



Church Way Apartments

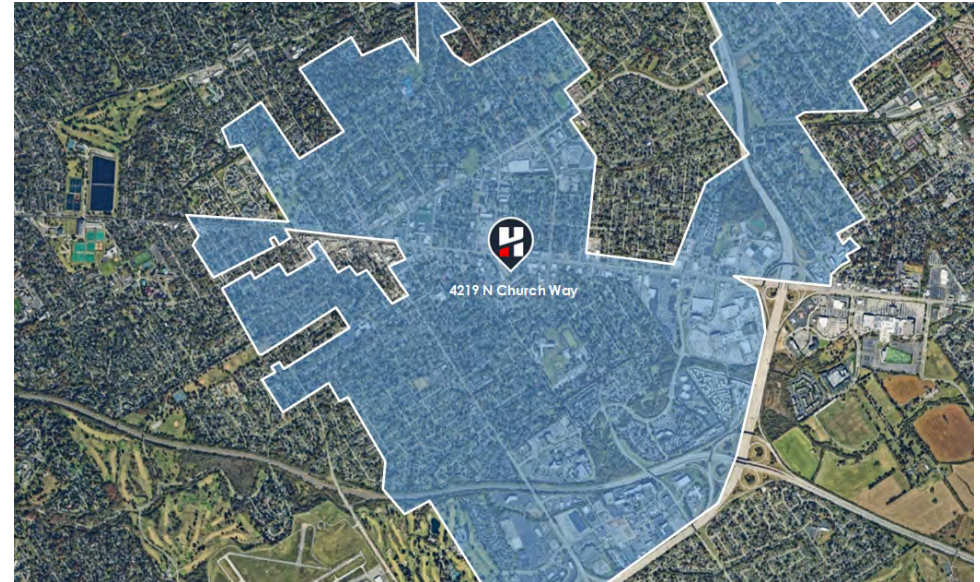
4219 N Church Way, Louisville, KY 40207

FOR SALE



HOAGLAND
COMMERCIAL

EXECUTIVE SUMMARY



Offering Summary

Sale Price:	\$2,040,000
Price / Unit	\$120,000
Building Size:	13,110 SF
Lot Size:	0.39 AC
Number of Units:	17
Unit Mix:	17 (1 Bed / 1 Bath)
Year Built:	1969
Zoning:	OR3-OFFICE

Property Overview

Located at 4219 N. Church Way in the heart of St. Matthews, this 17-unit multifamily investment opportunity offers exceptional potential in one of Louisville's most desirable submarkets. This asset offers a value-add opportunity in one of Louisville's most sought-after multifamily submarkets with historically low vacancy.

Contact the listing agents for additional information.

Property Highlights

- Separately metered gas and electric
- Coin-operated laundry
- On-site secure tenant storage

Chapman Silander
Senior Vice President

t: 502.753.2090

e: chapman@hoaglandcommercial.com

John Hoagland, Jr., CCIM
Partner

t: 502.403.1883

e: john@hoaglandcommercial.com



ADDITIONAL PHOTOS



Chapman Silander
Senior Vice President

t: 502.753.2090

e: chapman@hoaglandcommercial.com

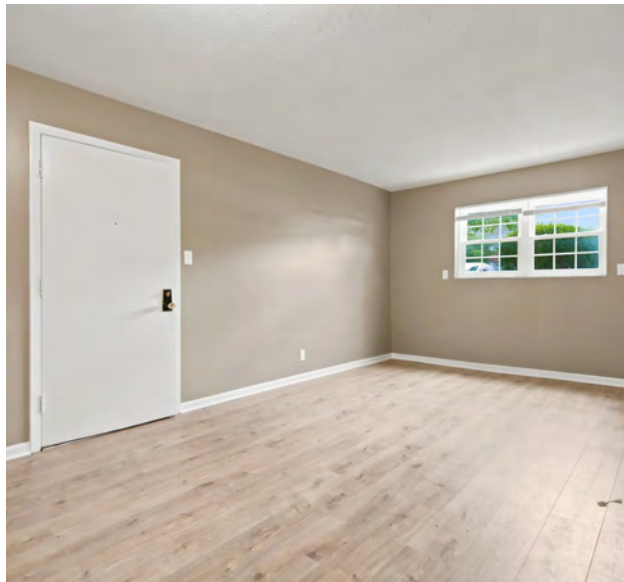
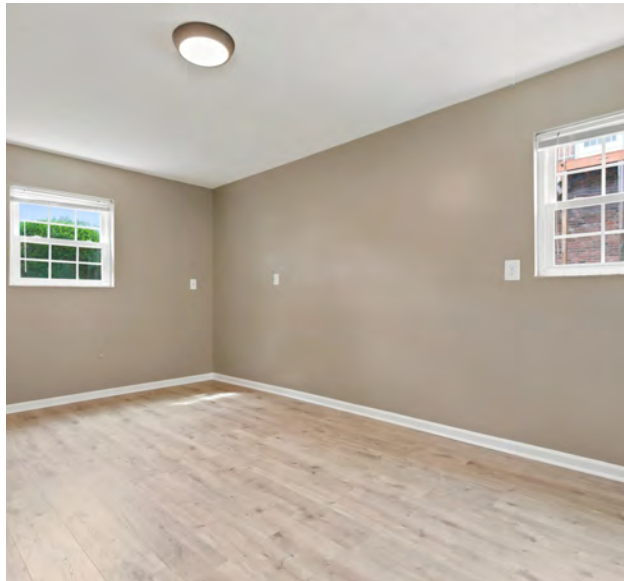
John Hoagland, Jr., CCIM
Partner

t: 502.403.1883

e: john@hoaglandcommercial.com



ADDITIONAL PHOTOS



Chapman Silander
Senior Vice President

t: 502.753.2090

e: chapman@hoaglandcommercial.com

John Hoagland, Jr., CCIM
Partner

t: 502.403.1883

e: john@hoaglandcommercial.com



LOCATION



Chapman Silander
Senior Vice President

t: 502.753.2090

e: chapman@hoaglandcommercial.com

John Hoagland, Jr., CCIM

Partner

t: 502.403.1883

e: john@hoaglandcommercial.com



PROFORMA



	Proforma 1	Proforma 2
Sale Price	\$2,040,000	\$2,040,000
Units	17	17
Price / Unit	\$120,000	\$120,000
Gross Rental Income	\$224,400	\$239,700
Rent/Unit	\$1,100	\$1,175
RUBS Income	\$6,120	\$12,240
Coin Laundry Income	\$1,500	\$1,500
Vacancy	(\$11,220)	(\$5,993)
Total Revenue	\$220,800	\$247,448
Common Elec. / Gas	\$4,697	\$4,697
Water / Sewer	\$6,055	\$6,055
Garbage	\$1,200	\$1,200
R&M / Conting.	\$15,300	\$15,300
Insurance	\$14,592	\$14,592
Prop. Mgmt	\$11,220	\$11,985
Taxes (Adjusted)	\$22,440	\$22,440
Total Expenses	\$75,504	\$76,269
NOI	\$145,296	\$171,178

Assumptions	
Proforma 1	Proforma 2
Rate	Rate
\$1,100	\$1,175
R&M / Contingency	R&M / Contingency
\$900	\$900
Vacancy	Vacancy
5.0%	2.5%
RUBS / Unit	RUBS / Unit
\$30	\$60
Mgmt Fee	Mgmt Fee
5.0%	5.0%
M&R / Unit	M&R / Unit
\$300	\$300
Coin Laundry - Annual	Coin Laundry - Annual
\$1,500	\$1,500

Broker does not warrant the above figures to be exact, but rather are an estimation based on market conditions and all information currently available

Chapman Silander
Senior Vice President

t: 502.753.2090

e: chapman@hoaglandcommercial.com

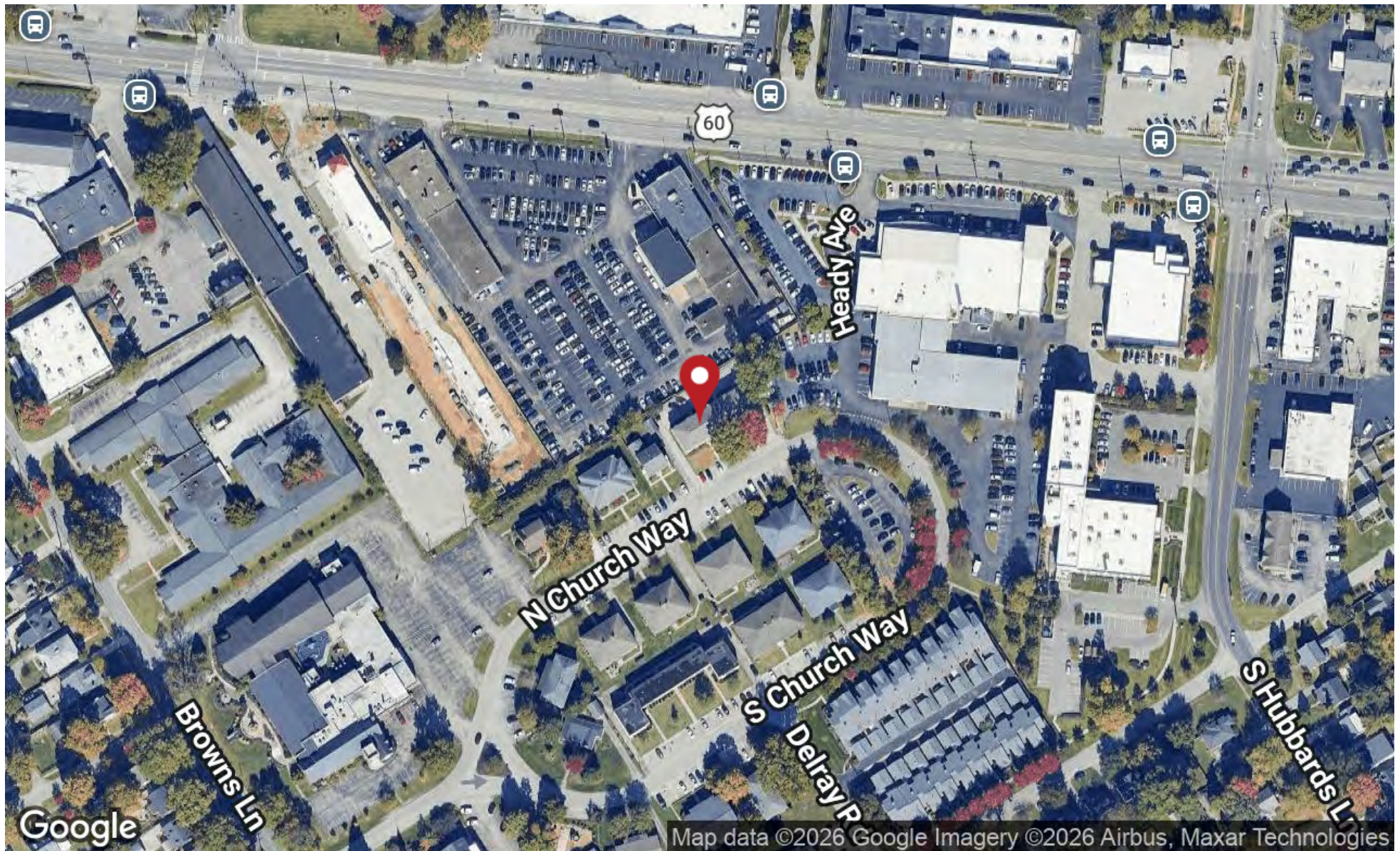
John Hoagland, Jr., CCIM
Partner

t: 502.403.1883

e: john@hoaglandcommercial.com



LOCATION MAP



Chapman Silander
Senior Vice President

t: 502.753.2090

e: chapman@hoaglandcommercial.com

John Hoagland, Jr., CCIM

Partner

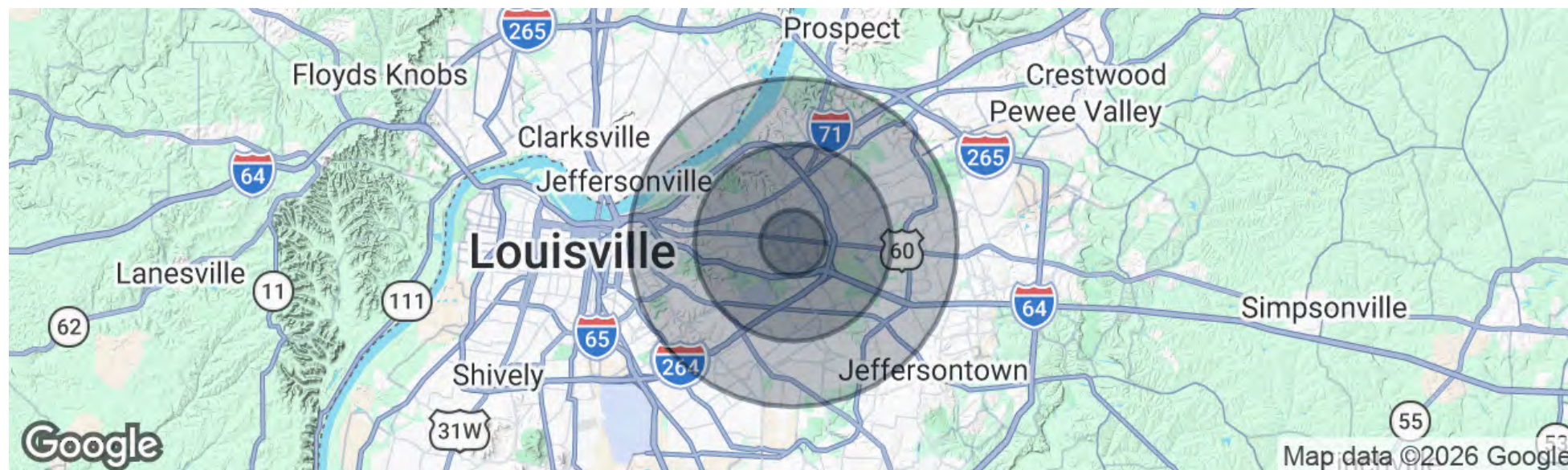
t: 502.403.1883

e: john@hoaglandcommercial.com



HOAGLAND
COMMERCIAL

DEMOGRAPHICS MAP & REPORT



Population

	1 Mile	3 Miles	5 Miles
Total Population	11,937	81,640	231,094
Average Age	39.0	42.9	41.7
Average Age (Male)	39.3	40.6	40.0
Average Age (Female)	38.9	45.1	43.5

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	5,818	38,810	105,410
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$120,866	\$119,834	\$114,942
Average House Value	\$376,599	\$376,983	\$342,281

2023 American Community Survey (ACS)

Chapman Silander
Senior Vice President

t: 502.753.2090

e: chapman@hoaglandcommercial.com

John Hoagland, Jr., CCIM
Partner

t: 502.403.1883

e: john@hoaglandcommercial.com

