

# JUST LISTED!

## SHENANDOAH TOWNHOMES

📍 242-282 Shenandoah Pl, Henderson, KY 42420

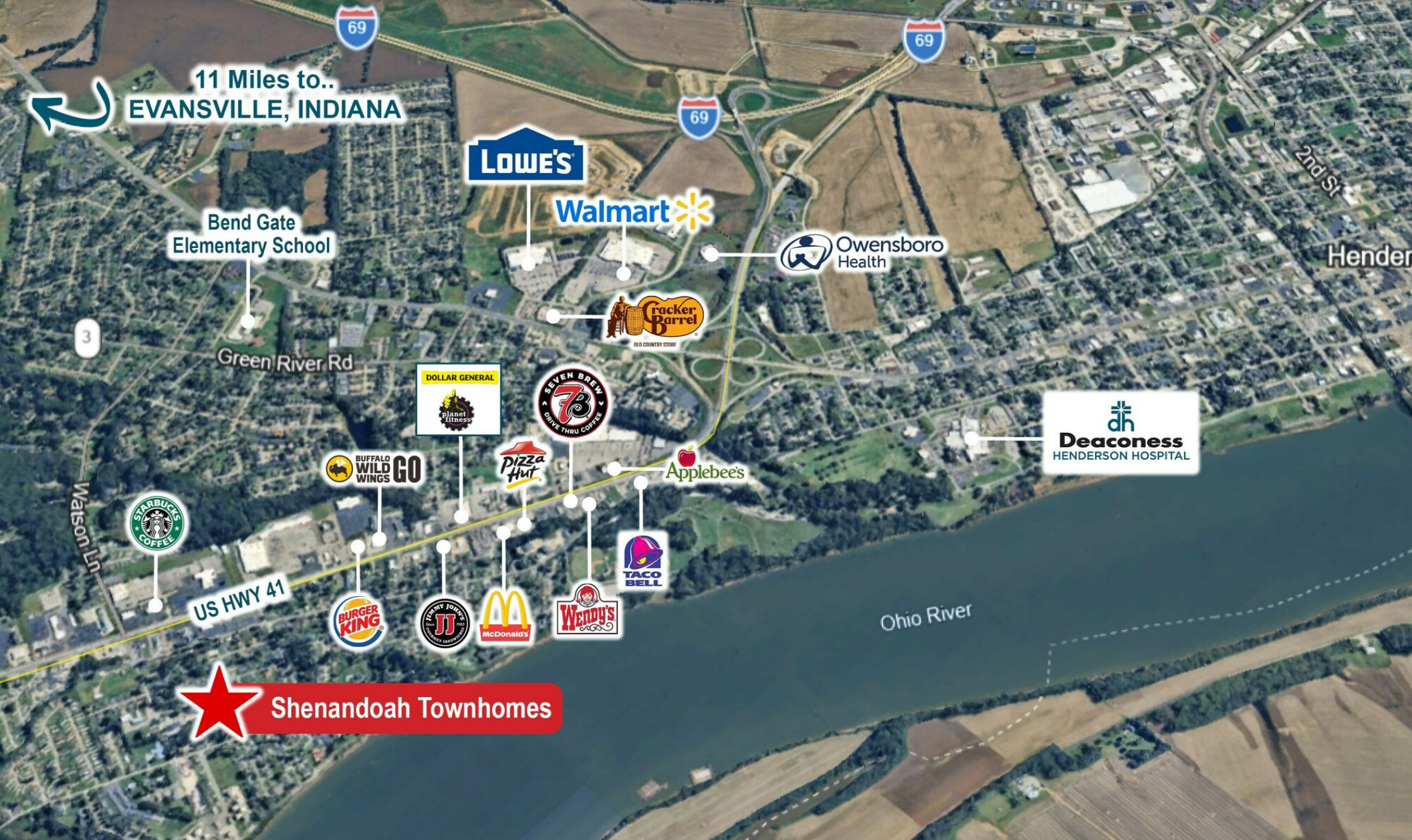
### INVESTMENT HIGHLIGHTS

- Brick Construction Built in 1973
- Turnkey Multifamily Asset with Extensive Recent Capital Improvements and Strong In-Place Operations
- Approximately \$600,000 Invested in Recent Capital Expenditures Across the Property
- Recent CapEx Includes New Roofs, Full Kitchen Renovations Featuring New Cabinetry and Granite Countertops, Interior Renovations, Updated Flooring, Modern Fixtures, and Unit Upgrades Throughout the Property
- Additional CapEx Currently in Progress, Including Installation of 30+ New Windows and Renovation of the Onsite Duplex, Both Expected to Be Completed Prior to Closing
- Nicest Unit Interiors in the Henderson, KY Market, Positioning the Asset at the Top of the Competitive Set
- 20 Total Units Featuring Large Townhome-Style Floorplans with a Weighted Average Unit Size of  $\pm 1,205$  SF
- Desirable Unit Mix Comprised Primarily of 2 Bed / 1.5 Bath Units with Additional 3 Bedroom Units
- Favorably Positioned Relative to Homeownership Alternatives, with Median 2-Bedroom Home Prices of Approximately \$295,000 and Median Townhome Prices of Approximately \$180,000 in the Henderson Market
- Spacious Unit Sizes Ranging from 1,000–1,400 SF Provide Competitive Advantage Over Nearby Properties
- Positioned at the Top End of the Henderson Apartment Market with High-End Finishes and Luxury-Level Interiors
- Conveniently Located Just 15–20 Minutes (Approximately 11 Miles) from Evansville, Indiana, Providing Residents Direct Access to the Evansville MSA's Major Employment, Retail, and Healthcare Hubs
- Located Minutes from Major Henderson Retail Corridors Including Walmart Supercenter, Lowe's, Target, and Downtown Henderson Retail & Dining

### INVESTMENT DETAILS

Asking Price	Subject to Market
Number of Units	20
Year Built	1973





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**CADE JAGGERS (LEAD)**  
 Senior Associate  
 TN #383716  
 615.208.3451  
 cade.jaggers@franklinst.com

**JONATHAN HAWKS**  
 Senior Director  
 TN #351239  
 706.372.4177  
 jonathan.hawks@franklinst.com

**DARRON KATTAN (BOR)**  
 Broker of Record  
 KY #285311  
 813.755.4011  
 fsivs@franklinst.com