

# RENT ROLL & OPERATING SNAPSHOT

Louisville, KY 40203 | As of 05/18/2026

<p><b>LISTED PRICE</b></p> <p><b>\$895,000</b></p> <p><small>Investment property</small></p>	<p><b>UNITS</b></p> <p><b>12</b></p> <p><small>12-plex</small></p>	<p><b>OCCUPANCY</b></p> <p><b>83.3%</b></p> <p><small>10 of 12 current</small></p>	<p><b>MARKET RENT</b></p> <p><b>\$11,270</b></p> <p><small>per month</small></p>	<p><b>CURRENT RENT</b></p> <p><b>\$7,870</b></p> <p><small>per month</small></p>
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Unit	Type	Status	BD/BA	Market	Current	Lease	Notes
1	-	Current	2/1.00	\$1,200	\$850	5/18/27	
2	-	Current	1/1.00	\$905	\$850	MTM	
3	-	Vacant-Unrented	1/1.00	\$905	-	-	
4	-	Current	1/1.00	\$905	\$775	MTM	
5	-	Current	1/1.00	\$905	\$735	MTM	
6	-	Current	2/1.00	\$1,200	\$1,100	6/30/26	
7	Studio	Current	1/1.00	\$845	\$725	7/31/26	
8	Studio	Current	1/1.00	\$845	\$635	MTM	
9	-	Current	1/1.00	\$905	\$675	7/31/26	
10	-	Current	1/1.00	\$905	\$725	12/30/26	
11	-	Current	1/1.00	\$905	\$800	At will	Office & 2 car garage used by owner
12	Studio	Vacant-Unrented	1/1.00	\$845	-	-	
12 Units		83.33% Occupied		\$11,270	\$7,870		Additional storage in basement

Lease column reflects month-to-month, at-will, or noted lease expiration per rent roll provided.

**LISTED ANNUAL EXPENSES**

LG&E - house lights & vacancies	\$5,640
Water *Prorated back to tenants	\$5,400
Insurance	\$6,200
Taxes	\$6,939