

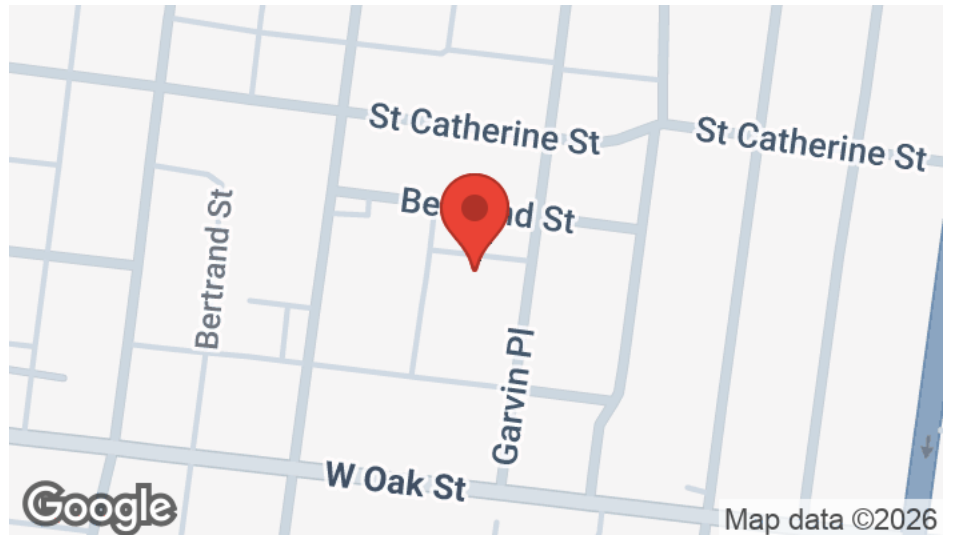


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Old Louisville FLats
1122 Garvin Place
Louisville, KY 40203



PROPERTY SUMMARY

1122 GARVIN PLACE | LOUISVILLE, KY 40203



Property Summary

Price:	\$2,599,000
Units:	32
Price / Unit:	81.218
Occupancy:	97
Building SF:	13,908
Price / SF:	186.87
Lot Size:	21,000 SF
Parking:	50
Year Built:	1961

Property Overview

A very stable 32 unit complex with one bedroom units that are a needed commodity for this location.

Location Overview

Old Louisville is a quant and hotoric area of the downrown Louisville market spanning south of downtown to the University of Louisville.

PROPERTY PHOTOS

1122 GARVIN PLACE | LOUISVILLE, KY 40203



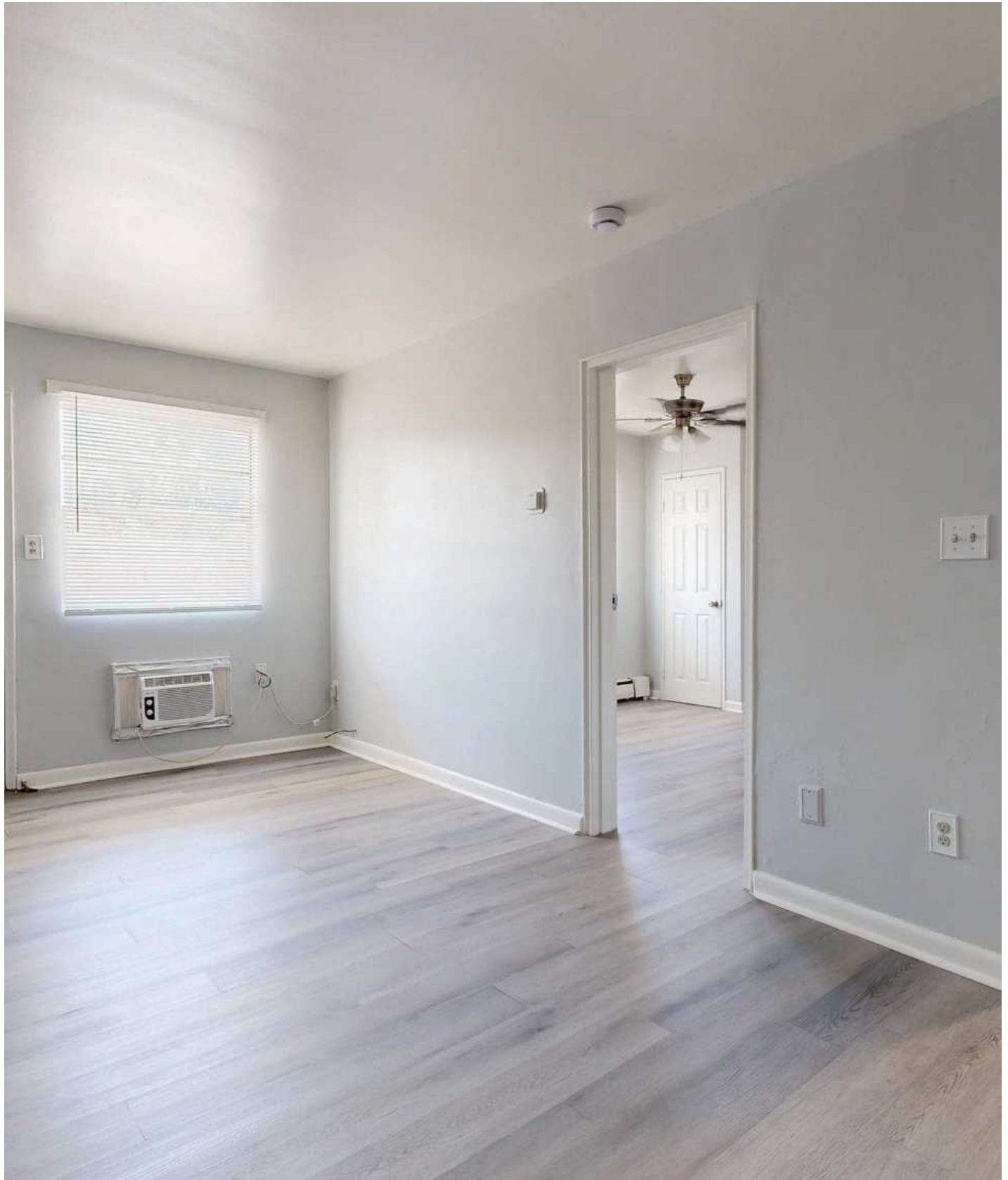
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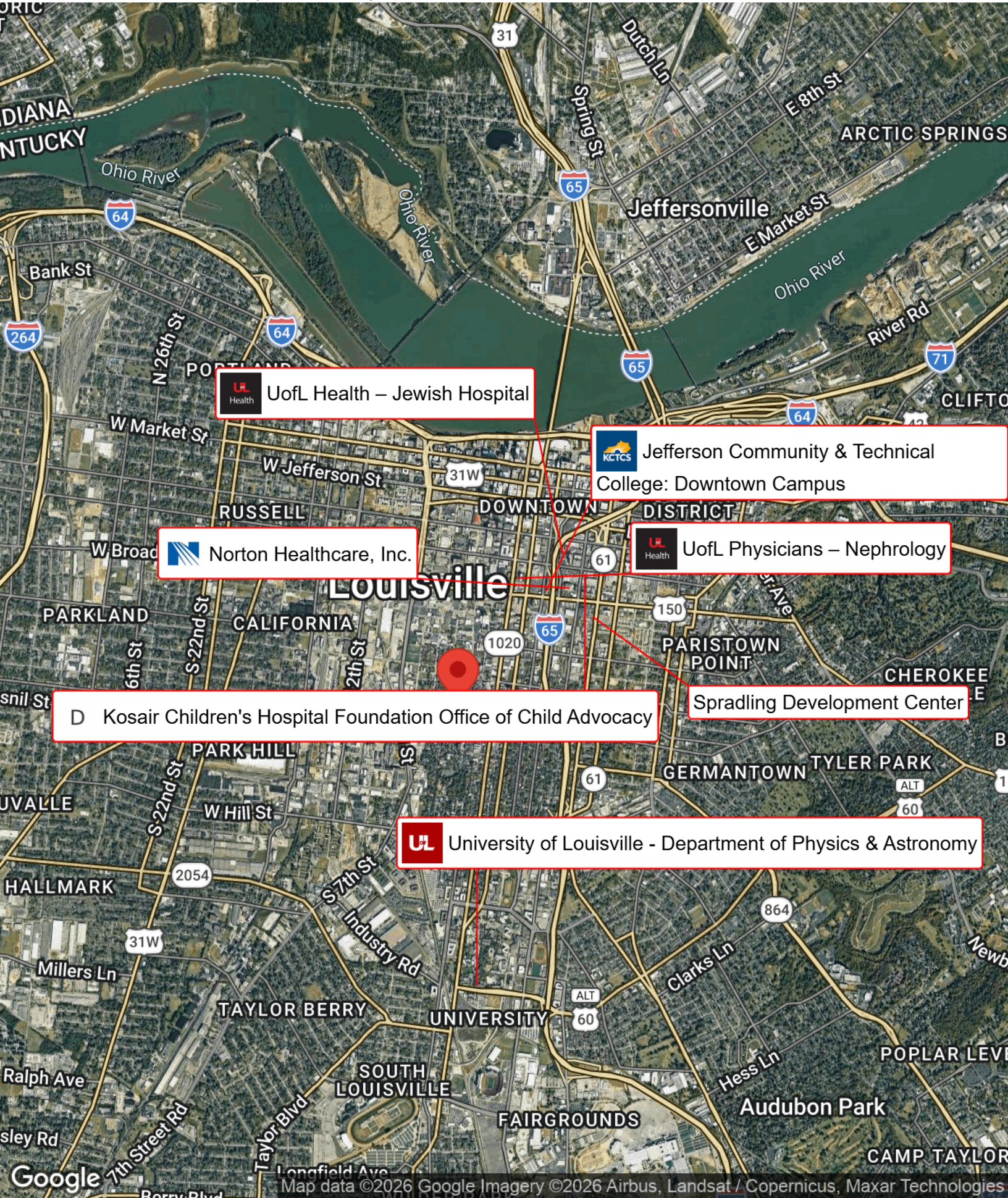
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1122 Garvin Place

BUSINESS MAP


1122 GARVIN PLACE | LOUISVILLE, KY 40203




 UofL Health – Jewish Hospital

 Jefferson Community & Technical College: Downtown Campus

 Norton Healthcare, Inc.

 UofL Physicians – Nephrology

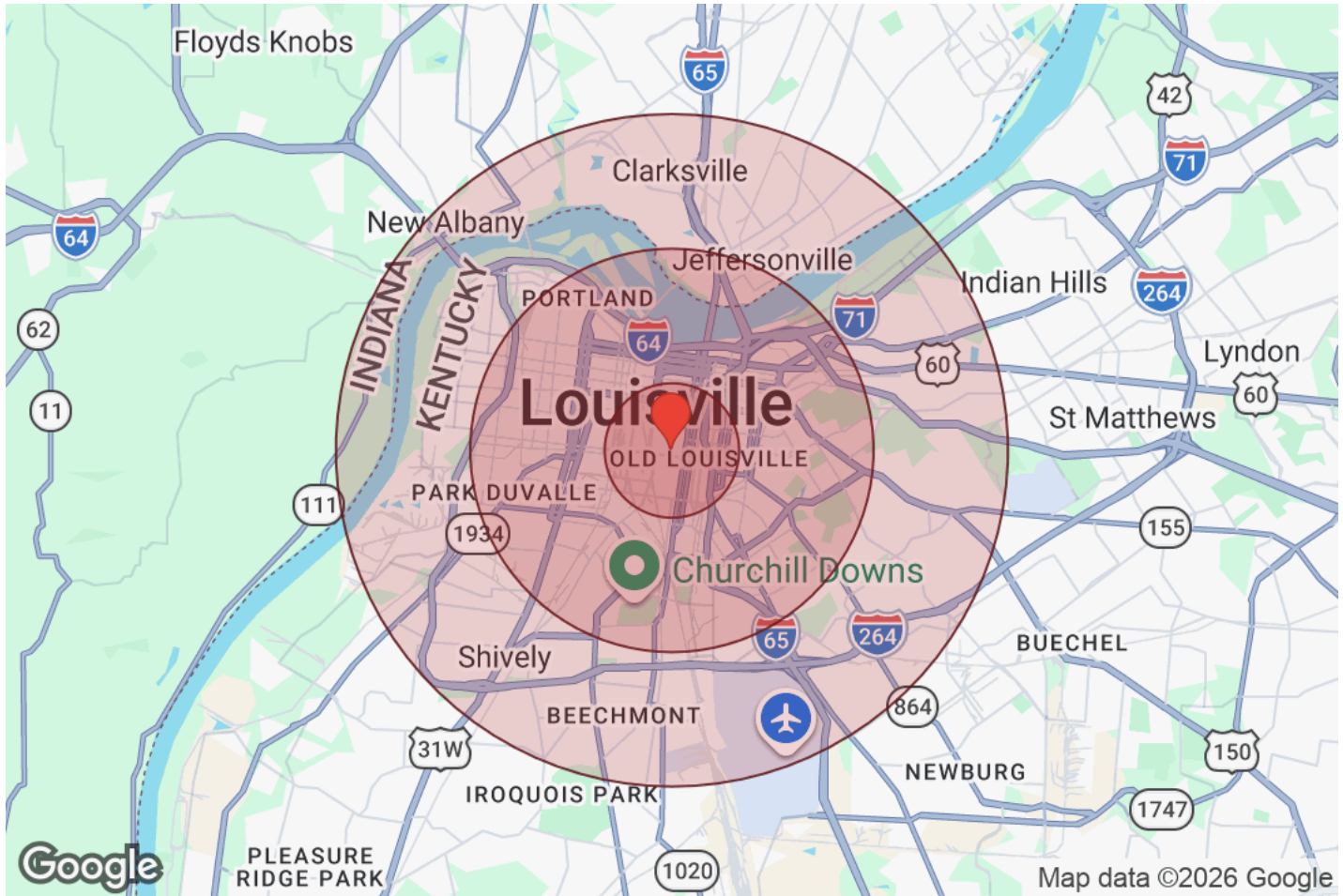
 Kosair Children's Hospital Foundation Office of Child Advocacy

 Spradling Development Center

 University of Louisville - Department of Physics & Astronomy

DEMOGRAPHICS

1122 GARVIN PLACE | LOUISVILLE, KY 40203



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	10,215	67,170	134,164
Female	8,261	60,348	128,583
Total Population	18,476	127,518	262,747

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	9,785	65,327	146,744
Black	6,367	48,266	83,475
Am In/AK Nat	42	230	420
Hawaiian	11	38	105
Hispanic	1,186	7,167	17,867
Asian	517	2,793	6,542
Multiracial	543	3,507	7,226
Other	24	191	368

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,930	65,777	130,553
Occupied	9,752	58,487	117,558
Owner Occupied	1,530	19,754	51,777
Renter Occupied	8,222	38,733	65,781
Vacant	1,178	7,290	12,995

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,560	21,410	45,639
Ages 15 - 24	3,604	20,456	37,078
Ages 25 - 54	7,773	53,787	108,402
Ages 55 - 64	1,997	14,739	31,510
Ages 65+	2,541	17,128	40,116

Income	1 Mile	3 Miles	5 Miles
Median	\$41,522	\$50,454	\$55,779
Under \$15k	2,185	10,508	17,382
\$15k - \$25k	985	5,633	10,826
\$25k - \$35k	1,132	5,907	10,798
\$35k - \$50k	1,350	7,001	14,418
\$50k - \$75k	1,292	9,738	20,227
\$75k - \$100k	717	5,889	13,017
\$100k - \$150k	1,087	7,604	16,334
\$150k - \$200k	458	2,751	6,448
Over \$200k	546	3,454	8,107

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PROFESSIONAL BIO

1122 GARVIN PLACE | LOUISVILLE, KY 40203

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Broker



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I am a full-time broker with over 24 years of experience. I practice real estate daily and love what I do. I am devoted to the highest standards and committed to the best practices to ensure success for everyone I encounter. As a CCIM I am amongst the top 6% of all commercial brokers and among the top 1% of all Realtors worldwide. We are a full-service, real property brokerage, practicing in residential, commercial, investment, property management, and property maintenance. Serving all major markets in Kentucky and Southern Indiana. With beliefs deeply rooted in housing for all, I am a proud supporter and longtime board member of Wellspring – Coalition for The Homeless, serving in many capacities on the board since early 2000. My interests outside of work are my 3 amazing sons, golf, woodworking, and time spent with friends and family. Life is short, and the great moments are usually discovered on the roads less traveled. I cherish all my life experiences and have no regrets.

Weichert Realtors – ABG

Serving Southern Indiana, Louisville & Lexington, Kentucky, and all surrounding counties.

Offices located:

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*252 Whittington Parkway, Louisville, KY 40222

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*2220 Executive Dr, Lexington, KY 40507

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1122 GARVIN PLACE

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