

Draft

16-Unit Master-Planned Portfolio: 100% Occupancy +...

304 Robert M Green Blvd, Frankfort, KY 40601



Overview

Immediate Yield + Forced Appreciation An exceptional opportunity to acquire the Robert M. Green Townhomes—a premier 16-unit residential portfolio and development project in Frankfort, KY. This offering consists of nine luxury "built-to-rent" units completed in 2024, alongside two shovel-ready lots fully approved for seven additional units.

With 100% historical occupancy & profitability since completion, this asset is fully de-risked and stabilized, providing immediate cash flow while allowing a new owner to immediately capture equity through the final phase of construction.

High-Quality Asset & Tenants

- **Spacious Layouts:** Each unit features $\pm 1,500$ SF of living space with 3 Bedrooms, 2.5 Baths, and an attached 1-car garage.
- **Modern Finishes:** Designed for long-term ownership with high-efficiency systems, open-concept floor plans, and contemporary fixtures.
- **Built to Rent:** These are not converted units; they were purpose-built in 2024 to meet the demands of professional tenants in the capital region.

Location: Frankfort offers a uniquely stable economic environment, anchored by a recession-proof workforce of over 20,000 state employees and a rapidly expanding private sector.

- **The "Golden Triangle" Commute:** Perfectly positioned for professionals, residents enjoy a 25-minute commute to Lexington, a 55-minute commute to Louisville via immediate access to I-64, US-60, and US-127 plus adjacent cities like Georgetown & Versailles are booming.
- **Quality of Life:** Located in a tranquil setting just minutes from the Capital Plaza and the revitalized historic downtown, which

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For Sale

Multifamily

Listed Price	\$2,300,000
Price Per SF	\$95.8/SF
Building Size	24,000 SF
Acres	1.25 ac
Zoning	R-2 Apartment Zone
Zoning Description	Single Family Attached
Building Name	Robert M Green Townhomes
Year Built	2024
Average Occupancy Rate	100%
Total Units	16
Laundry	In Each Unit
County	Franklin
Available	01/12/2026
Created	01/12/2026
Updated	01/12/2026
Listing ID	e27bdf9c

is currently benefiting from major public-private reinvestment initiatives.

Listing price: includes the nine existing stabilized units and 2 vacant lots. If desired, the local seller/developer will build remaining seven units via a separate agreement. Seller is willing to assist in property management transition for as l...

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