

Hendricks Florence Portfolio — Hard-Data Info Sheet

Lauderdale County, AL · June 14, 2026 · owner: Timothy A./Alan Hendricks (Nashville investor) · verified from recorded deeds & mortgages (ingprobate), altags assessor, Zillow.

Property (sub · bd/ba · sqft · yr)	Status / value	County appr.	Hendricks paid (deed)	Mortgage orig→est now	Modernized ARV	Est equity now*	Condition
531 Malone Cir Windsor Heights · 4/2 · 1,864sf · 1959	FOR SALE list \$165,000	\$145,300	\$125,000 2021-11-18	\$100,000→~\$92,600	\$205,000—\$218,000	\$118,900	Dated/original, un-remodeled
2137 Chisholm Rd Bedford Heights · 3/2 · 1,476sf · 1955	FOR SALE list \$159,000	\$143,200	\$142,500 2022-05-05	\$114,000→~\$108,200	\$195,000—\$212,000	\$95,300	Dated brick ranch, overgrown
218 Prairie St City of Florence · 4/2 · 1,836sf · 1980	OFF-MARKET Zest \$188,500	\$137,660	\$138,000 2022-03-24	\$89,700→~\$84,300	\$225,000—\$240,000	\$148,200	Worn; yard debris
547 Alabama St McFarland Heights · 3/2 · 1,816sf · 1950	OFF-MARKET Zest \$213,900	\$169,300	\$139,900 2021-04-29	\$111,920→~\$103,200	\$255,000—\$275,000	\$161,800	Dated; original picture windows; near-river premium area
2331 Wood Ave Ridgewood · 3/2 · 1,800sf · 1965	OFF-MARKET Zest \$190,900	\$170,360	\$127,000 2021-09-21	\$100,000→~\$92,300	\$225,000—\$245,000	\$142,700	Dated interior (red carpet); solid brick ranch
2331 McBurney Dr Norwood Park · 4/2 · 1,644sf · 1955	SOLD Zest \$219,000	\$126,800	— 2022-05-20	—→~—	(sold/renovated)	—	RENOVATED & SOLD \$219K (5/2026) — proof comp, not for sale

Key: "Hendricks paid" = the true consideration written in each recorded deed (the county index "Value" field shows only the deed-tax basis ≈ 1/5 of price, so it's misleading). He **financed ~80%**; mortgage **"est now" is an amortization estimate** (orig. loan, assumed investor rate 5.0–6.5%, 30-yr, to 06/2026) — exact payoff needs his statement. His **mortgage payoff ≈ his true sale floor**. No other Lauderdale property is recorded in his personal name (LLC-held can't be ruled out). 2331 McBurney already sold (renovated, \$219K) — comp only.

*Est equity now = ARV midpoint – est. mortgage balance (i.e., equity if renovated to ARV). Deed instrument #s for verification: Alabama 449605 · Wood 458558 · Malone 462529 · Prairie 469884 · Chisholm 472694 · McBurney 473738. Data saved to re_properties/re_deeds/re_mortgages/re_comps in pipeline.db. Not a licensed appraisal.