

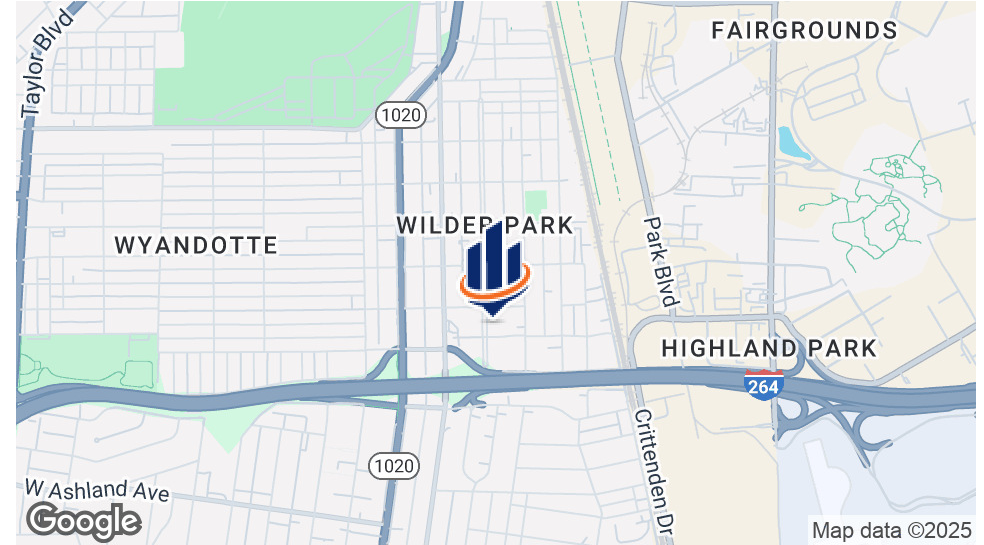


VALUE ADD OPPORTUNITY 10 UNIT PORTFOLIO

4327-4329 S 2ND ST, LOUISVILLE, KY 40214

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Portfolio Summary



PORTFOLIO SUMMARY

Guidance Price	\$615,000
Number of Units	10
Number of Buildings	2
Price / Unit	\$61,499 / Unit
Lot Size	12,981 SF
Building Size	4,600 SF
Net Operating Income	\$56,146
Cap Rate	9.13%
Current Occupancy	100%
Seller Concessions Offered	Yes

PROPERTY DESCRIPTION

Exceptional Value-Add opportunity in Louisville consisting of **Two 5 unit buildings** adjacent to each other. Each building is 2,300SF (4,600SF in total), built in 1960, boasting a total of 10 units and is zoned R6. With a 90% occupancy rate, this property offers immediate income potential and room for growth. The low-rise/garden style of the building provides a desirable living environment for tenants while offering a lucrative opportunity for a savvy investor. Don't miss the chance to add this promising property to your portfolio and capitalize on the upside upon stabilization of these buildings.

PROPERTY HIGHLIGHTS

- Value Add Opportunity
- Capitalize on operational inefficiencies & renovations to increase rents
- Newer Windows, Paint & Flooring in each unit

Investor Profile Type ; Value Add Strategy



4329 S 2ND ST LOUISVILLE, KY 40214

WHO IS THIS BEST SUITED FOR?

This opportunity is tailored for a hands-on, value-add investor who recognizes the immense potential in the Louisville MSA. The ideal buyer is someone operating in the **\$70k/door price range**, with a keen eye for properties offering both immediate **cash flow and substantial upside** through **strategic & operational improvements** by capturing the inefficiencies the property owners currently face.

This investor thrives on adding value through **light to moderate rehabs**, leveraging their experience to reposition units and capture top-of-market rents **[\$800-900 / Month]**. They are adept at identifying operational inefficiencies and implementing streamlined property management strategies to enhance overall performance and profitability.

They see the proximity to the airport as a major draw for tenants, ensuring strong, sustained rental demand. This investor has confidence in the Louisville market's growth trajectory and understands how to capitalize on its affordability and potential for increasing rental yields. These renovations can be performed over time or when it makes sense for the end buyer to slowly improve the property & increase the rents.

WHAT ARE THE VALUE ADD COMPONENTS OF THIS DEAL?

The strategy would entail a light-moderate rehab to boost rents up to that \$800-900 / month rental rate through the following improvements:

- Upon lease renewals, shift utility responsibility onto the tenants (currently paid by the landlord).
- Replace Window Units with HVAC Systems
- Install Newer Appliances
- Remodel all Bathrooms
- Remodel all Kitchens
- Replace any carpet with LVP Flooring
- Update all Fixtures as needed
- Refinish / Refurbish Doors, molding, etc.

Additional Photos



Additional Photos



Additional Photos



Additional Photos



1 FINANCIAL ANALYSIS

4329 S 2nd St
Louisville, KY 40214

Rent Roll

UNIT	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT	COMMENTS
4327-1	1	1	460 SF	\$750.00	\$775.00	-
4327-2	1	1	460 SF	\$700.00	\$775.00	-
4327-3	1	1	460 SF	\$700.00	\$775.00	-
4327-4	1	1	460 SF	\$750.00	\$775.00	-
4327-5	1	1	460 SF	\$600.00	\$775.00	Basement
4329-1	1	1	460 SF	\$650.00	\$775.00	-
4329-2	1	1	460 SF	\$625.00	\$775.00	-
4329-3	1	1	460 SF	\$830.00	\$830.00	Section 8 (Incl. Utilities)
4329-4	1	1	460 SF	\$525.00	\$775.00	-
4329-5	1	1	460 SF	\$650.00	\$775.00	Basement
TOTALS			4,600 SF	\$6,780.00	\$7,805.00	
AVERAGES			460 SF	\$678.00	\$780.50	

*Landlord pays for Water & Sewer

*Separate Electric (Except Water)

*Annual Leases

Income & Expenses

INCOME SUMMARY		4327 & 4329 S 2ND ST, LOUISVILLE, KY
Vacancy Cost		\$0
GROSS INCOME		\$81,360
EXPENSES SUMMARY		4327 & 4329 S 2ND ST, LOUISVILLE, KY
2023 Taxes [\$3,019 / building]		\$6,038
Annual Insurance		\$4,428
Annual Lawncare Expense		\$1,500
Utilities		\$10,578
2024 Repairs & Maintenance		\$2,670
OPERATING EXPENSES		\$25,214
NET OPERATING INCOME		\$56,146

*Ownership currently self manages - no management fee.

Financial Summary

INVESTMENT OVERVIEW

Price	\$615,000
Price per SF	\$134
Price per Unit	\$61,500
GRM	7.56
CAP Rate	9.13%
Cash-on-Cash Return (yr 1)	9.13%
Total Return (yr 1)	\$56,146

4327 & 4329 S 2ND ST, LOUISVILLE, KY

OPERATING DATA

Gross Scheduled Income	\$81,360
Total Scheduled Income	\$81,360
Gross Income	\$81,360
Operating Expenses	\$25,214
Net Operating Income	\$56,146
Pre-Tax Cash Flow	\$56,146

4327 & 4329 S 2ND ST, LOUISVILLE, KY

Pro-Forma Overview

2024 OPERATING DATA

Gross Scheduled Income	\$81,360
5% Vacancy	[\$4,170]
Net Operating Income	\$52,078

PRO-FORMA OVERVIEW (IF FULLY RENOVATED)

Pro-Forma Income	\$107,400
5% Vacancy	[\$5,250]
Effective Gross Income	\$102,030
Operating Expenses	[\$20,575]
Taxes [Assessment of 1.434% at \$699k]	[\$10,034]
Total Expenses	[\$30,609]
Proforma NOI	\$71,421

4327 & 4329 S 2ND ST, LOUISVILLE, KY

4327 & 4329 S 2ND ST, LOUISVILLE, KY

*Pro-Forma assuming all tenants are responsible for utilities
*Pro-Forma is assuming \$895 / Month Rents

2 SALE COMPARABLES

4329 S 2nd St
Louisville, KY 40214

Sale Comps



4329 S 2ND ST

Louisville, KY 40214

Price:	\$615,000	Bldg Size:	4,600 SF
No. Units:	10	Cap Rate:	9.13%
Year Built:	1960	Price/SF:	\$133.70
Price/Unit:	\$61,500	Occupancy:	90%
NOI:	\$56,146		



1908 CRUMS LN

Louisville, KY 40216

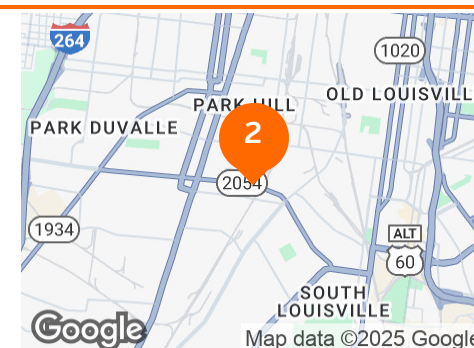
Price:	\$875,000	Bldg Size:	11,976 SF
No. Units:	12	Cap Rate:	7.07%
Year Built:	1964	Price/SF:	\$73.06
Price/Unit:	\$72,917	NOI:	\$61,830



1601-1605 ALGONQUIN PKY

Louisville, KY 40210

Price:	\$765,000	Bldg Size:	8,700 SF
No. Units:	12	Year Built:	1955
Price/SF:	\$87.93	Price/Unit:	\$63,750



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Sale Comps

3



1708 STALLINGS AVE

Louisville, KY 40216

Price:	\$789,000	Bldg Size:	7,254 SF
No. Units:	12	Cap Rate:	8%
Year Built:	1963	Price/SF:	\$108.77
Price/Unit:	\$65,750	Occupancy:	100%
NOI:	\$63,120		



4



308 N HITE AVE

Louisville, KY 40206

Price:	\$880,000	Bldg Size:	11,907 SF
No. Units:	10	Price/SF:	\$73.91
Price/Unit:	\$88,000	Occupancy:	100%



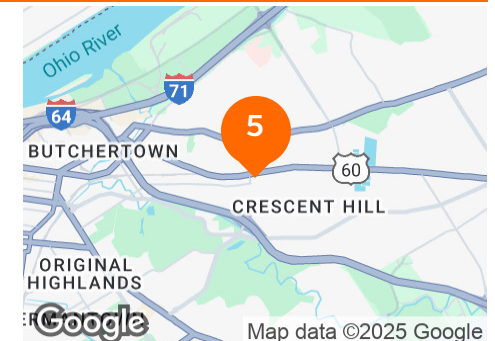
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2420 FRANKFORT AVE

Louisville, KY 40206

Price:	\$840,000	Bldg Size:	5,562 SF
No. Units:	11	Year Built:	1910
Price/SF:	\$151.02	Price/Unit:	\$76,364
Occupancy:	100%		



Sale Comps

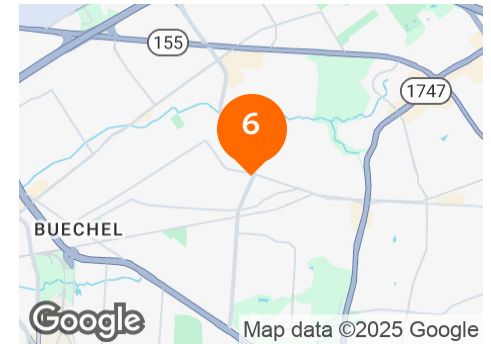
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3324 BRECKENRIDGE LN

Louisville, KY 40220

Price:	\$975,000	Bldg Size:	14,421 SF
No. Units:	12	Price/SF:	\$67.61
Price/Unit:	\$81,250		



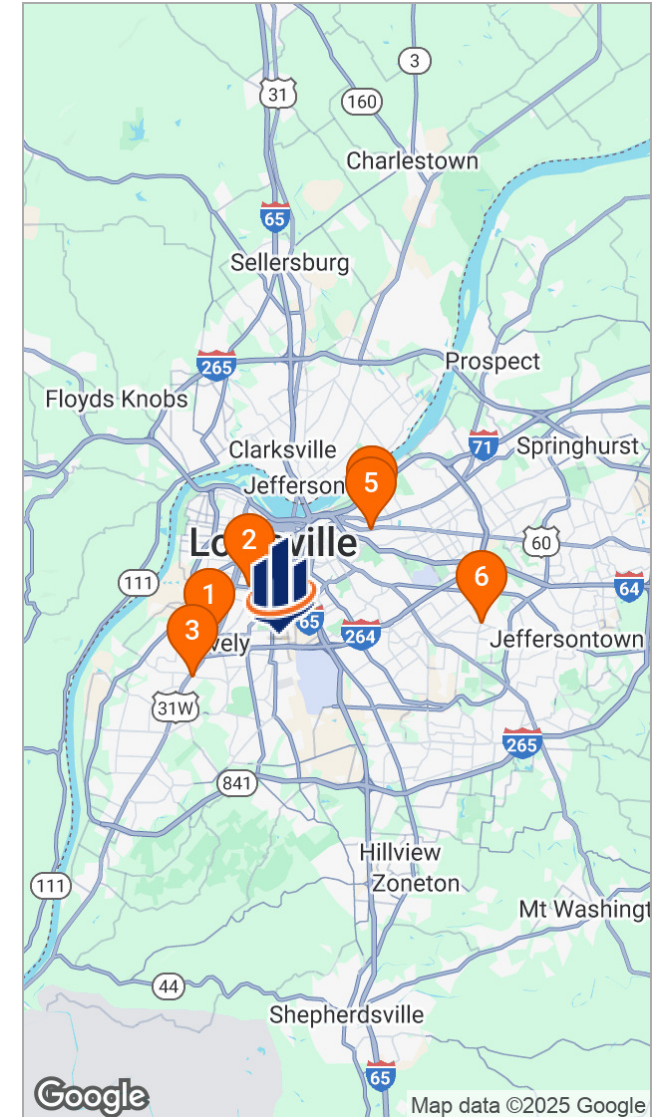
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Sale Comps Map & Summary

	NAME/ADDRESS	PRICE	BLDG SIZE	NO. UNITS	CAP RATE	PRICE/UNIT
★	4329 S 2nd St Louisville, KY	\$615,000	4,600 SF	10	9.13%	\$61,500
1	1908 Crums Ln Louisville, KY	\$875,000	11,976 SF	12	7.07%	\$72,917
2	1601-1605 Algonquin Pky Louisville, KY	\$765,000	8,700 SF	12	-	\$63,750
3	1708 Stallings Ave Louisville, KY	\$789,000	7,254 SF	12	8%	\$65,750
4	308 N Hite Ave Louisville, KY	\$880,000	11,907 SF	10	-	\$88,000
5	2420 Frankfort Ave Louisville, KY	\$840,000	5,562 SF	11	-	\$76,364
6	3324 Breckenridge Ln Louisville, KY	\$975,000	14,421 SF	12	-	\$81,250
	AVERAGES	\$854,000	9,970 SF	11	7.54%	\$74,672



3 LEASE COMPARABLES

4329 S 2nd St
Louisville, KY 40214

Rental Comps



4329 S 2ND ST

Louisville, KY 40214

Avg Rent/SF:

\$1.47 Avg Rent:

\$678



1



301 W WHITNEY AVE

Louisville, KY 40214

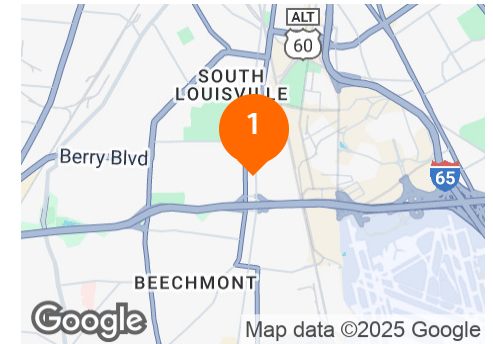
Space Size:

650 SF Avg Rent/SF:

\$1.15

Avg Rent:

\$750



2



4501 S 6TH ST

Louisville, KY 40214

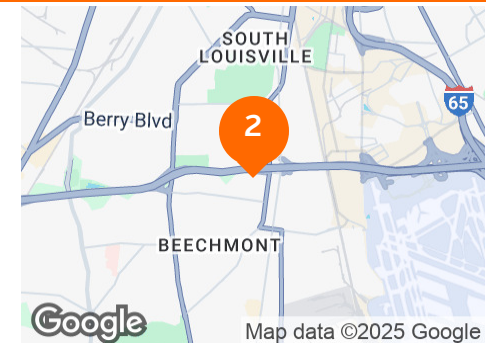
Space Size:

538 SF Avg Rent/SF:

\$1.66

Avg Rent:

\$895



Rental Comps

3



4652 BELLEVUE AVE

Louisville, KY 40215

Space Size: 575 SF Avg Rent/SF: \$1.43
Avg Rent: \$825

\$1.43



4



307 KINGSTON AVE

Louisville, KY 40214

Space Size: 550 SF Avg Rent/SF: \$1.27
Avg Rent: \$700

\$1.27



5

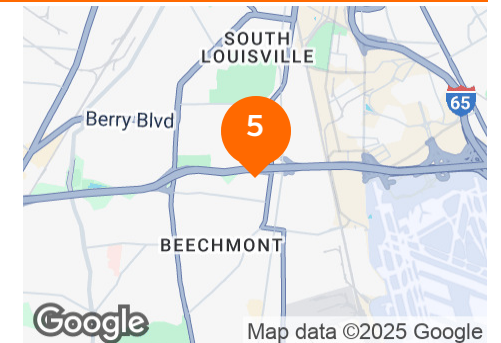


4501 S 6TH ST

Louisville, KY 40214

Space Size: 650 SF Avg Rent/SF: \$1.38
Avg Rent: \$895

\$1.38

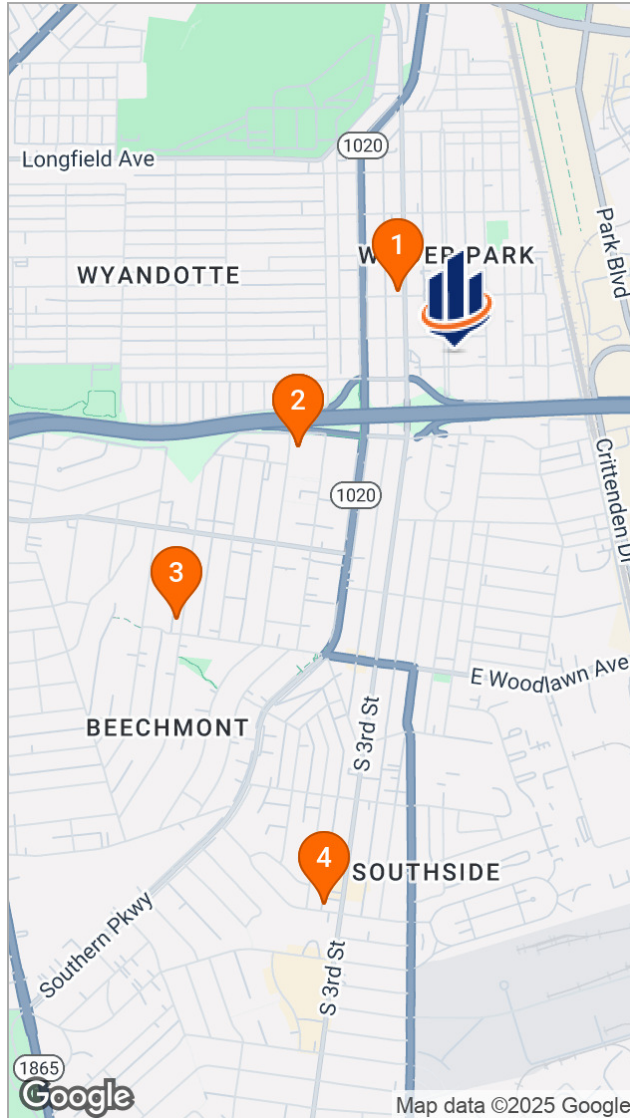


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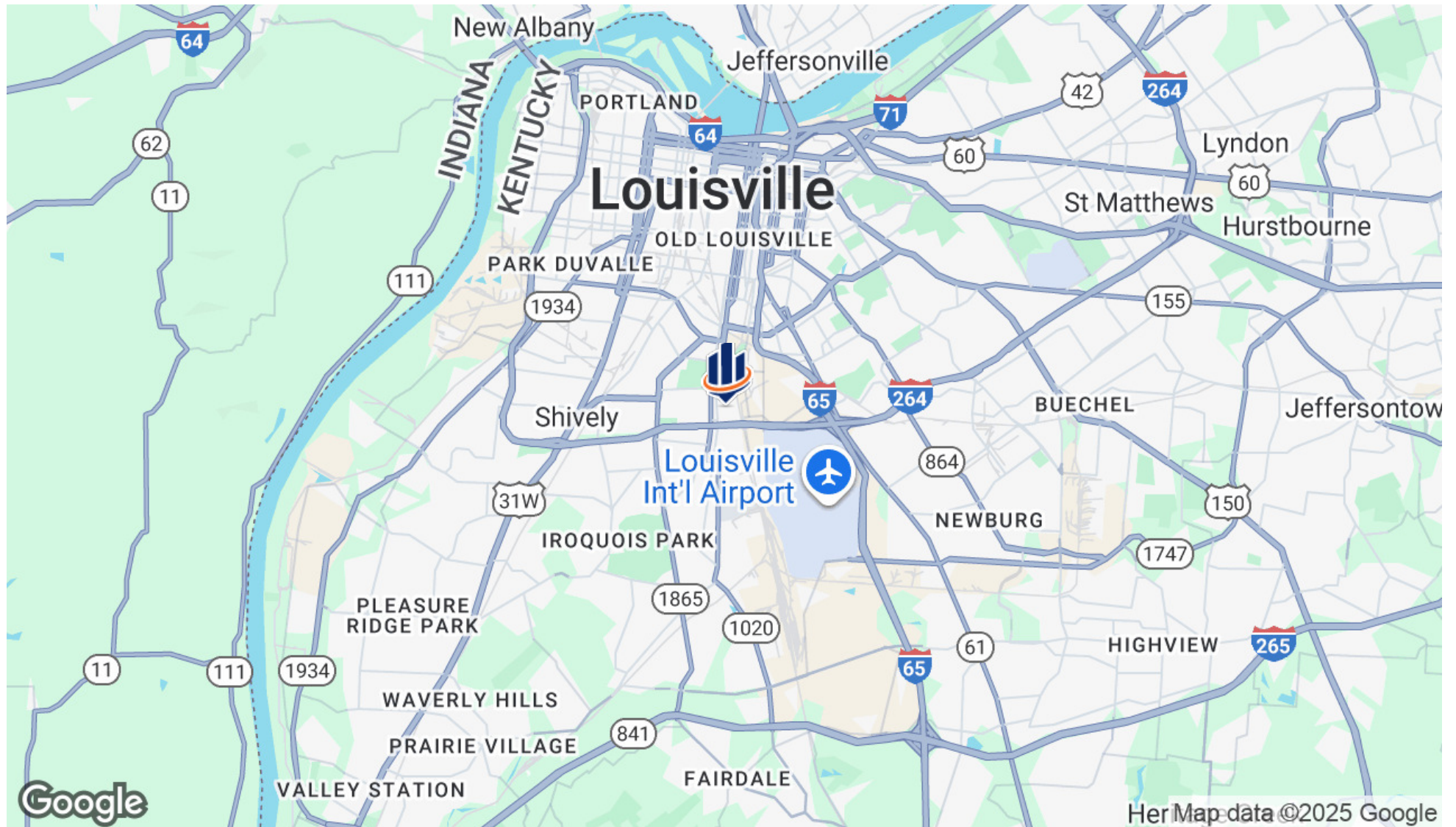
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Rental Comps Map & Summary



	NAME/ADDRESS	AVG RENT/SF	AVG SIZE	AVG RENT
★	4329 S 2nd St Louisville, KY	\$1.47	460 SF	\$678
1	301 W Whitney Ave Louisville, KY	\$1.15	650 SF	\$750
2	4501 S 6th St Louisville, KY	\$1.66	538 SF	\$895
3	4652 Bellevue Ave Louisville, KY	\$1.43	575 SF	\$825
4	307 Kingston Ave Louisville, KY	\$1.27	550 SF	\$700
5	4501 S 6th St Louisville, KY	\$1.38	650 SF	\$895
	AVERAGES	\$1.38	593 SF	\$813

Location Map



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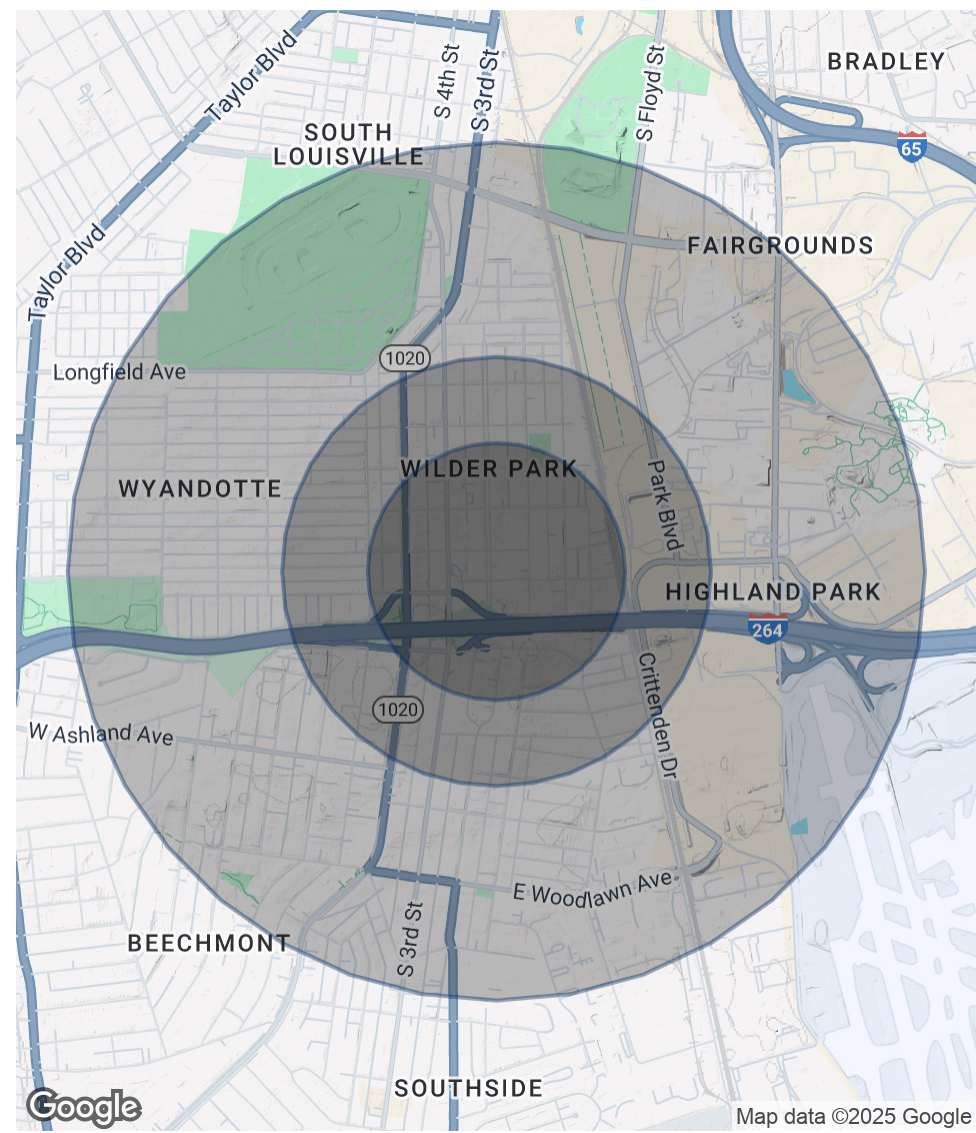
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,588	3,729	12,040
Average Age	39	38	39
Average Age (Male)	38	38	38
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	727	1,641	5,202
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$51,187	\$54,617	\$55,554
Average House Value	\$202,089	\$187,347	\$165,991

Demographics data derived from AlphaMap



Advisor Bio



JAKE CLARK

Advisor

jake.clark@svn.com

Direct: 615.671.4544 | Cell: 615.568.0167

PROFESSIONAL BACKGROUND

After earning a Bachelor's degree in Finance from the University of Dayton—where he also competed as a collegiate hockey player—Jake made the move to Nashville and obtained his real estate license within a month. He quickly immersed himself in the commercial real estate space, initially working in Commercial Real Estate Private Equity, where he played a key role as an Acquisitions Associate. During that time, he sourced and closed approximately \$50 million in commercial transactions. In 2023, Jake transitioned into brokerage full-time and has since closed over \$15 million in deals. His current focus is on becoming a market expert in small and large multifamily & mixed-use properties across Middle Tennessee.

Guided by his faith and a commitment to intentional living, Jake embraces continuous personal and professional growth, approaching every client and industry relationship with authenticity, diligence, and a long-term approach.

EDUCATION

University of Dayton - Finance

MEMBERSHIPS

Phoenix Club of Nashville

Nashville Junior Chamber

Real Estate Investors of Nashville

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7003 Chadwick Dr Suite 111
Brentwood, TN 37027

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