

For Sale

Multifamily Property

\$1,250,000



Light on a Hill Apartments

401 Kenilworth Road
Louisville, Kentucky 40206

Property Highlights

- Located in a densely populated submarket with less than 6% vacancy
- Fully renovated within the past 6-7 years including mechanical, electrical, and a roof replacement in 2019
- Current rental rates at less than 75% of comparable assets
- Close proximity to Clifton, NULU, and Downtown Louisville

Property Description

The Property was built in 1963, fully renovated between 2016-2022, and consists of a 0.4-acre site improved with 13 fully occupied apartments, 7 of which are 2 BR/1BA and 6 are 1 BR/1BA. Situated along lower Brownsboro Rd, the Property benefits from its premier location in the heart of Louisville, in one of its most desirable submarkets in Louisville.

OFFERING SUMMARY

| | |
|------------------------|-------------|
| Sale Price | \$1,250,000 |
| Number of Units | 13 |
| Lot Size | 0.4 Acres |
| Building Size | 10,857 SF |

DEMOGRAPHICS

| Stats | Population | Avg. HH Income |
|------------------|-------------------|-----------------------|
| 0.3 Miles | 1,333 | \$78,076 |
| 0.5 Miles | 4,950 | \$76,685 |
| 1 Mile | 12,371 | \$82,156 |

For more information

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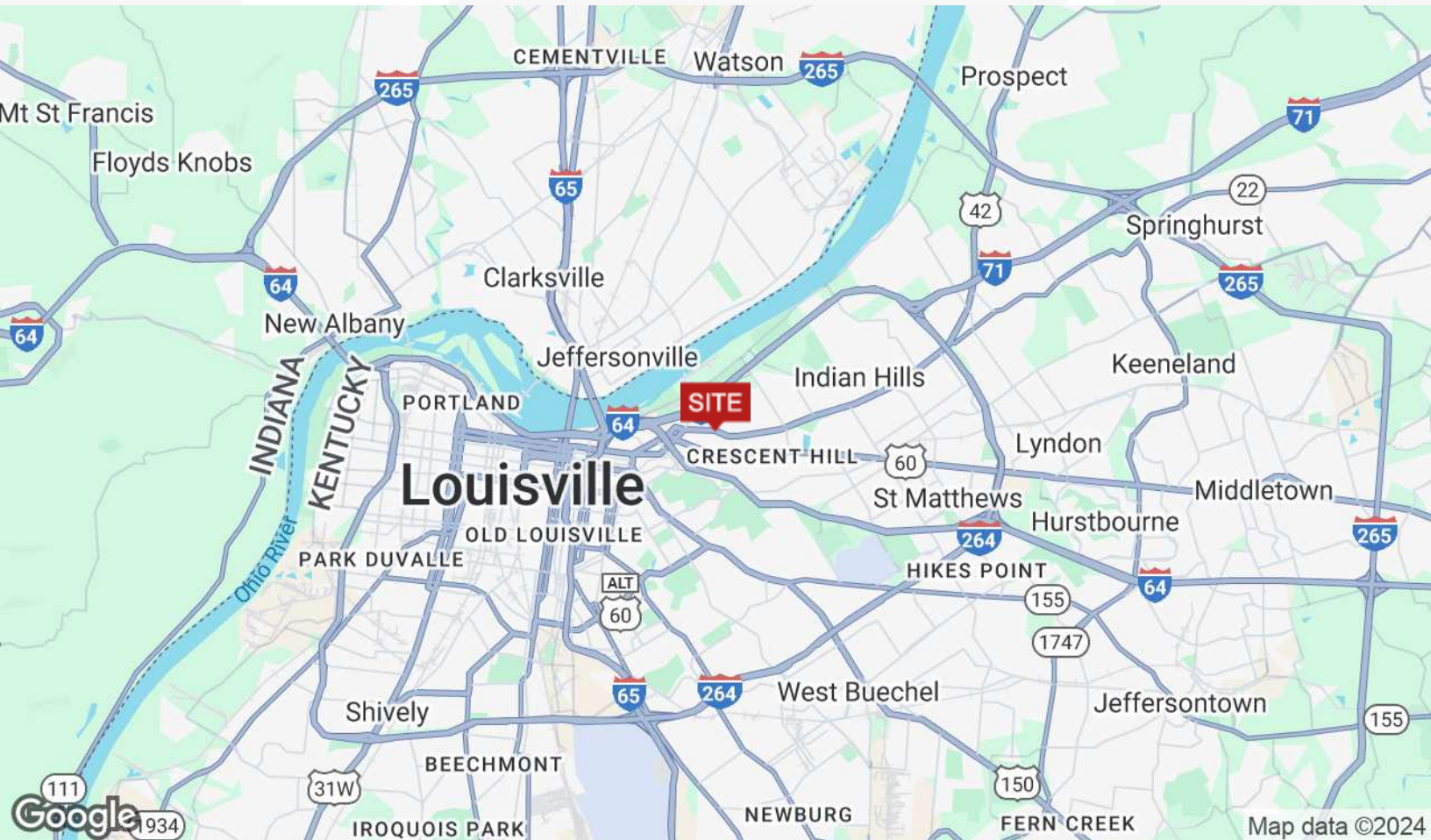
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Map data ©2024

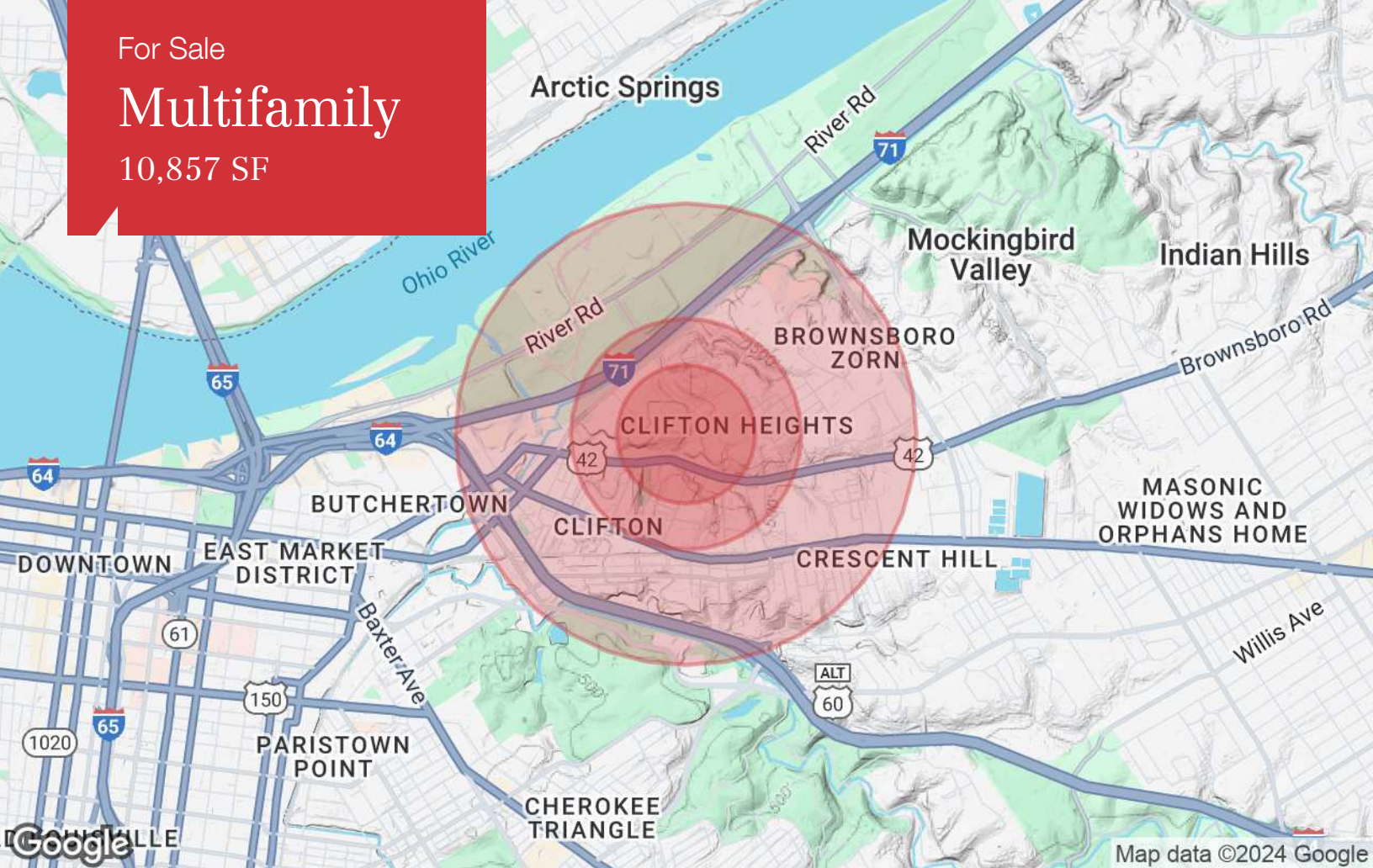


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| | 0.3 Miles | 0.5 Miles | 1 Mile |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| TOTAL POPULATION | 1,333 | 4,950 | 12,371 |
| MEDIAN AGE | 41 | 40 | 41 |
| MEDIAN AGE (MALE) | 40 | 40 | 40 |
| MEDIAN AGE (FEMALE) | 42 | 41 | 42 |
| Households & Income | | | |
| TOTAL HOUSEHOLDS | 688 | 2,666 | 6,783 |
| # OF PERSONS PER HH | 1.9 | 1.9 | 1.8 |
| AVERAGE HH INCOME | \$78,076 | \$76,685 | \$82,156 |
| AVERAGE HOUSE VALUE | \$220,752 | \$269,976 | \$319,348 |
| Race | | | |
| % WHITE | 76.2% | 76.3% | 80.0% |
| % BLACK | 18.1% | 17.7% | 14.2% |
| % ASIAN | 2.0% | 2.1% | 2.6% |
| % HAWAIIAN | 0.1% | 0.0% | 0.1% |
| % INDIAN | 0.2% | 0.3% | 0.3% |
| % OTHER | 3.5% | 3.6% | 2.8% |
| Ethnicity | | | |
| % HISPANIC | 8.0% | 8.9% | 7.0% |

* Demographic data derived from 2020 ACS - US Census