

# City Center Village

Independent Senior Living Community

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807 BANK STREET - DECATUR, ALABAMA 35601

# DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RDO Investments, LLC and should not be made available to any other person or entity without the written consent of RDO Investments, LLC. This Marketing Brochure 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. RDO Investments, LLC 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, RDO Investments, LLC has not verified, and will not verify, any of the information contained herein, nor has RDO Investments, LLC 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.

All properties visits are by appointment only.

# DEAL OVERVIEW

ADDRESS: 807 Bank Street NE  
Decatur, Alabama 35601

COUNTY: Morgan

COMPLEX NAME: City Center Village

YEAR BUILT/RENOVATED: 1985 Built  
2016 Renovated

TOTAL BUILDING SIZE: 82,060

SITE SIZE: 2.88 Acres

NO. OF BUILDINGS: 2

NO. OF FLOORS: 2

NO. OF UNITS: 104

NO. OF BEDS: 109

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SALE PRICE: Unpriced

OCCUPANCY RATE: 83%

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## RANKED

# # 1

INDEPENDENT LIVING  
FACILITY IN DECATUR  
- A PLACE FOR MOM 2024

## CURRENT RENT vs. MARKET

# 47% BELOW MARKET

CITY CENTER AVG RENT  
- \$1,576./month  
DECATUR AVG RENT  
- \$3,000/month



# EXECUTIVE SUMMARY

City Center Village is a premier Value-Add 104-unit Independent Living Community strategically located at 807 Bank Street in Decatur, Alabama. Originally constructed as a limited-service hotel in 1985, the property has been thoughtfully converted into a vibrant senior housing facility, maintaining its good condition across a well-situated 2.88-acre site.

City Center Village distinguishes itself by offering residents a carefree, luxurious lifestyle at an all-inclusive and competitive monthly fee, positioning it favorably against other communities in northern Alabama. Residents can choose from three spacious floor plans tailored to meet diverse needs.

Nestled in the heart of Decatur's historic district, City Center Village combines comfort and convenience, fostering a welcoming atmosphere that prioritizes peace of mind. This community is dedicated to enhancing the quality of life for its residents while ensuring a supportive and enriching environment.

Decatur, Alabama, presents a compelling case for investment due to its strategic location, robust economic growth, and quality of life. Situated along the Tennessee River and in close proximity to major highways, Decatur offers excellent connectivity to regional markets and neighboring cities. The local economy is diverse, with strong sectors in manufacturing, healthcare, and education, supported by the presence of key employers.

Additionally, Decatur boasts a favorable cost of living and an appealing environment, characterized by a vibrant community, recreational opportunities, and cultural attractions. The city's commitment to infrastructure improvements and business development further enhances its attractiveness as an investment destination. With a growing population and an increasing demand for quality housing and services, Decatur stands out as a prime location for future growth and profitability.

## Investment Highlights

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**1. Downtown Decatur:** In 2010, the City of Decatur set a visionary goal of transforming the Historic Downtown into a destination that would attract the attention of Investors, Developers, and new Businesses and Residents. With over \$85 Million in Direct Investment, the City of Decatur has transformed its downtown into a vibrant community serving the Residents and Visitors to the downtown.



**2. Value-Add:** City Center Village is currently 83% leased with Independent Living Rental Rates 47% below market. In addition, 20 units are currently utilized as short term living for traveling professionals who are in Decatur between 2-12 months. Those rents average 53% below market if they were leased on an Independent Living model.















**Bank Street HISTORIC DOWNTOWN**

Historic Site  
Old State Bank



Wilson Street NE

Railroad Street



Historic Site  
Old State Bank



RIVERFRONT WEALTH MANAGEMENT

Edward Jones

HCS A Sales O'Brien Company

BANK STREET ANTIQUES

Surgical Dermatology Group

Bank Street HISTORIC DOWNTOWN

DeAnn Meely FINE ART STUDIO

MIRANDA ALEXANDER INTERIORS

PERCEPTIVE DESIGNS, LLC

Wilson Street NE



Railroad Street

BANK STREET Grill

State Farm

THE GARDEN

Simp Mcghee's

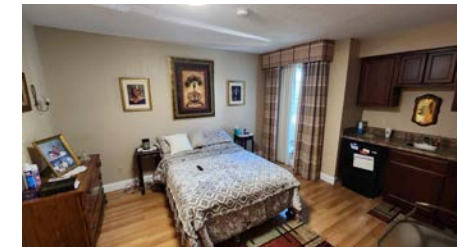
alabama bariatrics minimally invasive surgery

Frameworks Architecture



# PHOTOS

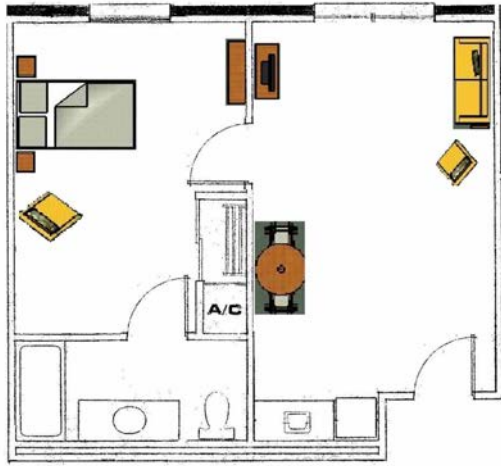
Property







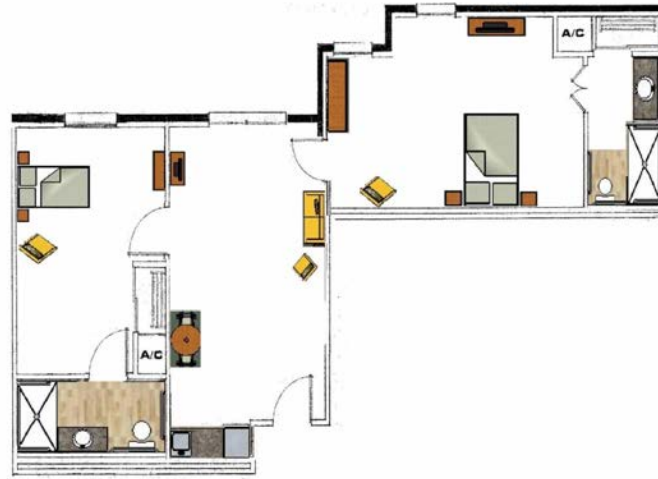
# FLOOR PLANS & AMENITIES



**The Executive**

**1** BEDROOM

Beds: 1 | Baths: 1 Full | SF: 600



**The Grand**

**2** BEDROOM

Beds: 2 | Baths: 2 Full | SF: 1,000



**The Village**

**S** STUDIO

Beds: 1 | Baths: 1 Full | SF: 310 - 420

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## AMENITIES

- Three delectable meals daily prepared by our Executive Chef with breakfast made to order
- All utilities, including local telephone, wireless internet, and extended cable
- Weekly housekeeping and linen change services
- Activities, parties, religious services, a pool, BBQ grills, a fire pit, a well-stocked library, raised garden bed, and 3 gorgeous courtyards to relax and enjoy nature.
- Wellness programs utilizing our beautiful pool in the summer and indoor fitness area year-round
- Beauty Salon and Barber Shop on site
- Scheduled transportation, including excursions and road trip adventures
- Free meal delivery to your room
- Awake staff 24/7
- Maintenance on duty 7 days per week.
- Private Dining Room for Parties, Family Reunions, and other special occasions
- Pet Friendly\*- (Deposit required prior to moving in, some restrictions apply)

# INCOME & EXPENSE

## INCOME & EXPENSES

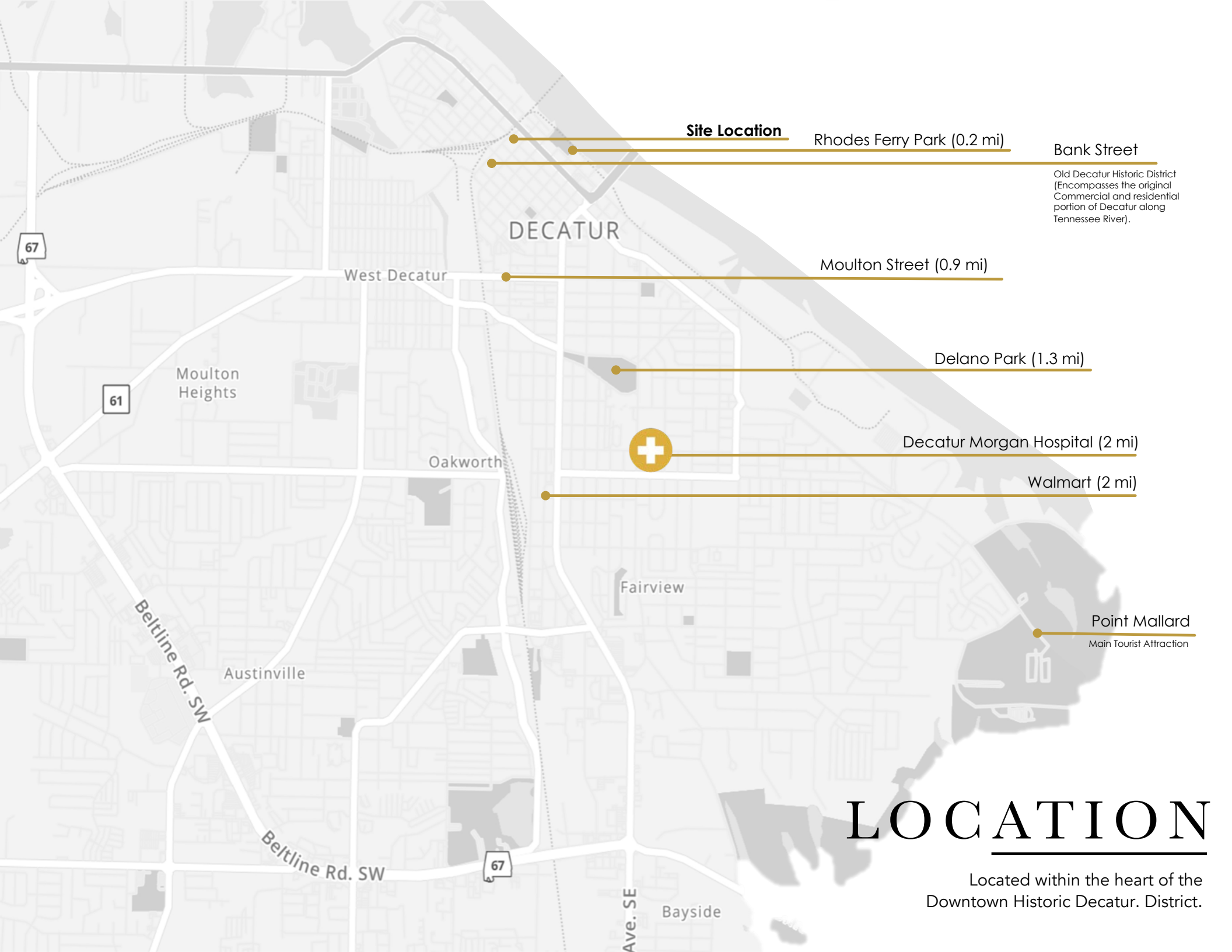
	<b>12-Month</b>
Revenue	
Occupied Space	\$1,443,488
<b>GROSS RENT</b>	<b>\$1,443,488</b>
Operating Expenses	
Salaries & Wages	\$470,363
Benefits & Payroll Taxes	\$46,318
Dietary	\$197,232
Housekeeping & Laundry Supplies	\$4,984
Maintenance & Repair	\$46,076
Activities	\$11,625
Utilities	\$132,826
General & Administrative	\$25,964
Insurance	\$62,841
Real Estate Taxes	\$21,087
Marketing	\$21,353
<b>TOTAL OPERATING EXPENSES</b>	<b>\$1,040,669</b>
<b>NET OPERATING INCOME</b>	<b>\$402,819</b>

# RENT ROLL

UNIT #	SF	TENANT	RENTAL RATE	OCCUPANCY DATE	
102	1 Bedroom	600	Occupied	\$1,899	09/15/23
104	1 Bedroom	600	Occupied	\$1,899	10/7/23
108	1 Bedroom	600	Occupied	\$1,949	8/31/23
110	1 Bedroom	600	Occupied	\$1,700	6/20/21
112	1 Bedroom	600	Vacant		
114	1 Bedroom	600	Occupied	\$1,999	10/23/20
115	1 Bedroom	600	Vacant		
116	1 Bedroom	600	Vacant		
117	1 Bedroom	600	Occupied	\$1,500	10/4/18
118	1 Bedroom	600	Occupied	\$1,899	8/3/23
120	Studio Deluxe	420	Occupied	\$1,549	11/11/22
121	Studio Deluxe	420	Occupied	\$1,599	1/11/24
122	Studio	310	Occupied	\$1,349	10/9/18
123	Studio	310	Occupied	\$1,399	5/19/22
200	1 Bedroom	600	Occupied	\$1,450	4/20/19
202	1 Bedroom	600	Occupied	\$1,853	7/11/21
204	1 Bedroom	600	Occupied	\$1,899	8/25/23
205	1 Bedroom	600	Occupied	\$1,956	7/14/17
206	1 Bedroom	600	Occupied	\$700	3/11/24
207	1 Bedroom	600	Occupied	\$1,899	10/16/19
208	1 Bedroom	600	Occupied	\$1,899	4/25/23
210	1 Bedroom	600	Occupied	\$1,899	9/9/23
212	1 Bedroom	600	Occupied	\$1,545	7/14/18
214	1 Bedroom	600	Occupied	\$2,299	7/28/23
215	1 Bedroom	600	Occupied	\$2,049	8/5/22
216	1 Bedroom	600	Occupied	\$1,800	7/13/24
217	1 Bedroom	600	Occupied	\$700	
218	1 Bedroom	600	Occupied	\$700	
220	Studio	310	Occupied	\$1,499	4/17/23
221	Studio	310	Occupied	\$1,549	4/20/23
222	Studio	310	Occupied	\$1,549	4/18/23
223	Studio	310	Occupied	\$1,549	6/3/23
300	1 Bedroom	600	Occupied	\$1,400	3/17/24
302	1 Bedroom	600	Occupied	\$1,495	10/30/18
304	1 Bedroom	600	Occupied	\$1,750	7/25/23
305	1 Bedroom	600	Occupied	\$2,049	6/21/24
306	1 Bedroom	600	Occupied	\$1,899	3/13/23
307	1 Bedroom	600	Occupied	\$1,450	7/30/18
308	1 Bedroom	600	Vacant		
310	1 Bedroom	600	Vacant		
312	1 Bedroom	600	Vacant		
314	1 Bedroom	600	Occupied	\$1,199	12/5/19
315	1 Bedroom	600	Occupied	\$1,400	3/17/24
316	1 Bedroom	600	Vacant		
317	1 Bedroom	600	Occupied	\$1,570	2/13/18
318	1 Bedroom	600	Occupied	\$2,049	7/6/24
320	Studio Deluxe	420	Vacant	\$1,549	3/11/23
322	Studio	310	Occupied	\$1,399	10/3/23
323	Studio Deluxe	420	Occupied	\$1,549	3/2/24

UNIT #	SF	TENANT	RENTAL RATE	OCCUPANCY DATE	
<b>BUILDING "B"</b>					
131	Studio	310	Occupied	\$1,394	5/26/21
132	Studio	310	Occupied	\$1,338	9/17/21
134	2 Bedroom	1000	Vacant	\$0	3/12/24
135	2 Bedroom	1000	Occupied	\$2,000	8/4/18
136	1 Bedroom	600	Occupied	\$1,450	7/30/18
137	1 Bedroom	600	Occupied	\$1,776	7/2/18
138	1 Bedroom	600	Occupied	\$1,899	2/15/24
139	1 Bedroom	600	Occupied	\$1,949	2/13/24
140	1 Bedroom	600	Occupied	\$1,849	10/6/21
141	1 Bedroom	600	Occupied	\$1,799	5/25/21
142	1 Bedroom	600	Occupied	\$1,800	9/26/23
143	1 Bedroom	600	Occupied	\$1,899	9/29/23
144	2 Bedroom	1000	Occupied	\$2,399	8/22/18
145	2 Bedroom	1000	Occupied	\$2,899	7/10/22
146	Studio	310	Occupied	\$1,449	19-May
147	Studio	310	Occupied	\$1,549	12/31/22
231	Studio	310	Occupied	\$1,299	7/23/22
232	Studio	310	Occupied	\$1,549	5/1/24
233	Studio	310	Occupied	\$1,549	7/28/23
234	2 Bedroom	1000	Occupied	\$2,799	12/14/22
235	1 Bedroom	600	Vacant		
236	1 Bedroom	600	Occupied	\$1,899	11/30/23
237	1 Bedroom	600	Vacant		
238	1 Bedroom	600	Occupied	\$1,899	12/21/23
239	1 Bedroom	600	Occupied	\$1,400	3/24/24
240	1 Bedroom	600	Vacant		
241	1 Bedroom	600	Occupied	\$1,400	1/26/24
242	1 Bedroom	600	Vacant		
243	1 Bedroom	600	Vacant		
244	1 Bedroom	600	Occupied	\$1,400	04/14/24
245	1 Bedroom	600	Occupied	\$1,899	03/04/24
246	Studio	310	Occupied	\$1,399	01/27/22
247	Studio	310	Occupied	\$1,499	12/12/22
248	Studio Deluxe	420	Occupied	\$1,200	05/25/24
249	Studio Deluxe	420	Occupied	\$1,600	11/25/23
330	Studio Deluxe	420	Occupied	\$1,200	03/27/24
331	Studio Deluxe	420	Occupied	\$1,200	03/27/24
332	Studio	310	Occupied	\$1,200	03/17/24
333	Studio	310	Occupied	\$1,200	03/17/24
334	1 Bedroom	600	Occupied	\$1,400	03/16/24
335	1 Bedroom	600	Occupied	\$1,400	03/16/24
336	1 Bedroom	600	Occupied	\$1,400	03/17/24
337	1 Bedroom	600	Occupied	\$1,400	03/16/24
338	1 Bedroom	600	Occupied	\$1,400	03/17/24
339	1 Bedroom	600	Occupied	\$1,400	03/16/24
340	1 Bedroom	600	Vacant		
341	1 Bedroom	600	Occupied	\$1,400	03/04/24
342	1 Bedroom	600	Occupied	\$1,400	03/04/24
343	1 Bedroom	600	Occupied	\$1,400	03/04/24
344	1 Bedroom	600	Occupied	\$1,400	03/04/24
345	1 Bedroom	600	Occupied	\$1,400	03/04/24
346	Studio	310	Occupied	\$1,200	03/11/24
347	Studio Deluxe	420	Vacant	\$0	
348	Studio Deluxe	420	Occupied	\$1,200	03/24/24
349	Studio	310	Vacant	\$0	

\* Rooms highlighted in GOLD are Professional Short Term Rentals. They are units fully furnished leased to traveling Professionals on a 2-12 month basis.



**Site Location**

Rhodes Ferry Park (0.2 mi)

Bank Street

Old Decatur Historic District  
(Encompasses the original  
Commercial and residential  
portion of Decatur along  
Tennessee River).

DECATUR

Moulton Street (0.9 mi)

West Decatur

Delano Park (1.3 mi)

Moulton  
Heights

Decatur Morgan Hospital (2 mi)

Oakworth

Walmart (2 mi)

Fairview

Point Mallard  
Main Tourist Attraction

Austinville

# LOCATION

Located within the heart of the  
Downtown Historic Decatur. District.

Beltline Rd. SW

Beltline Rd. SW

Ave. SE

Bayside

67

61

67



*Decatur, AL*

# LOCATION OVERVIEW

# LOCATION OVERVIEW

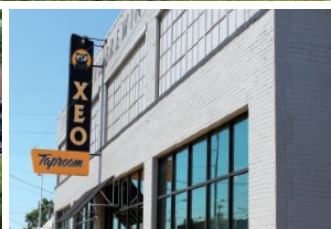
Decatur is the largest city and county seat of Morgan County in Alabama. The city, affectionately known as "The River City," is located in Northern Alabama on the banks of Wheeler Lake, along the Tennessee River. The population in the 2024 was 58,412.

The city's economy is heavily based on manufacturing, cargo transit, and hi-tech industries. The city is home to industrial giants such as General Electric, United Launch Alliance, Nucor Steel, Daikin America, and 3M as well as award winning small retailers like Big Bob Gibson's Barbecue and Morgan Price Candy Company. Toray, the largest producer of polyacrylonitrile (PAN)-based carbon fiber, operates a Decatur plant that houses one of the world's biggest production lines, capable of producing 8 million pounds of carbon fiber a year. The company has invested \$511 million in Morgan County, where it also operates a fluorofibers facility. Hexcel operates a plant in Decatur that makes a PAN precursor, which is converted into carbon fiber at other company plants, and houses a research and technology center for carbon fiber development. Carbon fiber composites produced by Toray and Hexcel are found in the airframes of Boeing and Airbus passenger jets, along with other uses. Decatur will be indispensable to two of the biggest and best airplane manufacturers.

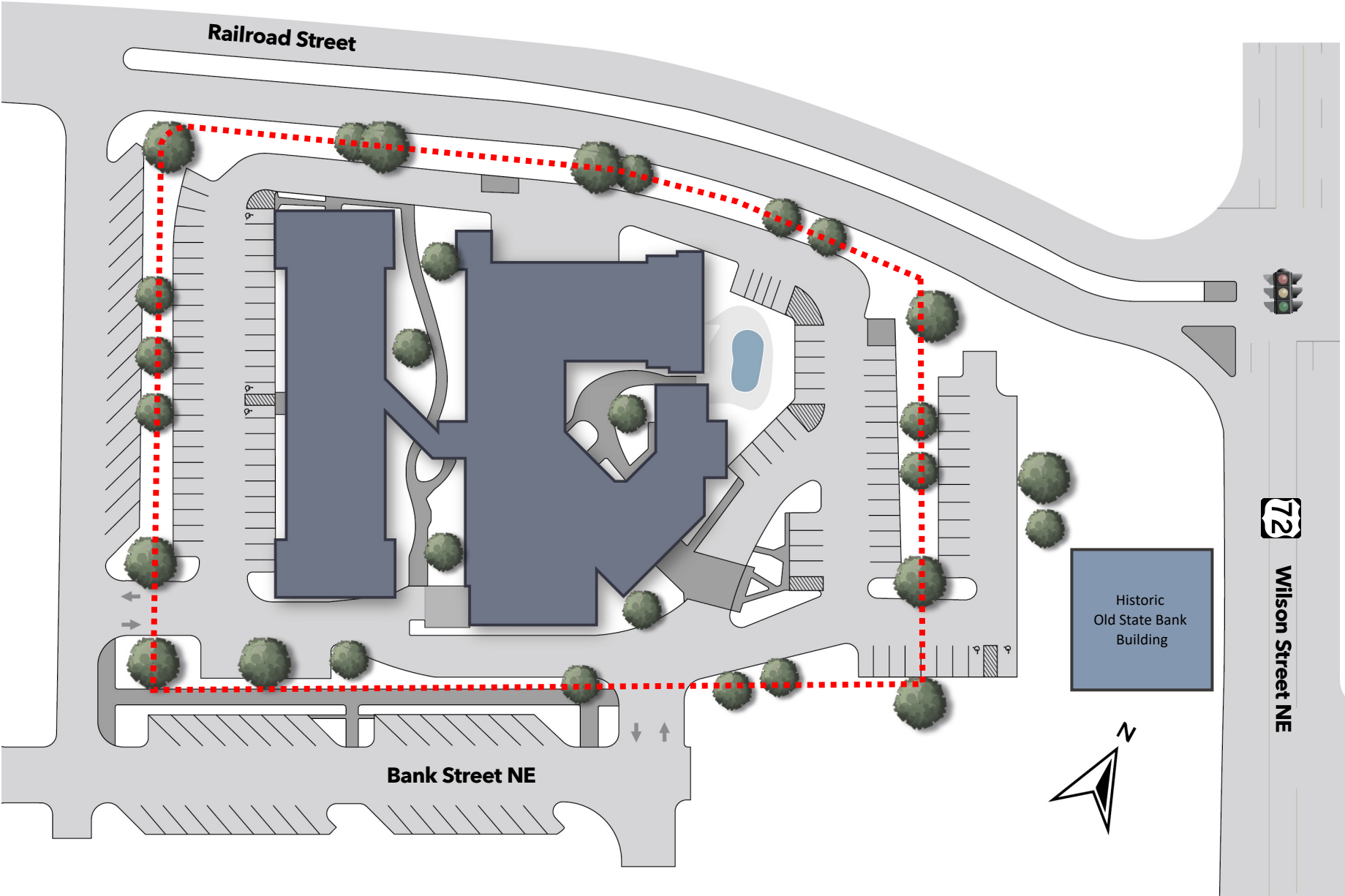
Approval of the United Launch Alliance combined Lockheed-Martin and Boeing's rocket manufacturing contracts to a central location at the plant in Decatur. All satellite launching rockets used by the U.S. government will be built in Decatur. This approval brought over 230 new jobs to the Decatur area. The ULA plant utilizes the Tennessee River to ship the rockets to Cape Canaveral.

A recent BRAC (Base Realignment and Closer) Base realignment will also bring a population, conservatively estimated at 5,000–10,000 people (not including their families), to the area surrounding Redstone Arsenal. Decatur has grown to be the busiest river port on the Tennessee River, handling a large portion of the more than five million tons of river freight that moves through the city. The Port of Decatur sees large amounts of barge traffic from up and down the Tennessee River, which has led to twelve Fortune 500 companies opening plants in the city.

Tourism is also a major part of Decatur's economy. Hundreds of thousands of people from in and out of town, and from many other countries and territories, attend some of the premier festivals in the South. One of the largest is the Alabama Jubilee, a hot air balloon race, which brings over 100,000 people. The Spirit of America Festival is one of the largest free 4th of July festivals in the South, bringing over 65,000 visitors.

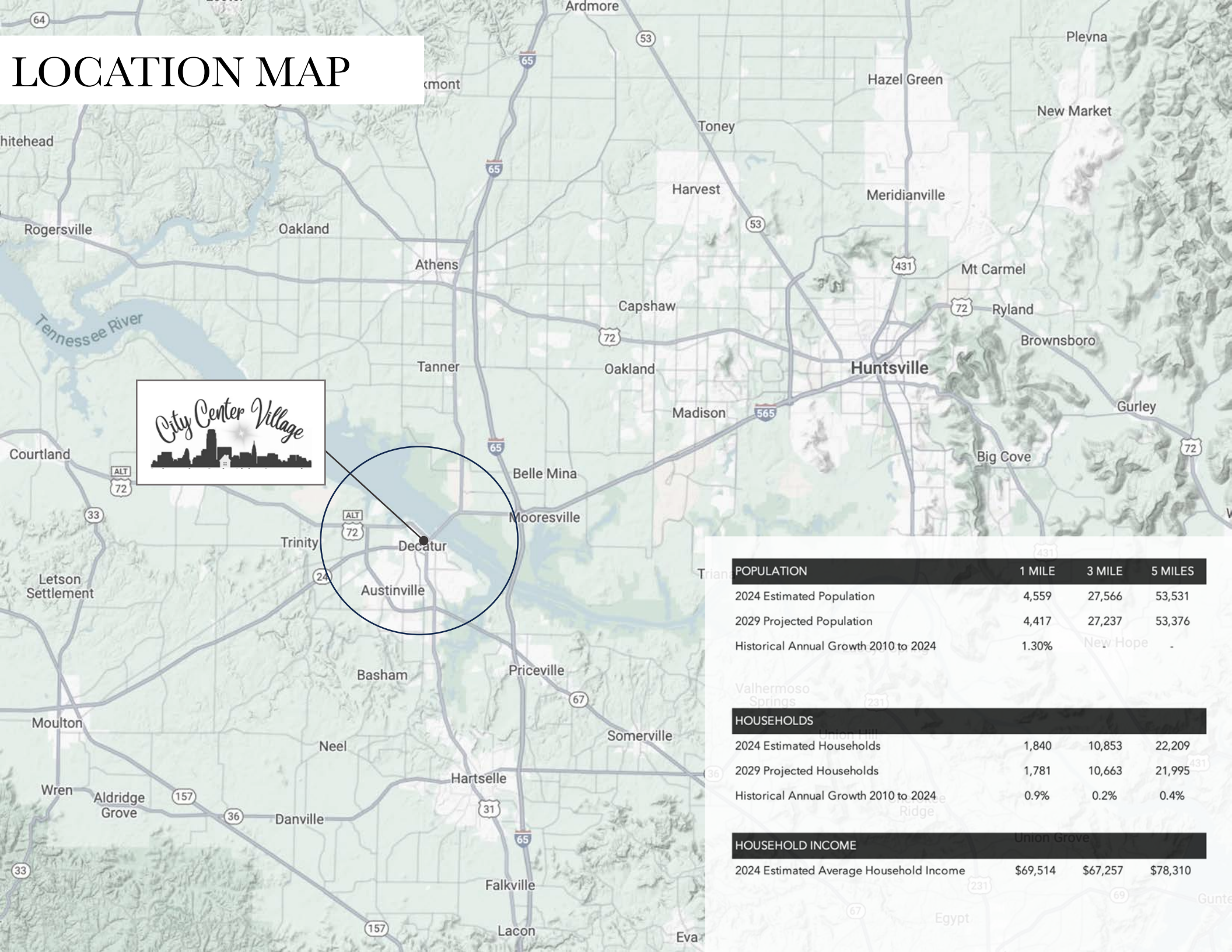


# SITE PLAN





# LOCATION MAP



## POPULATION

	1 MILE	3 MILE	5 MILES
2024 Estimated Population	4,559	27,566	53,531
2029 Projected Population	4,417	27,237	53,376
Historical Annual Growth 2010 to 2024	1.30%	New Hope	-

## HOUSEHOLDS

2024 Estimated Households	1,840	10,853	22,209
2029 Projected Households	1,781	10,663	21,995
Historical Annual Growth 2010 to 2024	0.9%	0.2%	0.4%

## HOUSEHOLD INCOME

2024 Estimated Average Household Income	\$69,514	\$67,257	\$78,310
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# CONTACTS

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Owner/Principal  
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**RDO**  
INVESTMENTS

3219 East Camelback Road  
Phoenix, Arizona 85018

Listed in Conjunction with licensed Alabama Broker of Record Tri-Oak Consulting Group, Inc



Confidentially Agreement

THIS CONFIDENTIALITY AGREEMENT ("Agreement") is made and agreed to by River City Senior Living, LLC ("Owner"), of the Property, and \_\_\_\_\_ ("Potential Purchaser") regarding the property known as the City Center Village – Decatur Alabama ("Property"). The obligation of confidentiality undertaken pursuant to this Agreement shall survive the terms of the Broker's listing agreement with Owner.

PURCHASER HAS REQUESTED information from Owner for the purpose of evaluating a possible acquisition of the Properties. The Owner of the Property will deliver information concerning the Properties, much of which is highly confidential, only to those potential purchasers who sign this Agreement.

THE PARTIES AGREE, in consideration of the covenants and agreements contained herein, as follows:

- 1. Purchaser will not disclose, permit the disclosure of, release, disseminate, or transfer any information obtained hereunder ("Information") to any other person or entity.
2. If Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it.
3. This Agreement applies to all Information received from Owner, now or in the future, which is not readily available to the general public. Purchaser understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner.
4. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Properties, and it shall not at any time or in any manner be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property other than Broker with Owner's written permission. Such persons include, without limitation, Owner's employees, suppliers, and tenants.
6. Neither Broker nor Owner make any representations or warranty, express or implied, as to the accuracy or completeness of any Information provided by them. Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Owner with respect to the same.
7. The persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.
8. This Agreement shall be governed and construed in accordance with the laws of the State of Nevada.

AGREED and ACCEPTED, this \_\_\_\_\_ day of \_\_\_\_\_, 2024

Please Email Confidentiality Agreement to Ryan O'Connell at Ryan@RDOinvestments.com

RECIPIENT(s) \_\_\_\_\_
SIGNED \_\_\_\_\_
PRINTED NAME \_\_\_\_\_
COMPANY \_\_\_\_\_
PHONE \_\_\_\_\_
ADDRESS \_\_\_\_\_
E-MAIL \_\_\_\_\_