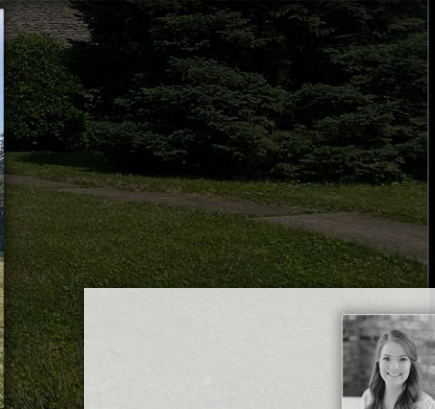


FOR SALE

CENTRAL KENTUCKY MULTI-FAMILY PORTFOLIO



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01: EXECUTIVE SUMMARY

CENTRAL KENTUCKY MULTI-FAMILY PORTFOLIO



PROPERTY DESCRIPTION

This 60-unit multifamily portfolio is strategically located in the heart of Central Kentucky, offering excellent access to major employment centers, universities, healthcare centers, and retail corridors. The Central Kentucky area benefits from strong renter demand, low vacancy rates, and a stable market. This is a rare opportunity to acquire a large and stabilized multifamily portfolio in one of Kentucky's most reliable rental markets.

PORTFOLIO SPECIFICATIONS

Addresses: 115 Delmont Drive, Lexington, KY 40504
1416 Townley Drive, Lexington, KY 40511
200 N. Hill-N-Dale Street, Danville, KY 40422

Total Portfolio Square Feet: 41,100 SF

Total Portfolio No. Units: 60 Units

Sale Price: \$5,000,000

Sale Price/Unit: \$83,333.33/unit

Average Rent: \$833.00/unit

Cap Rate: 6%

Occupancy: 98.33% occupied

Class: B

Stories: Two-Story Properties

Zoning: R-1C/Residential

PROPERTY HIGHLIGHTS

- Value-Add Opportunity with rental increase opportunities remaining
- 98.33% occupied income producing properties with strong rental histories
- Turnkey investment properties in the strong Central KY residential market
- Mix of Studio, One, and Two-Bedroom Units
- Professional management currently in place

01: EXECUTIVE SUMMARY

CENTRAL KENTUCKY MULTI-FAMILY PORTFOLIO



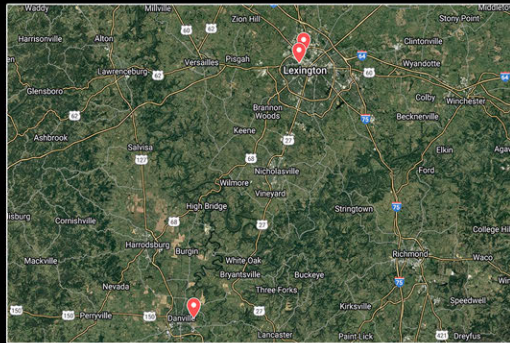
115 DELMONT DRIVE, LEXINGTON, KY, 40504



1416 TOWNLEY DRIVE, LEXINGTON, KY 40511



**200 N. HILL-N-DALE STREET,
DANVILLE, KY 40422**



02: PROPERTY OVERVIEW

115 DELMONT DRIVE.
LEXINGTON, KY 40504

Address: 115 Delmont Drive, Lexington, KY 40504

Year Built: 1950

Total Square Feet: 3,600 SF

Site Size: 0.344 Acres

No Units: 4 units

Unit Description: Two Bedrooms/One Bathroom

Sale Price: \$500,000

Sale Price/Unit: \$125,000

Cap Rate: 5.4%

Occupancy: 100% occupied

Class: B

Stories: Two-Story

Zoning: R-1C

Management: Off-site property management

Amenities: One detached garage per unit

PROPERTY HIGHLIGHTS:

- Individually metered and Tenant-paid utilities
- Quiet residential street with easy access to New Circle Road & Downtown Lexington
- Rare fourplex with a detached garage for each unit
- Long-term tenants in place
- Off-street parking for all units

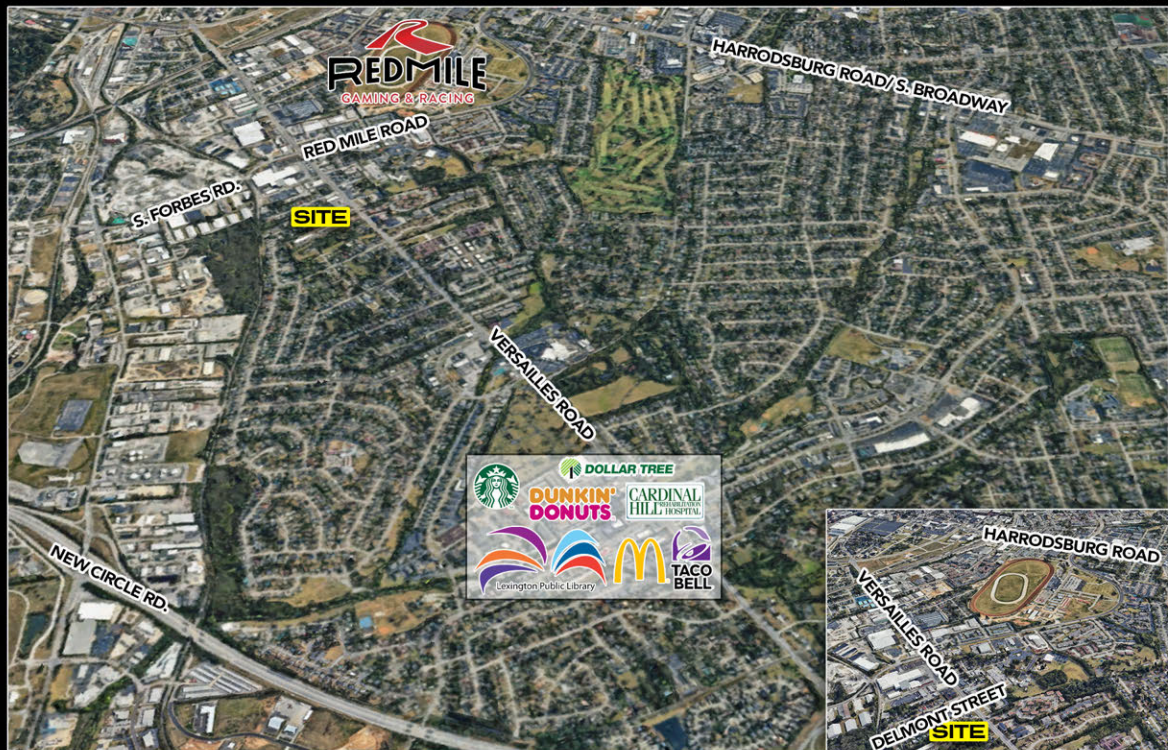
UNIT FEATURES:

- Two bedrooms; One bathroom
- 800 SF
- Hardwood floors
- Kitchen, living room, and dining area
- Glass and screened-in covered patio



01: EXECUTIVE SUMMARY

115 DELMONT DRIVE.
LEXINGTON, KY 40504



02: PROPERTY OVERVIEW

1416 TOWNLEY DRIVE,
LEXINGTON, KY 40511

Address: 1416 Townley Drive, Lexington, KY 40511

Year Built: 1959

Total Square Feet: 5,040 SF

Site Size: 0.405 Acres

No Units: 16 units

Unit Description: Studio Apartments

Sale Price: \$1,250,000

Sale Price/Unit: \$78,125

Cap Rate: 5.4%

Occupancy: 100% occupied

Class: B

Stories: Two-Story

Zoning: R-1C

Management: Off-site property management

Amenities: Basement storage available to Tenants

PROPERTY HIGHLIGHTS:

- Opportunity to add coin laundry in the basement of the property
- Updated exterior staircases
- Strong demand rental area with low vacancy rates
- Ideally located in the popular Meadowthrope neighborhood near new "The Commons" development
- Located near Leestown Road - a main Lexington thoroughfare, public transit, and retail centers

UNIT FEATURES:

- Studio apartment; One bathroom
- 330 Square Feet
- Hardwood and tile floors
- Designated kitchen area with range, oven, and refrigerator



01: EXECUTIVE SUMMARY

1416 TOWNLEY DRIVE,
LEXINGTON, KY 40511



02: PROPERTY OVERVIEW

200 N. HILL-N-DALE STREET,
DANVILLE, KY 40422

Address: 200 N. Hill-N-Dale Street, Danville, KY 40422

Year Built/Renovated: 1975/2018

Total Square Feet: 32,460 SF

Site Size: 2.35 Acres

No Units: 40 units

Unit Description: 24 One Bedroom/One Bathroom Apartments
16 Two Bedroom/One Bathroom Apartments

Sale Price: \$3,250,000

Sale Price/Unit: \$81,250

Cap Rate: 6.3%

Occupancy: 97.5% occupied

Class: B

Stories: Two-Story

Zoning: Residential

Management: Off-site property management

Amenities: In-unit washer/dryer hook ups

PROPERTY HIGHLIGHTS:

- Ample paved parking providing off-street parking for all units
- Abundant green space
- Ideally located minutes from Centre College, retail centers, and Downtown Danville
- Recent plumbing upgrades
- Washer/Dryer hookups available in certain units

UNIT FEATURES:

- One bedroom, One bathroom units - 750 SF
- Washer/Dryer hookups available in the one bedroom units
- Two bedroom, One bathroom units - 900 SF
- LVT and carpet flooring
- Separate dining and living room areas



01: EXECUTIVE SUMMARY

200 N. HILL-N-DALE STREET,
DANVILLE, KY 40422



04: MARKET REPORT

LEXINGTON, KENTUCKY



Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-64 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.

05: CONFIDENTIALITY/DISCLOSURE



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