



**200 ON THE HILL
TURNKEY 48 UNIT INVESTMENT**
200 HUBBARD RD, WINCHESTER, KY 40391

TABLE OF CONTENTS

- 3** DISCLOSURE & CONTACT INFO
- 4** INVESTMENT OPPORTUNITY
- 5** PROPERTY HIGHLIGHTS
- 6** PROPERTY SPECS
- 8** PHOTOS
- 11** FLOOR PLANS
- 14** SUBMARKET AND AREA
- 15** ABOUT WINCHESTER
- 18** TEAM BIOS





Jenny Johnston

Executive Vice President
502-645-1729(m) 502-365-3840(o)
jenny@prgproperty.com



Katie Renfro

Associate
502-345-3667(m) 502-365-3840(o)
katie@prgproperty.com

All interested buyers are hereby advised that the Owner is soliciting offers via PRG Commercial Property Advisors. Any offers submitted by a prospective buyer may be accepted or rejected in the sole discretion of the Owner's. As part of the offer process, the Owner will be evaluating a number of factors above and beyond the price and terms, including the experience, financial health and track record of the purchasers.

This Offering Memorandum package was prepared exclusively by PRG Commercial Property Advisors, with all information within having been reviewed by the Owner. The information herein is confidential and provided solely for the purpose of analyzing a potential acquisition of the Property. It is not to be used for any other purpose or made available to another without the express written consent of PRG Commercial Property Advisors. While the information relied on to create this package is deemed to be highly reliable, it does not represent all material information regarding the subject Property and buyers should not consider this package as any sort of substitute for a thorough and complete examination of the financials and a rigorous and in-depth due diligence process.

PRG Commercial Property Advisors and seller have not conducted an analysis of the operating documents and history, the financial records, the individual leases, or the tenants that have signed them. In addition, there has been no in-depth investigation of the physical premises or any potential environmental issues that could potential affect the property, and PRG Commercial Property Advisors makes no warranty or representation whatsoever regarding the integrity or accuracy of the aforementioned information. As such, any prospective purchasers are strongly encouraged to conduct their own in-depth investigation of both the financial health and physical soundness of the property. PRG Commercial Property Advisors also strongly encourages all prospective purchasers to contact their own personal and corporate tax and legal counsel to determine the consequences of this type of potential investment.

PRG Commercial Property Advisors and Seller strongly recommend that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing. Any compensation paid to a buyer's broker will be paid by the purchaser and will not be paid by the seller or seller's exclusive agent.

INVESTMENT OPPORTUNITY



48
UNITS



\$328,796
2023 NOI



7.56%
CAP RATE



\$4,350,000
LIST PRICE

200 On The Hill is a 48 unit property including eight 3BR/2BA units, 16 2BR/1BA units, and 24 newly built studios. Almost all of the units are either newly built or newly turned within the past two years. The buildings with the larger units all include additional decks or patios plus extra storage.

This investment has been professionally maintained, and is situated on a large lot with ample off street parking. Tenants are responsible for their own electricity (no gas), and pay additional pet fees (scaled depending on animal size) and month-to-month fees.

Located in Winchester, KY, a rapidly growing suburb of Lexington, the property is minutes from downtown Winchester, amid single family homes, with easy access to I-64 and Lexington.

DEAL ROOM



PROPERTY HIGHLIGHTS

- High-quality asset
- 31,128 SF in six buildings
- Newer construction
- Versatile unit mix
- Desirable, suburban location
- 3.37 acre lot with ample parking
- Separately metered electric (no gas)

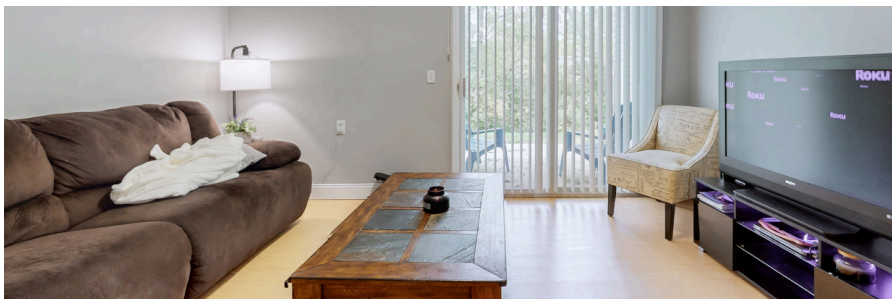


SITE DESCRIPTION

ASKING PRICE	\$4,350,000
UNITS	48
SQUARE FEET	31,128
PRICE PER SQUARE FOOT	\$140
PRICE PER UNIT	\$90,625
OCCUPANCY RATE	98%
NUMBER OF BUILDINGS	6
NUMBER OF STORIES	2
LOT SIZE AC	3.37
PARKING	APROX. 88

UNIT MIX

3 BEDROOM/ 2 BATH	8
2 BEDROOM/ 1 BATH	16
STUDIOS	24

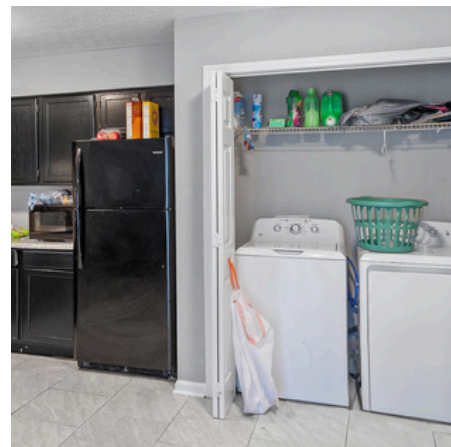
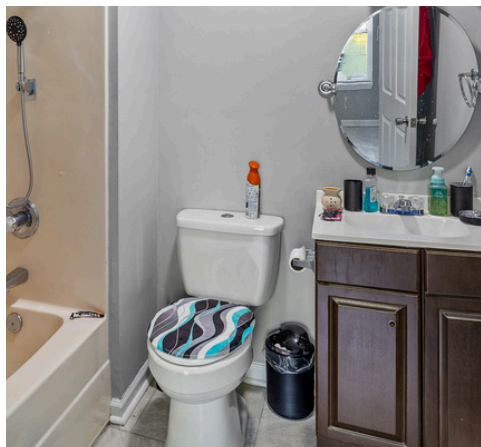


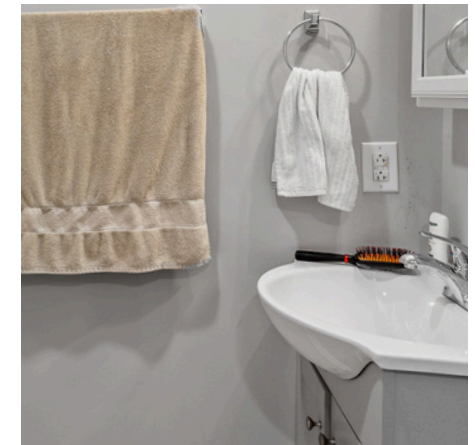
PROPERTY SPECS

	3BR/2BA	2BR/1BA	STUDIOS
COUNT	8	16	24
BUILDING AGE	APROX. 25 YRS	APROX. 25 YRS	APROX. 2 YRS
ROOF	METAL	METAL	SHINGLE
HEATING/COOLING	HVAC'S	HVAC'S	MINI SPLITS
WASHER/DRYER	W/D HOOKUPS	W/D HOOKUPS	W/D INCLUDED
HOT WATER	TANKLESS	TANKLESS	INDIVIDUAL TANK
UNIT SIZE	1,040 SF	875 SF	372 SF
FLOORING	LVP, TILE, CARPET OR VINYL	LVP, TILE, CARPET OR VINYL	LVP
ASKING RENT	\$1,040	\$915	\$715
SEPARATELY METERED	ELECTRIC	ELECTRIC	ELECTRIC
ADDITIONAL SPACE	DECK OR PATIO W/ ADD'L STORAGE	DECK OR PATIO W/ ADD'L STORAGE	N/A
OWNER PAYS	WATER	WATER	WATER

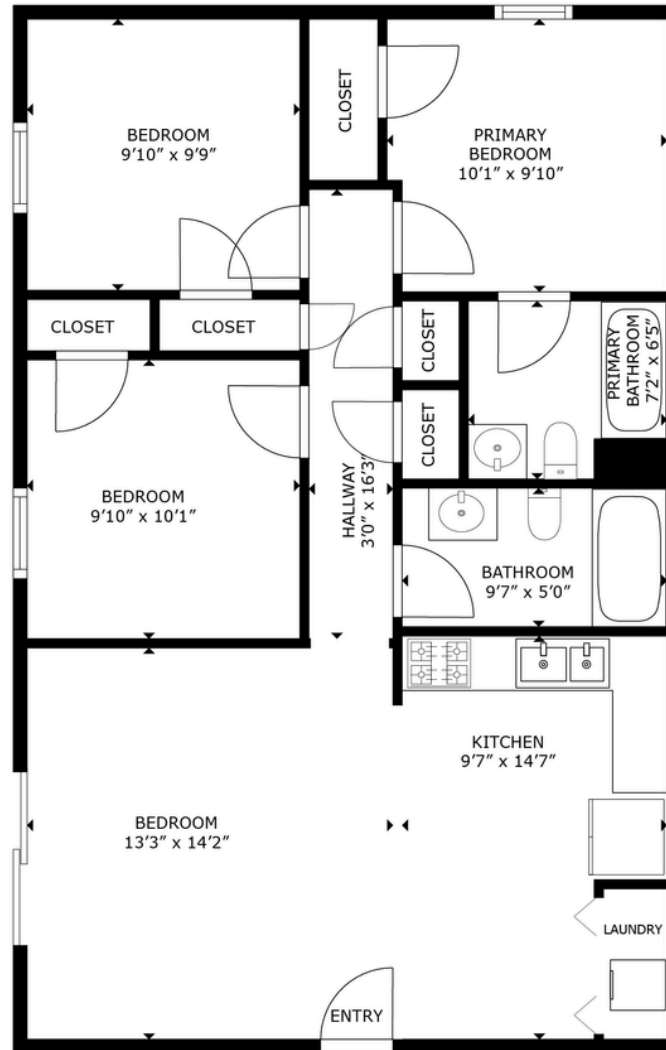
PHOTOS



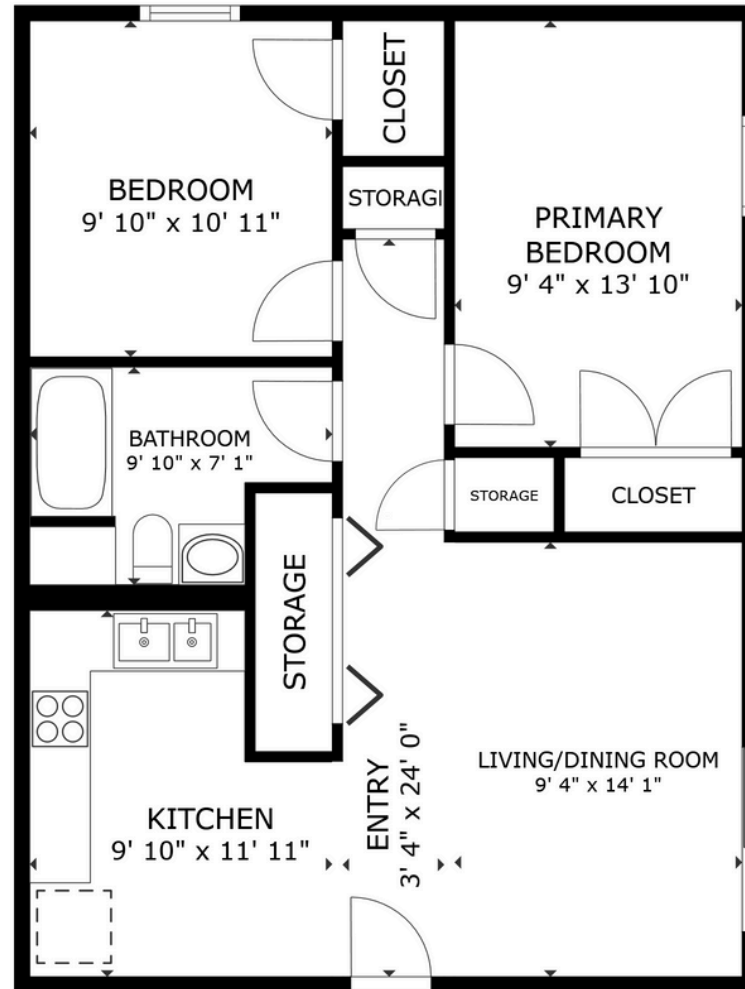




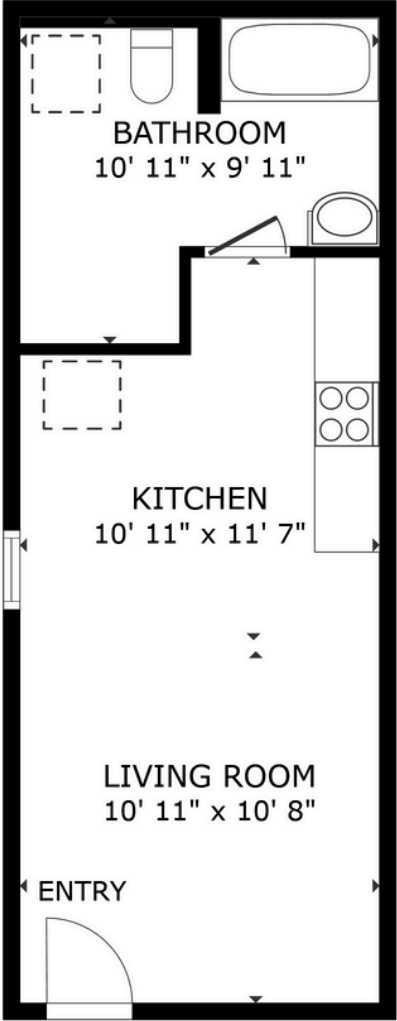
FLOORPLANS - 3BR/2BA



MEASUREMENTS ARE APPROXIMATIONS

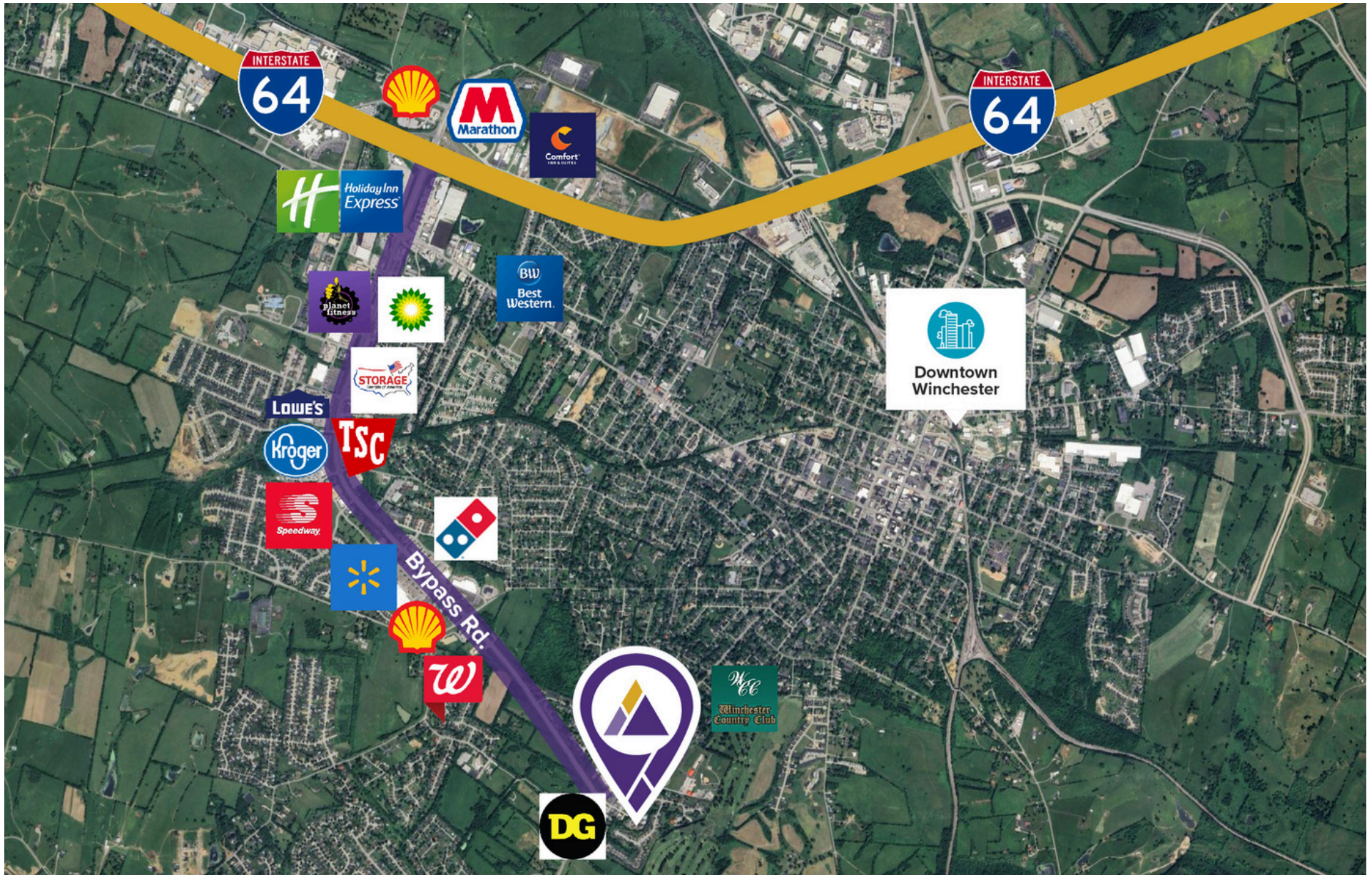


MEASUREMENTS ARE APPROXIMATIONS



MEASUREMENTS ARE APPROXIMATIONS

SUBMARKET AND AREA



ABOUT WINCHESTER

Winchester has a rich historical heritage, with many sites that reflect its past. The city was an early settlement in Kentucky and played a significant role during the United States' westward expansion. Historic buildings such as the Clark County Courthouse and the Daniel Boone National Forest nearby highlight the area's significance in American history. The local history is further celebrated at the Bluegrass Heritage Museum.

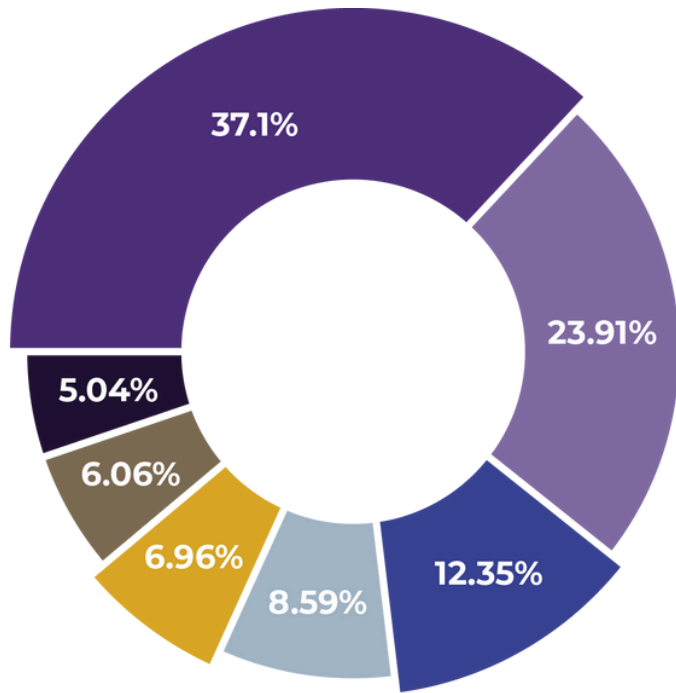
Winchester's proximity to Lexington, KY makes it an ideal location. Lexington is Kentucky's second-largest city and home to The University of Kentucky (UK), the state's flagship institution and a major employer, driving innovation and research in various fields, including healthcare, engineering, and business. Manufacturing and tourism further diversify Lexington's economic profile. This industrial base is complemented by a growing emphasis on technology and entrepreneurship, supported by local incubators and co-working spaces. Additionally, Lexington's participation in the Kentucky Bourbon Trail, horse racing, and its vibrant cultural festivals attract tourists, boosting local businesses and creating a dynamic atmosphere. Together, these sectors contribute to a resilient economy poised for continued growth in the years to come.

LEXINGTON EMPLOYERS

	COUNTY	EMPLOYEES	INDUSTRY
UNIVERSITY OF KY	FAYETTE	25,584	EDUCATION
KY STATE GOVERNMENT	FRANKLIN	11,210	GOVERNMENT
TOYOTA OF KY	SCOTT	9,700	MANUFACTURING
FAYETTE COUNTY PUBLIC SCHOOLS	FAYETTE	5,965	EDUCATION
AMAZON	FAYETTE	5,034	DISTRIBUTION
BAPTIST HEALTH	FAYETTE	3,189	HEALTHCARE

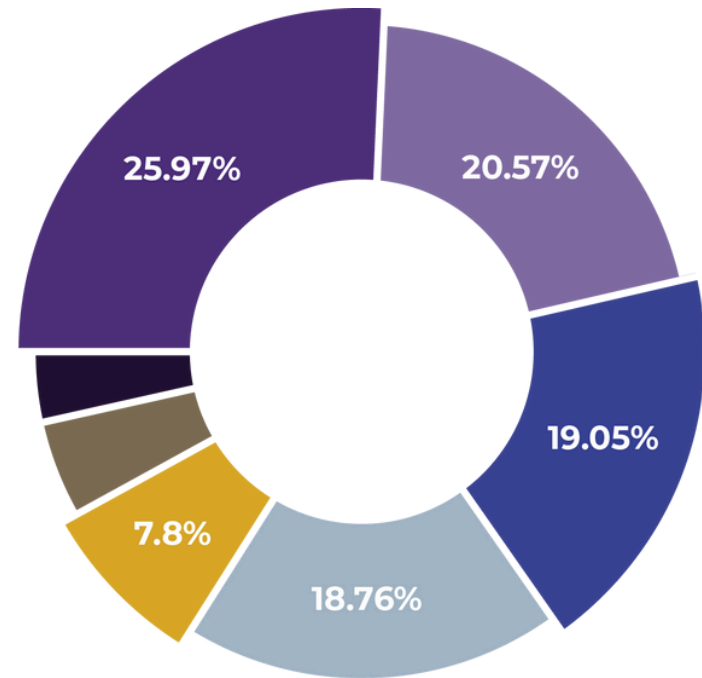


WINCHESTER EDUCATION OF AGE 25+



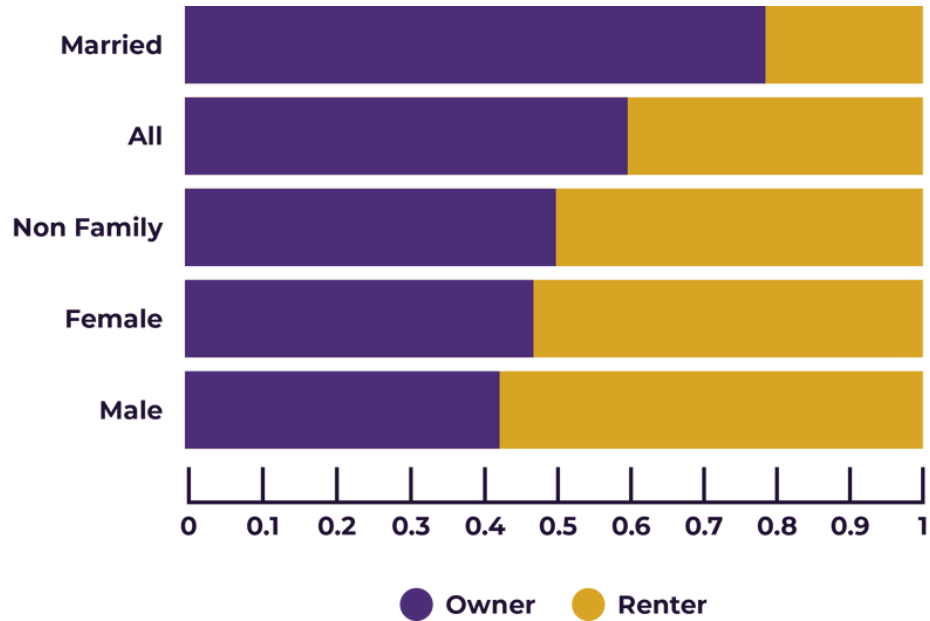
- High School Graduate
- Bachelors Degree
- 9th to 12th Grade
- Graduate Degree
- Some College
- Associates Degree
- Less than 9th Grade

FAYETTE COUNTY EDUCATION OF AGE 25+

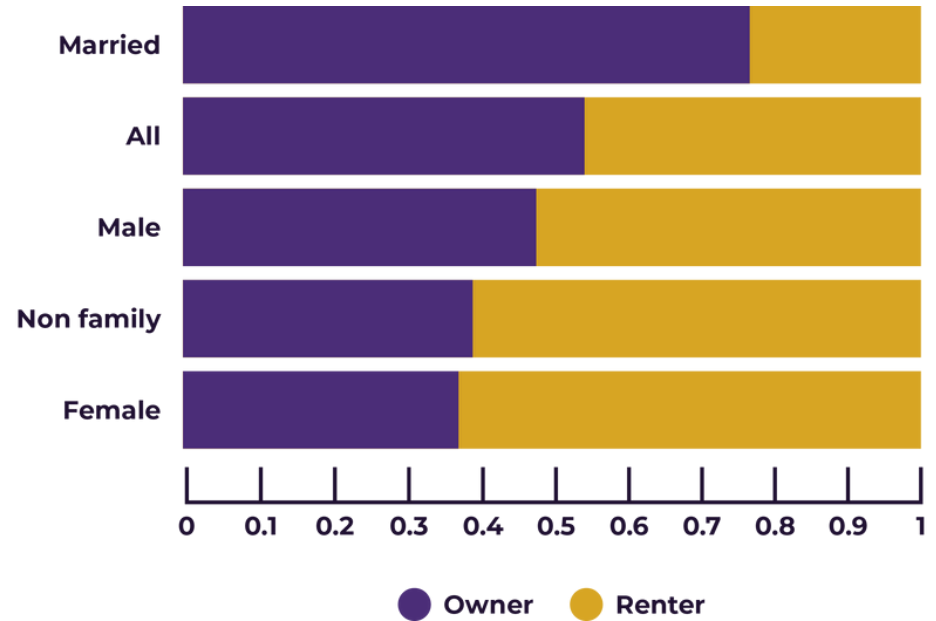


- Bachelors Degree
- Some College
- Associates Degree
- Less than 9th Grade
- Graduate Degree
- High School Graduate
- 9th to 12th Grade

WINCHESTER OWNER VS RENTER



FAYETTE COUNTY OWNER VS RENTER





Jenny Johnston Executive Vice President
502-645-1729(m) 502-365-3840(o)

Named a Business First Enterprising Women Honoree in 2023, KCREA Kentucky Multifamily Broker of the Year in 2021 and 2023, one of Business First's Twenty People to Know in Real Estate in 2020, Jenny has a keen understanding of the many factors that contribute to sound real estate investments, and brings market savvy, financial literacy, and business acumen to every transaction analysis. Jenny has an undergraduate degree from Pomona College in Claremont, CA, and a Masters in Business Administration degree from the University of California, Davis. She prides herself on her involvement in, and commitment to, creating community, and is a Board Member of Women in Commercial Real Estate, Women's Affordable Housing Network, and mayor-appointed Metropolitan Business Development Corporation. When not doing the "PRG Hustle", Jenny can be found living her passion for the outdoors by running trails, or finding the next outdoor adventure with her husband and two children.



Katie Renfro Associate
502-345-3667(m) 502-365-3840(o)

Katie is a Louisville native who brings a wealth of diverse experience in commercial real estate sales, leasing and investment. Before starting her career as a commercial real estate advisor, she owned and operated several small businesses and a real estate investment portfolio. She has been in her client's shoes before, and understands the ins and outs of commercial real estate investment. Katie prides herself on her hustle and responsiveness. When Katie is not closing deals, she can be found on Lake Cumberland with her husband and three kids.

DEAL ROOM





COMMERCIAL PROPERTY ADVISORS

PRGPROPERTY.COM

502-365-3840

