VALUE-ADD MULTIFAMILY INVESTMENT OPPORTUNITY

952 S 6th St, Louisville, KY 40203

Old Louisville / Limerick

OFFERED AT

$325,000

MLS #1727191

5	1928	~3,250	100%	9.2%
UNITS	YEAR BUILT	BUILDING SF	VACANT AT CLOSE	PRO FORMA CAP RATE

NOI — PRO FORMA (ANNUAL)

Number of Units	**5**	
Market Rent / Unit / Month	**$850**	
Gross Potential Rent	**$51,000**	
		MONTHLY
Effective Gross Income	**$51,000**	**$4,250**
OPERATING EXPENSES		
Water & Sewer	**$4,800**	$400
Common Area Maintenance + Grass	**$2,400**	$200
Common Area Electric	**$1,200**	$100
Repairs & Turnover	**$3,000**	$250
CapEx Reserve	**$1,500**	$125
Property Taxes	**$4,063**	$339
Insurance	**$4,000**	$333
Total Operating Expenses	**$20,963**	**$1,747**
Net Operating Income (NOI)	**$30,038**	**$2,503**
NOI per Unit	**$6,008**	
Operating Expense Ratio	**41.1%**	

Pro forma NOI includes vacancy, repairs & turnover, CapEx reserve, and property management at the rates set on the Assumptions tab.

DEBT SERVICE & CASH FLOW

7.00% / 25-YR	20% DOWN	25% DOWN	30% DOWN
Down Payment	$65,000	**$81,250**	$97,500
Loan Amount	$260,000	**$243,750**	$227,500
Annual Debt Service	$22,052	**$20,673**	$19,295
Annual Cash Flow	**$7,986**	**$9,364**	**$10,742**
Cash-on-Cash Return	12.3%	**11.5%**	11.0%
DSCR	1.36x	**1.45x**	1.56x

Highlighted column reflects the 25% down base case. Full underwriting model with all sensitivities available on request.

CLOSED COMPS — LAST 24 MONTHS

28	$76K	$65K
5–20 UNIT SALES	MEDIAN $/UNIT	SUBJECT $/UNIT

5-to-20-unit multifamily sales in ZIP 40203 / 40208 / 40217. Subject prices below the closed-comp median on both a per-unit and per-SF basis.

Information deemed reliable but not guaranteed. Buyer and buyer's agent to verify all information including square footage, rents, and expenses. Pro forma figures are projections, not a guarantee of future performance.

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