is home to hundreds of state agencies and government offices employing thousands of professionals who work just minutes from the portfolio.



EQUAL JUSTICE INITIATIVE (EJI)

The nationally acclaimed Equal Justice Initiative has transformed downtown through the Legacy Museum and National Memorial for Peace and Justice, drawing hundreds of thousands of visitors annually while encouraging significant redevelopment.



MONTGOMERY WHITEWATER

One of the Southeast's newest outdoor recreation destinations, featuring Olympic-caliber rafting, kayaking, climbing, dining, concerts, and year-round events that continue to increase tourism and quality of life in the River Region.



RIVERFRONT & ENTERTAINMENT DISTRICT

The Alabama Riverfront continues to be a centerpiece for downtown, offering Riverwalk Stadium, Riverfront Park, the amphitheater, dining, nightlife, festivals, and community events.



EASTCHASE SHOPPING CENTER

The Shoppes at EastChase is Montgomery's premier retail destination with over one million square feet of shopping, dining, entertainment, and national retailers.



OLD ALABAMA TOWN

Located just blocks from the portfolio, Old Alabama Town preserves more than 50 historic structures that showcase Alabama's architectural heritage and culture.



MONTGOMERY WHITEWATER

One of the Southeast's newest outdoor recreation destinations, featuring Olympic-caliber rafting, kayaking, climbing, dining, concerts, and year-round events that continue to increase tourism and quality of life throughout the River Region.



RIVERFRONT & ENTERTAINMENT DISTRICT

The Alabama Riverfront continues to serve as a centerpiece for downtown, offering Riverwalk Stadium, Riverfront Park, the amphitheater, dining, nightlife, festivals, and community events that enhance downtown living.



EASTCHASE SHOPPING CENTER

The Shoppes at EastChase is Montgomery's premier retail destination, featuring over one million square feet of shopping, dining, entertainment, and national retailers.



OLD ALABAMA TOWN

Located just blocks from the portfolio, Old Alabama Town preserves more than 50 historic structures that showcase Alabama's architectural heritage while serving as one of Montgomery's most popular cultural attractions.



ALABAMA STATE CAPITOL

Political and governmental center of Alabama



MAXWELL AIR FORCE BASE

Major military installation and economic driver



MONTGOMERY WHITEWATER

Outdoor recreation and entertainment destination



DABOS PARK

Home of the Montgomery Biscuits



EASTCHASE

Premier regional shopping destination



EQUAL JUSTICE INITIATIVE

Internationally recognized cultural destination



390,000+

METRO POPULATION



30,000+

STATE GOVERNMENT
EMPLOYEES



HUNDREDS OF
THOUSANDS

VISITORS TO EJI ANNUALLY



I-65 & I-85

MAJOR INTERSTATES
SERVING MONTGOMERY



MONTGOMERY
REGIONAL AIRPORT
EASTERN ALABAMA'S
PRIMARY AIR SERVICE



APPROX. 5 MINUTES

DRIVE TIME TO
MAXWELL AIR FORCE BASE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Moore Company Realty in compliance with all applicable fair housing and equal opportunity laws.

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