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OFFERING MEMORANDUM

# Trophy Location Multifamily

2020 Midland Ave | Louisville, KY 40204

14-Unit apartment opportunity  
available in Cherokee Triangle.

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Sale Price:

\$1,810,000

**Property type**

Multifamily

**Units**

14 Total Units

**Unit Type**

1 Bed / 1 Bath

**Parking**

Off- Street

**Mechanicals**

Forced air furnace;  
central air; separate  
water heaters

**Utilities**

Separate LG&E

ABOUT THE PROPERTY

# 2020 Midland Ave



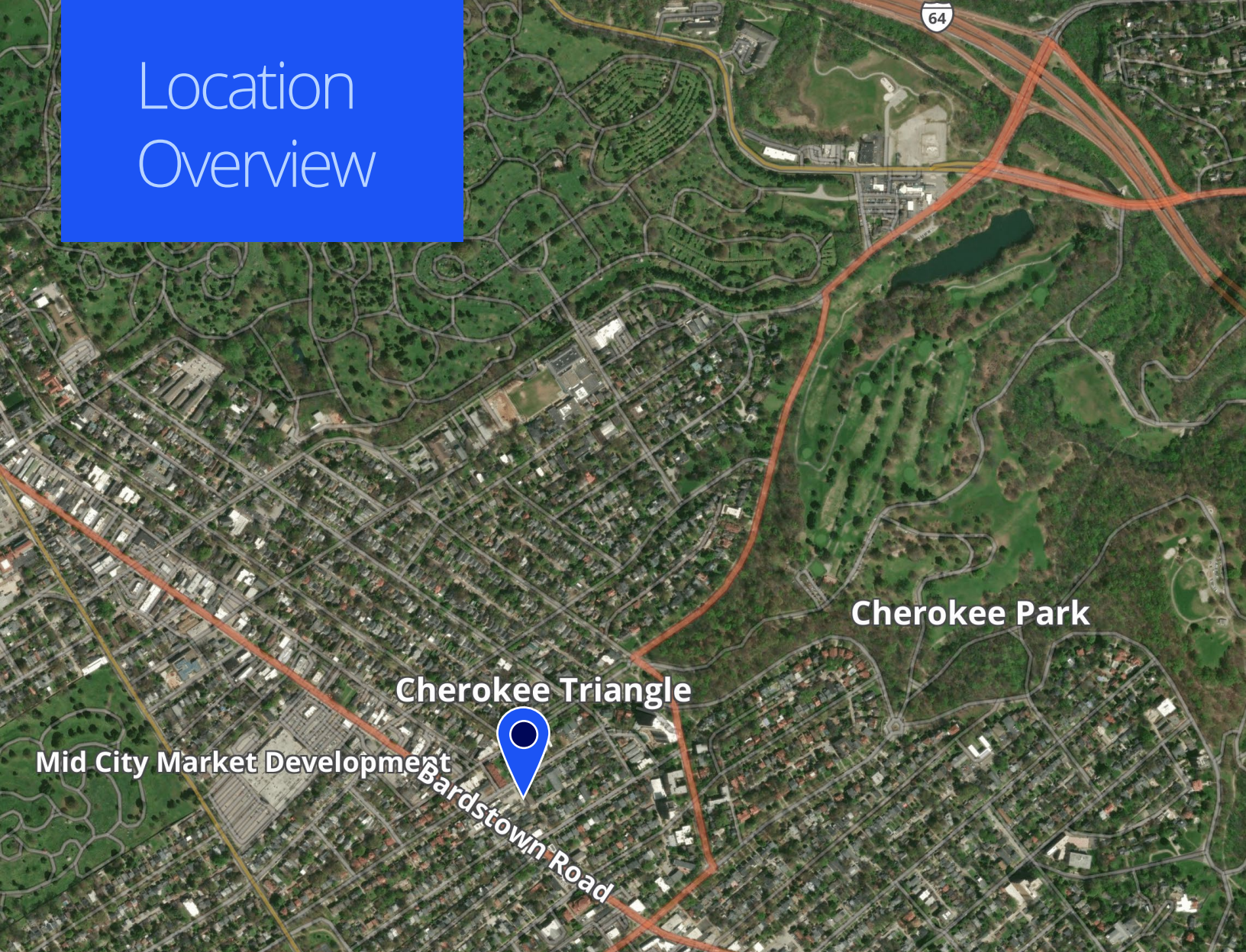
Located in the historic Cherokee Triangle, this 14-unit property is a rare generational offering. Purpose-built as apartments—an uncommon feature in this submarket—it consists of fourteen 1BR/1BA units and is just steps from Louisville’s most walkable corridors, with convenient access to shopping, dining, and services.

This property was held by the same ownership for decades and has benefited from consistent professional management. Units feature forced air heating and central air, with tenants responsible for gas and electricity, helping to control operating expenses. Additional savings are achieved through a water and trash recapture program. While current unit conditions meet market demand, there is an opportunity for a new owner to implement upgrades and drive further rent growth. The property has been well maintained with no significant deferred maintenance, and a full electrical panel upgrade was completed in 2023.

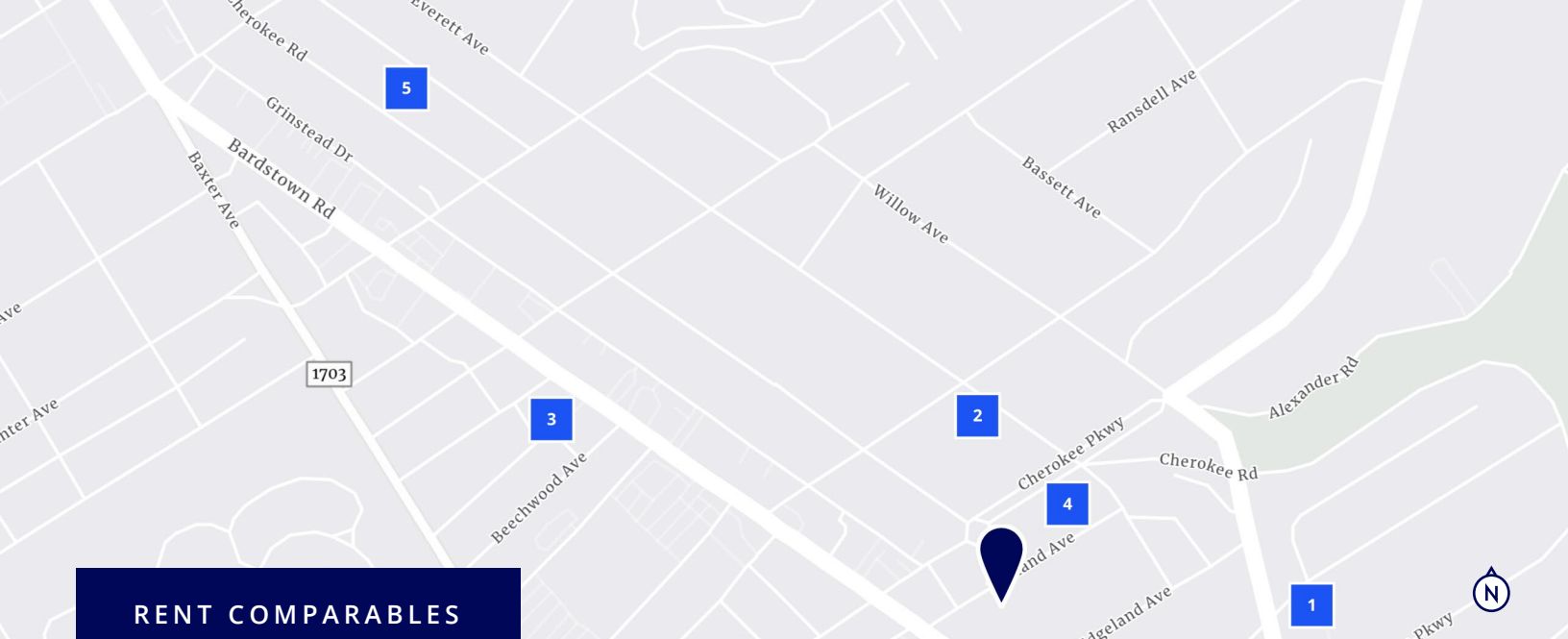
Opportunities like this are rare, offering stable cash flow and long-term appreciation driven by strong underlying real estate fundamentals.



# Location Overview



Cherokee Triangle Historic District is a vibrant neighborhood just two miles from downtown Louisville. Adjacent to a lively commercial area, residents enjoy walkable access to coffee shops, restaurants, boutiques, theaters, groceries, and more. Tree-lined streets with century-old canopies frame an eclectic mix of historic homes, showcasing styles from Italianate to Tudor Revival and Beaux-Arts. Nearby, Frederick Law Olmsted's Cherokee Park and Willow Park offer scenic spaces for recreation and relaxation. Blending preserved historic charm with modern urban living, Cherokee Triangle remains one of Louisville's most dynamic and desirable communities.



**RENT COMPARABLES**



**2020 Midland Ave**

<b>Bed/Bath</b>	1 Bed / 1 Bath
<b>Avg Rent/Month</b>	\$753/Month
<b>Avg Unit Size</b>	575 SF
<b>Mechanical</b>	Cooling: Central Air Heating: Forced Air Tenant pays LG&E



**1 2100 Baringer Ave**

<b>Bed/Bath</b>	1 Bed / 1 Bath
<b>Avg Rent/Month</b>	\$1,100/Month
<b>Avg Unit Size</b>	700 SF
<b>Mechanical</b>	Cooling: Central Air Heating: Electric Tenant pays LG&E



**2 1308 Everett Ave**

<b>Bed/Bath</b>	1 Bed / 1 Bath
<b>Avg Rent/Month</b>	\$1,000/Month
<b>Avg Unit Size</b>	700 SF
<b>Mechanical</b>	Cooling: Central Air Heating: Forced Air Tenant pays LG&E



**3 1204 Bardstown Rd**

<b>Bed/Bath</b>	1 Bed / 1 Bath
<b>Avg Rent/Month</b>	\$900/Month
<b>Avg Unit Size</b>	550 SF
<b>Mechanical</b>	Cooling: Central Air Heating: Electric Tenant pays LG&E



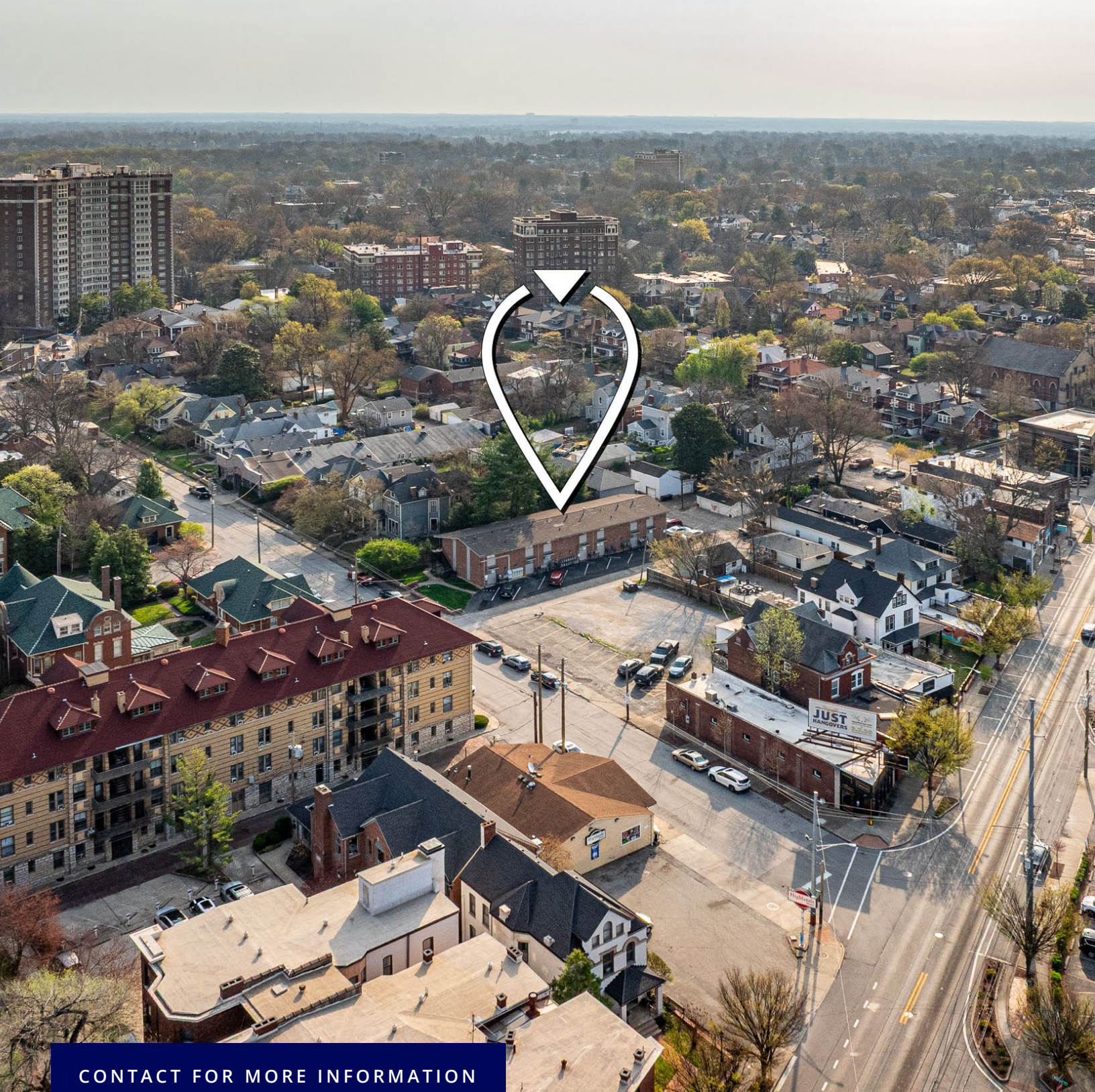
**4 2100 Baringer Ave**

<b>Bed/Bath</b>	1 Bed / 1 Bath
<b>Avg Rent/Month</b>	\$925/Month
<b>Avg Unit Size</b>	675 SF
<b>Mechanical</b>	Tenant pays LG&E



**5 1308 Everett Ave**

<b>Bed/Bath</b>	1 Bed / 1 Bath
<b>Avg Rent/Month</b>	\$1,175/Month
<b>Avg Unit Size</b>	651 SF
<b>Mechanical</b>	Cooling: Central Air Heating: Electric Tenant pays LG&E



**CONTACT FOR MORE INFORMATION**

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