

TUSCALOOSA, AL MARKET SUMMARY

Overview

Tuscaloosa, Alabama, is a vibrant West Alabama city on the Black Warrior River, known as the "Druid City" for its water oaks and strongly influenced by the University of Alabama (UA), making it a hub for education, sports, and culture, blending historic charm with modern amenities, diverse dining, and outdoor recreation like river activities, with a growing economy boosted by UA and automotive manufacturing.

Market Snapshot

Metric	Tuscaloosa, AL	National Average
Median Age	28.2 years old	39.1 years old
Median Household Income	\$48,536	\$83,730
Homeownership	45.1%	65%
Median Property Value		\$303,400
High School Graduates	91.3%	89.4%
Civilian Labor Force Participation	57.9%	63%
Population Growth	1.13%	

Why We Like This Area

- Solid cash-flow potential
- Growing rent levels & strong demand with approximately 55% of all households being non-owner occupied
- Population growth & stable market fundamentals
- Affordable property prices relative to rents
- Investor-friendly market trends as shown by more than 11% of home sales in Alabama being sold to investors

Sample Property Analysis*

Property Data	
Purchase Price	\$259,896
Bed	4
Bath	2
Garage	2
Sq Ft	1,444
Year Built	2025

Cash Flow Information		
Metric	Monthly	Annually
Net Operating Income (NOI)	\$1,439.02	\$17,268.21
Principal & Interest Payment	\$954.31	\$11,451.67
Total Cash Flow	\$484.71	\$5,816.54

Return on Investment	
Year 1 Cash-On-Cash	10.67%
Year 1 Cap Rate	6.64%
Year 1 ROI w/ Tax Offset	15.61%
10 Year Appreciation Percentage for Market (per BestPlaces.net)	76.44%
Yearly Appreciation Average Last 10 Years	5.84%
Year 1 ROI with Avg Appreciation	43.47%
Total Year 1 ROI w/ Loan Paydown	43.47%

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