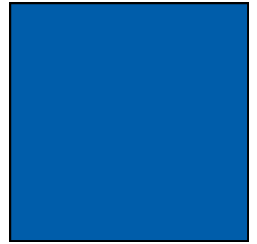
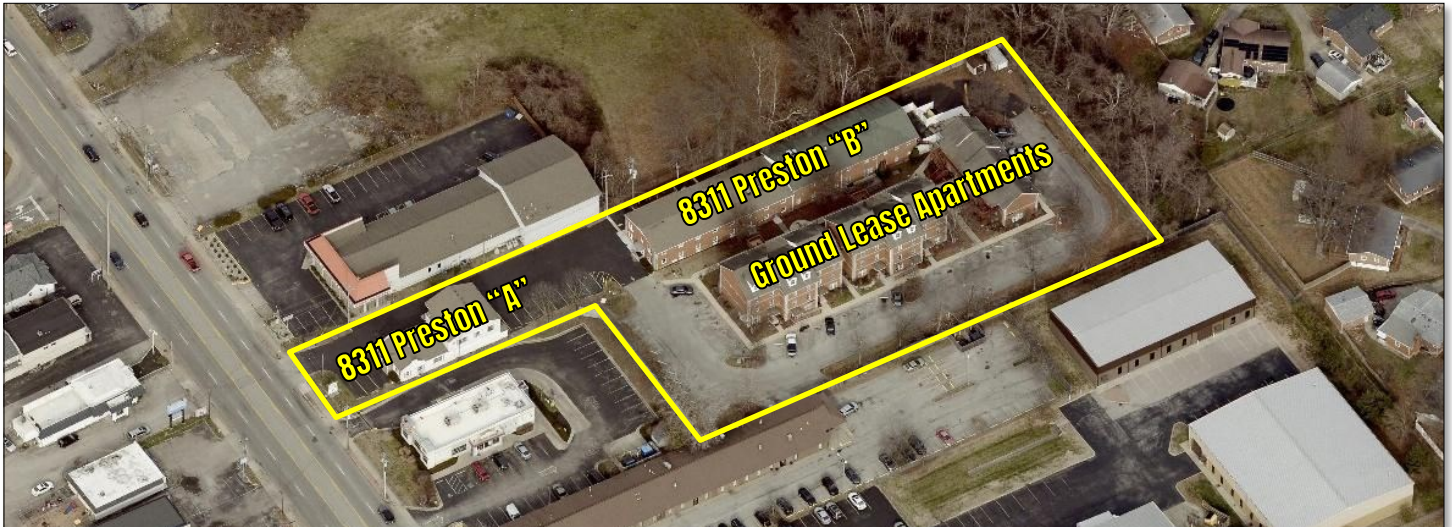


OFFERING MEMORANDUM

Drug and Alcohol Addiction Treatment Center 8311 Preston Hwy, Louisville, KY 40219



PROPERTY DETAILS - Building "B"



Address:	8311 "B" Preston Highway, Louisville, KY 40219
Municipality:	Louisville
Submarket:	Okolona
Construction:	2 story - Brick
Age:	Built in 1950 – Completely renovated in 2021
SF:	15,990 +- sf plus a 3,216 +- sf structure.
Acreage:	2.42 +- acres – There are 2 apartment buildings located on the property on a long-term ground lease
Elevator:	Yes
Zoning:	C-1, OR-3, R-4 and R-7, Suburban Marketplace Corridor
County:	Jefferson
Parcel ID:	0651-0449-0000
Beds:	56
Kitchen:	Commercial with hood and Ansul system
FF&E:	Negotiable
Flood Plain:	No
Asking Price:	\$8,000,000
Sale/Leaseback:	9% cap—Investment Opportunity

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***PROPERTY PHOTOS
AND MAPS***

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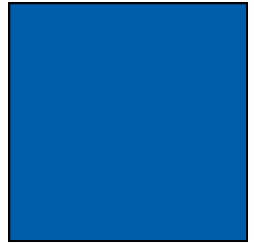
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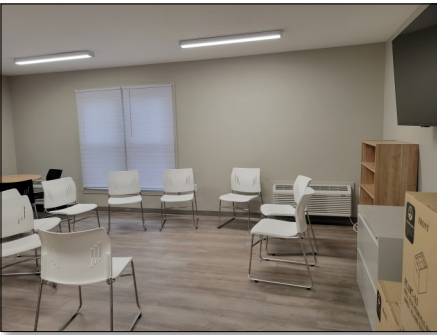
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PROPERTY PHOTOS

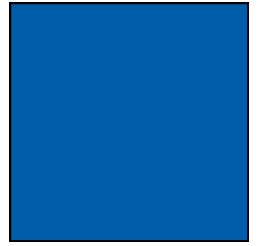


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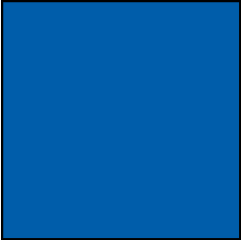


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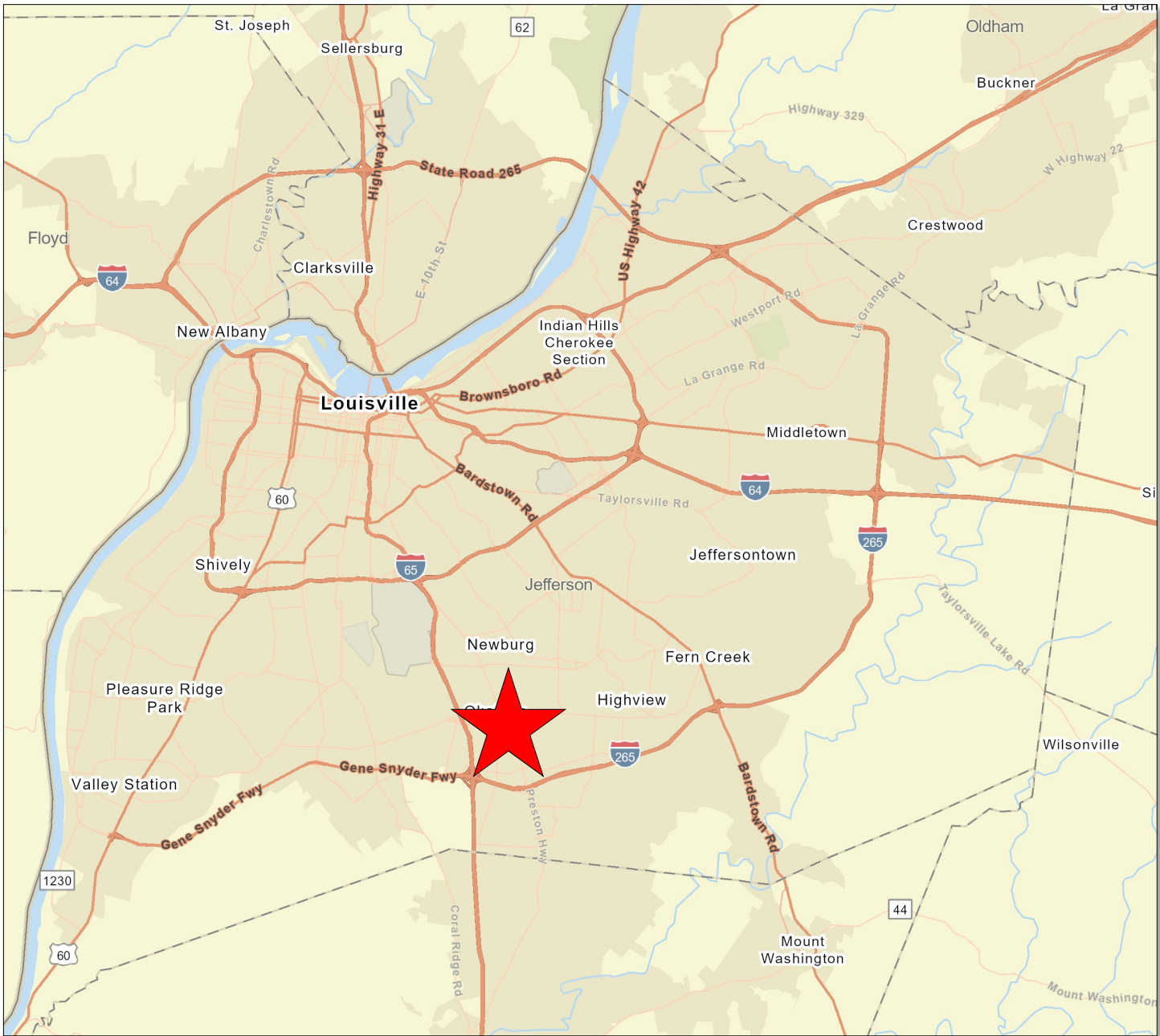
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PROPERTY MAP



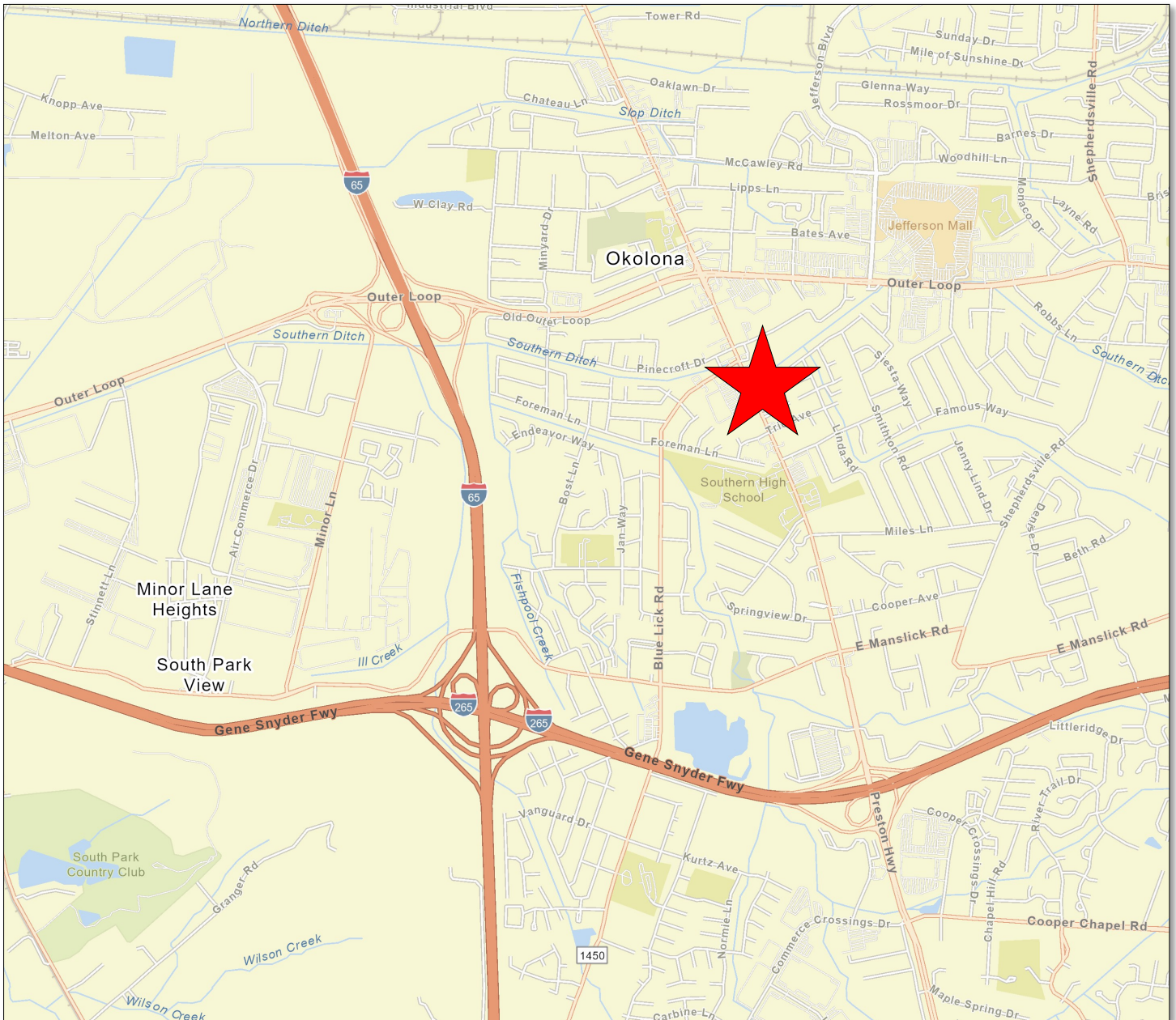
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PROPERTY MAP



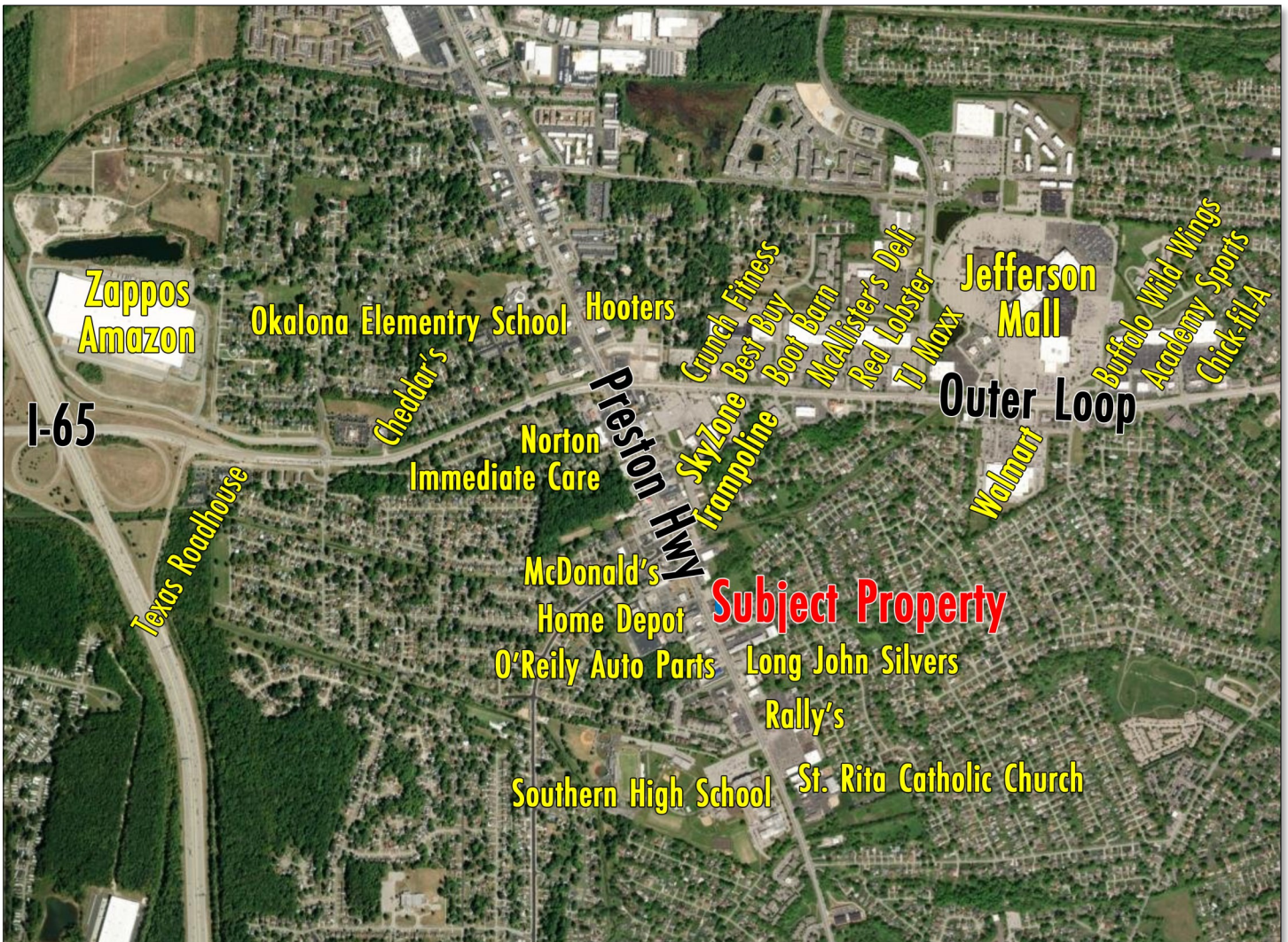
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AERIAL



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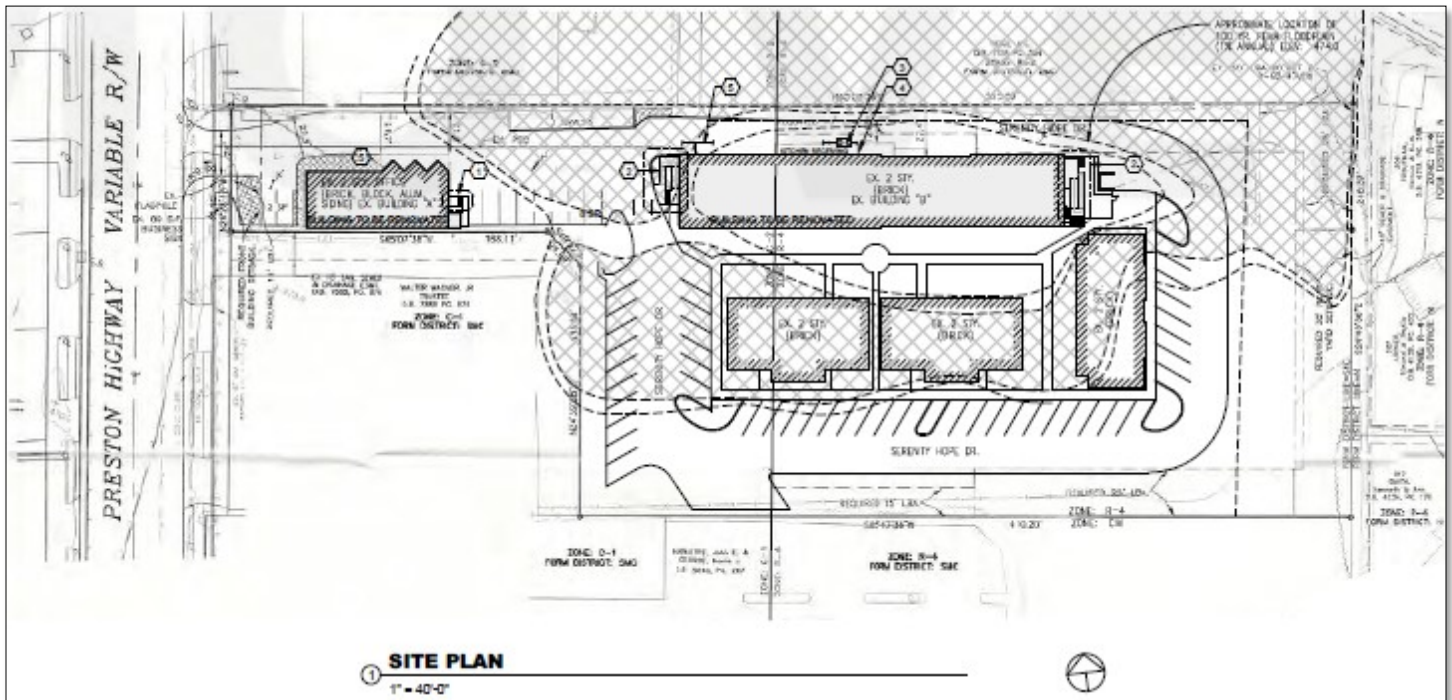
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OFFERING MEMORANDUM

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PROPERTY SURVEY



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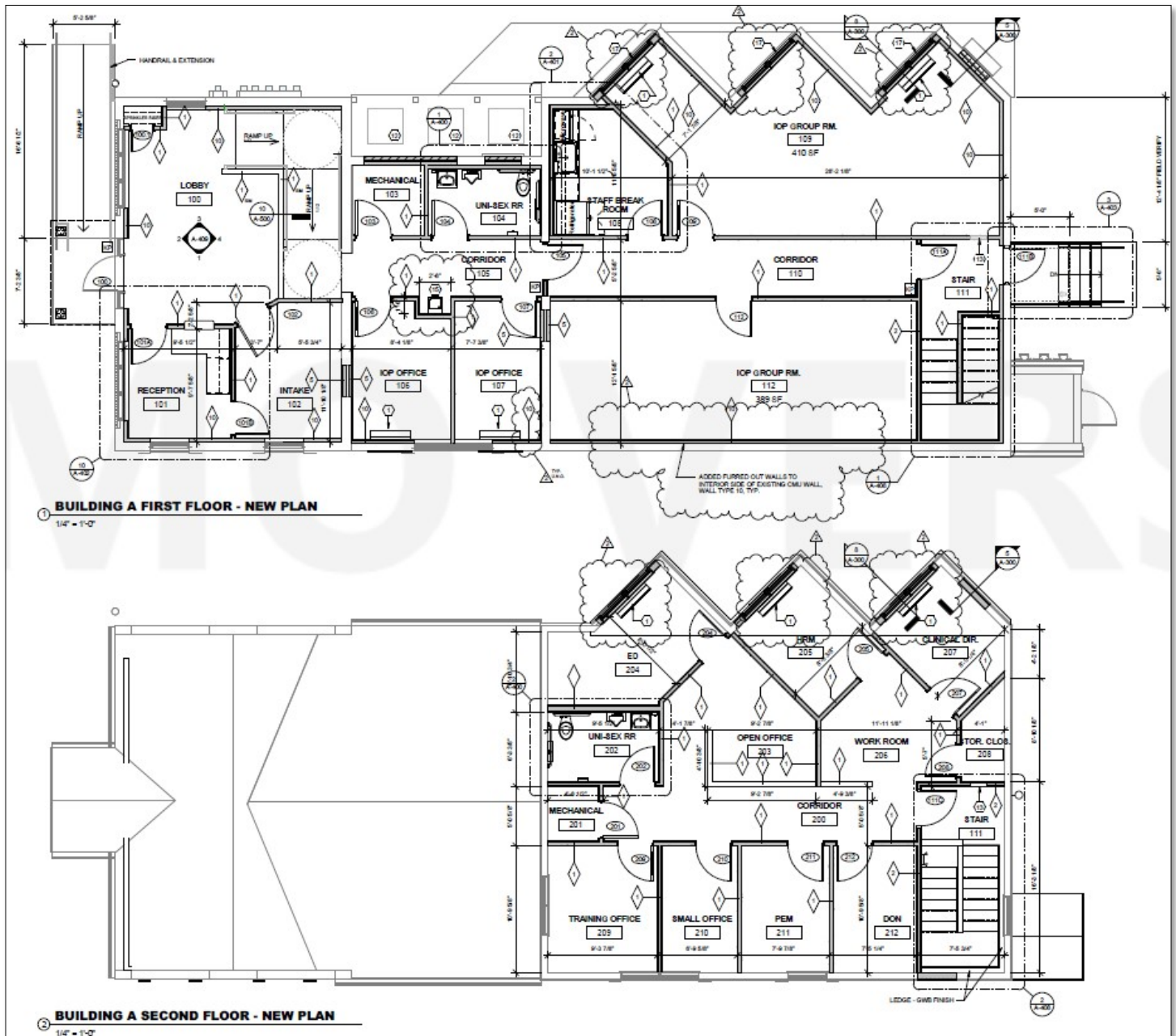
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Drug and Alcohol Addiction Treatment Center 8311 Preston Hwy, Louisville, KY 40219

PROPERTY FLOOR PLAN



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LOCATION OVERVIEW

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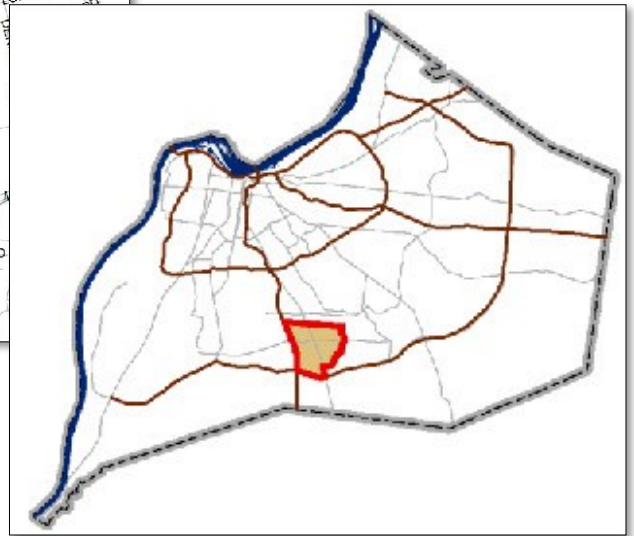
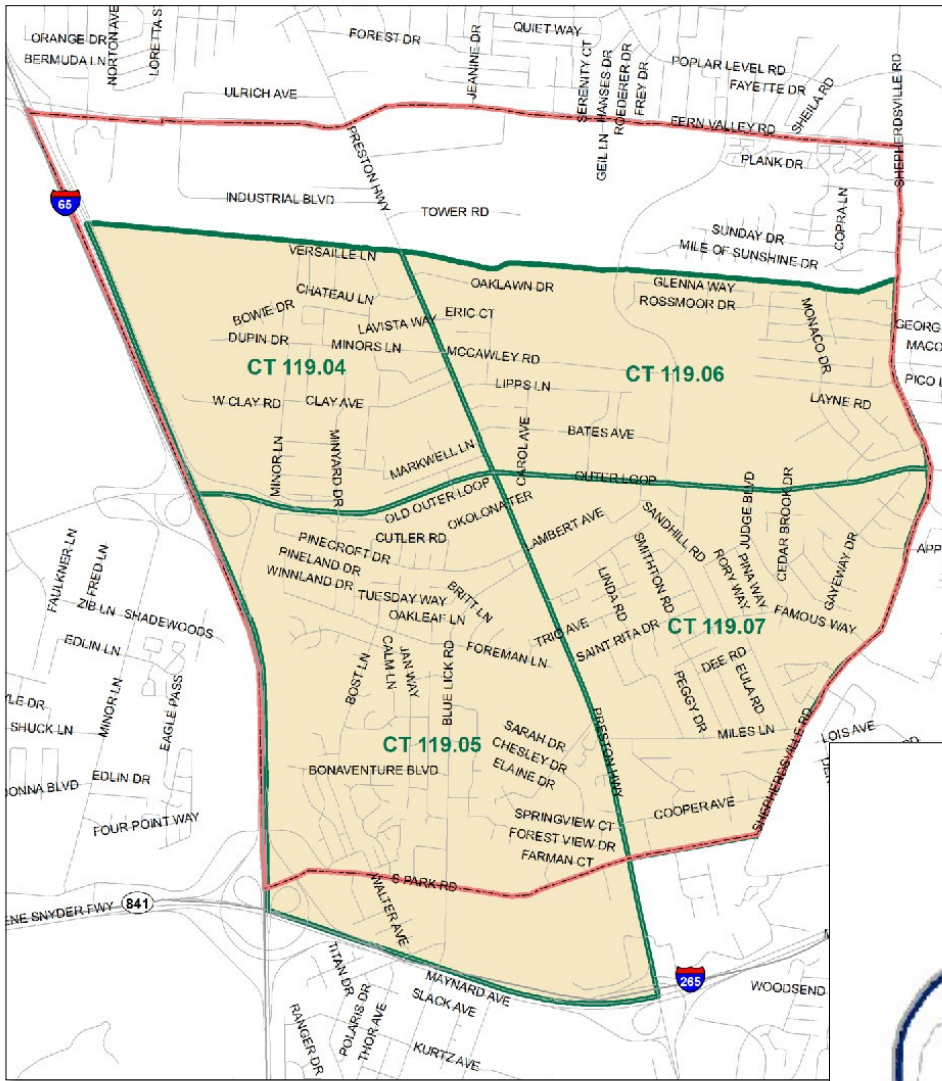
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LOCATION OVERVIEW



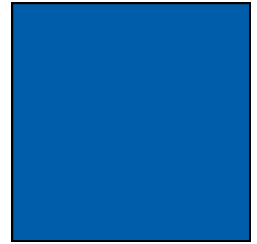
Demographics	1 mile	2 miles	3 miles
Total Population:	11,965	34,362	71,897
Avg HH Income	\$72,815	\$73,938	\$73,531
Households:	4,989	13,618	28,636

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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Mortgage Income			
2023 Percent of Income for Mortgage	18.5%	19.8%	20.0%
Median Household Income			
2023 Median Household Income	\$54,465	\$54,446	\$55,229
2028 Median Household Income	\$60,802	\$60,050	\$61,395
2023-2028 Annual Rate	2.23%	1.98%	2.14%
Average Household Income			
2023 Average Household Income	\$72,815	\$73,938	\$73,531
2028 Average Household Income	\$84,622	\$85,255	\$84,911
2023-2028 Annual Rate	3.05%	2.89%	2.92%
Per Capita Income			
2023 Per Capita Income	\$29,554	\$29,518	\$29,364
2028 Per Capita Income	\$34,677	\$34,363	\$34,177
2023-2028 Annual Rate	3.25%	3.09%	3.08%
GINI Index			
2023 Gini Index	37.3	38.3	38.4
Households by Income			
Current median household income is \$55,229 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,395 in five years, compared to \$82,410 for all U.S. households			
Current average household income is \$73,531 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$84,911 in five years, compared to \$122,048 for all U.S. households			
Current per capita income is \$29,364 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$34,177 in five years, compared to \$47,525 for all U.S. households			
Housing			
2023 Housing Affordability Index	132	123	122
2010 Total Housing Units	5,013	13,303	28,428
2010 Owner Occupied Housing Units	2,987	7,842	16,591
2010 Renter Occupied Housing Units	1,759	4,524	9,850
2010 Vacant Housing Units	267	937	1,987
2020 Total Housing Units	5,155	14,013	29,862
2020 Owner Occupied Housing Units	3,007	7,819	16,545
2020 Renter Occupied Housing Units	1,918	5,379	11,715
2020 Vacant Housing Units	297	827	1,619
2023 Total Housing Units	5,276	14,543	30,445
2023 Owner Occupied Housing Units	2,996	7,867	17,056
2023 Renter Occupied Housing Units	1,993	5,751	11,580
2023 Vacant Housing Units	287	925	1,809
2028 Total Housing Units	5,366	14,768	30,710
2028 Owner Occupied Housing Units	3,028	7,998	17,217
2028 Renter Occupied Housing Units	2,047	5,859	11,593
2028 Vacant Housing Units	291	910	1,900
Socioeconomic Status Index			
2023 Socioeconomic Status Index	44.3	46.4	46.2

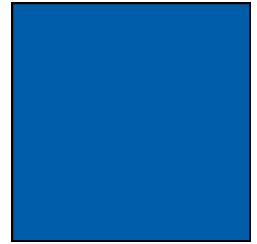
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DEMOGRAPHICS

	1 mile	2 miles	3 miles
Population			
2010 Population	11,417	30,939	67,225
2020 Population	11,947	33,450	71,161
2023 Population	11,965	34,362	71,897
2028 Population	12,053	34,651	71,758
2010-2020 Annual Rate	0.45%	0.78%	0.57%
2020-2023 Annual Rate	0.05%	0.83%	0.32%
2023-2028 Annual Rate	0.15%	0.17%	-0.04%
2020 Male Population	48.5%	48.7%	48.9%
2020 Female Population	51.5%	51.3%	51.1%
2020 Median Age	38.1	37.4	37.0
2023 Male Population	48.7%	49.1%	49.1%
2023 Female Population	51.3%	50.9%	50.9%
2023 Median Age	40.5	39.6	38.2

In the identified area, the current year population is 71,897. In 2020, the Census count in the area was 71,161. The rate of change since 2020 was 0.32% annually. The five-year projection for the population in the area is 71,758 representing a change of -0.04% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 38.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	59.4%	55.6%	52.6%
2023 Black Alone	15.2%	17.8%	22.6%
2023 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2023 Asian Alone	2.7%	2.4%	2.5%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	9.6%	10.6%	9.1%
2023 Two or More Races	12.6%	13.0%	12.7%
2023 Hispanic Origin (Any Race)	20.7%	22.6%	20.1%

Persons of Hispanic origin represent 20.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.1 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	52	54	53
2010 Households	4,746	12,366	26,441
2020 Households	4,925	13,198	28,260
2023 Households	4,989	13,618	28,636
2028 Households	5,075	13,858	28,810
2010-2020 Annual Rate	0.37%	0.65%	0.67%
2020-2023 Annual Rate	0.40%	0.97%	0.41%
2023-2028 Annual Rate	0.34%	0.35%	0.12%
2023 Average Household Size	2.38	2.51	2.50

The household count in this area has changed from 28,260 in 2020 to 28,636 in the current year, a change of 0.41% annually. The five-year projection of households is 28,810, a change of 0.12% annually from the current year total. Average household size is currently 2.50, compared to 2.51 in the year 2020. The number of families in the current year is 18,134 in the specified area.

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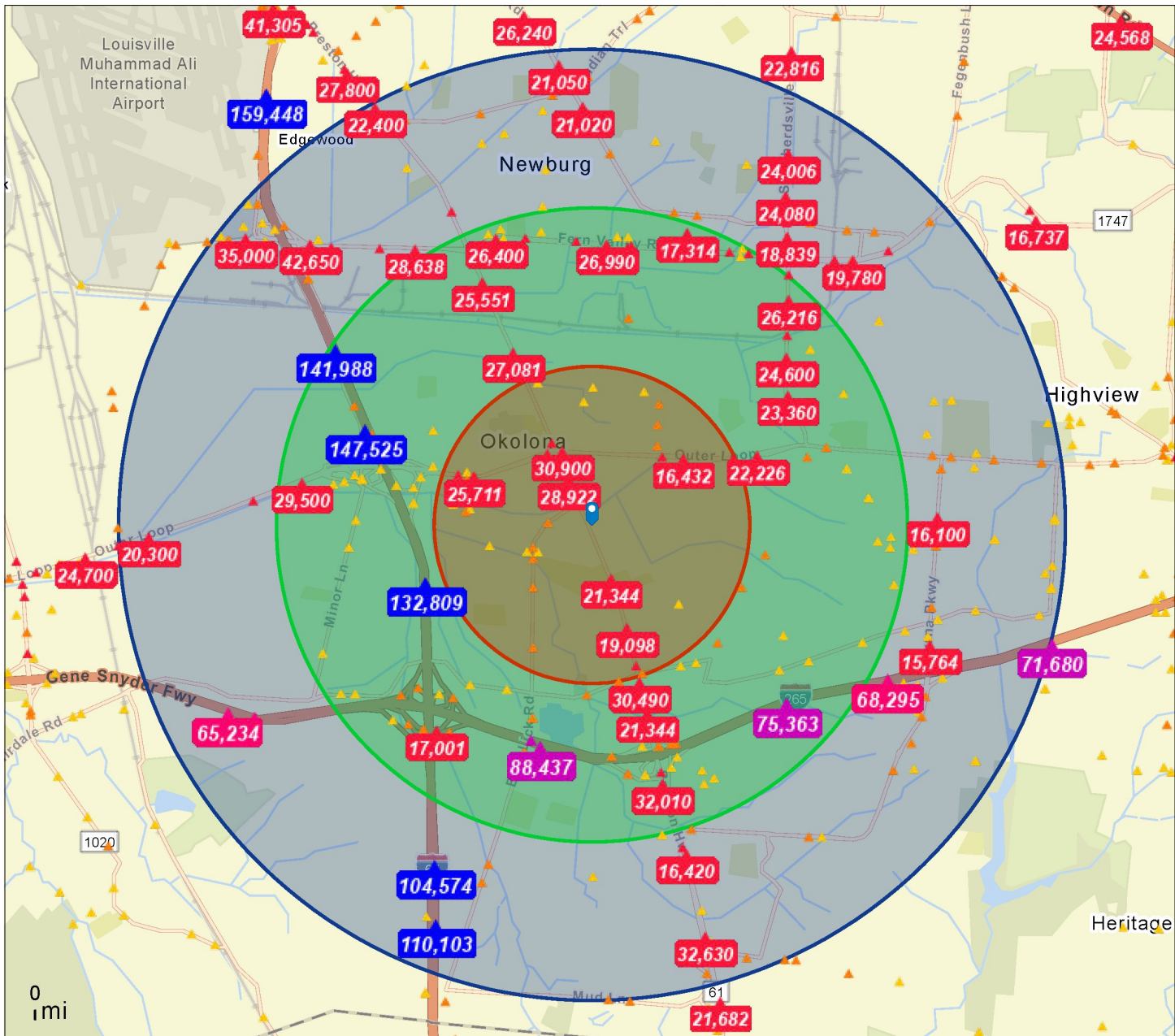
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TRAFFIC COUNTS



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