

# 2201 GRIFFITHS AVE

📍 LOUISVILLE, KY 40212

## 4-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY

*Stabilized, Fully Occupied, and  
Delivering Strong Cash Flow*



**13.5%**  
CAP RATE



**\$43,044**  
NOI



**100%**  
OCCUPIED



**~2.19**  
DSCR  
EASY TO FINANCE



**\$54,324**  
GROSS INCOME



**LOW EXPENSE  
RATIO (~21%)**



**RECENT  
RENOVATIONS**



**TENANT-PAID  
UTILITIES**



**MINUTES TO  
DOWNTOWN**

TURNKEY ASSET. STRONG RETURNS. **SMART INVESTMENT.**

# Investment Highlights & Overview

**13.5% Cap Rate**

**DSCR ~2.19**

**100% Occupied**

- Low Expense Ratio (~21%)
- Proven Cash Flow
- Recent Renovations

# Financial Overview

Price: \$319,900

Gross Income: \$54,324

NOI: \$43,044

Expenses: \$11,280

Cap Rate: 13.5%

Expense Ratio: ~21%

NOI Margin: ~79%

# Easy to Finance | Strong Debt Coverage

DSCR Score: 2.19

Significantly exceeds typical lender requirements (1.20–1.30)

75% LTV | 7.25% Rate | 30-Year Amortization

Estimated DSCR: **2.19**

Strong lender coverage

# Rent Roll

Unit	Rent	Beds	Lease
Unit 1:	\$1,000	1 Bed/1 Bath	02/01/2027
Unit 2:	\$1,277	3 Bed/1 Bath	02/14/2027
Unit 3:	\$1,000	1 Bed/1 Bath	11/01/2027
Unit 4:	\$1,250	2 Bed/1 Bath	05/01/2027

**Total: \$4,527/month**

All tenants current | Long-term Section 8 leases

# Simple, Efficient Operations

Owner pays LG&E under Section 8 lease

Owner pays water/sewer

No significant grounds maintenance

Low-touch management profile

Low management intensity | High efficiency asset

# Financials Overview

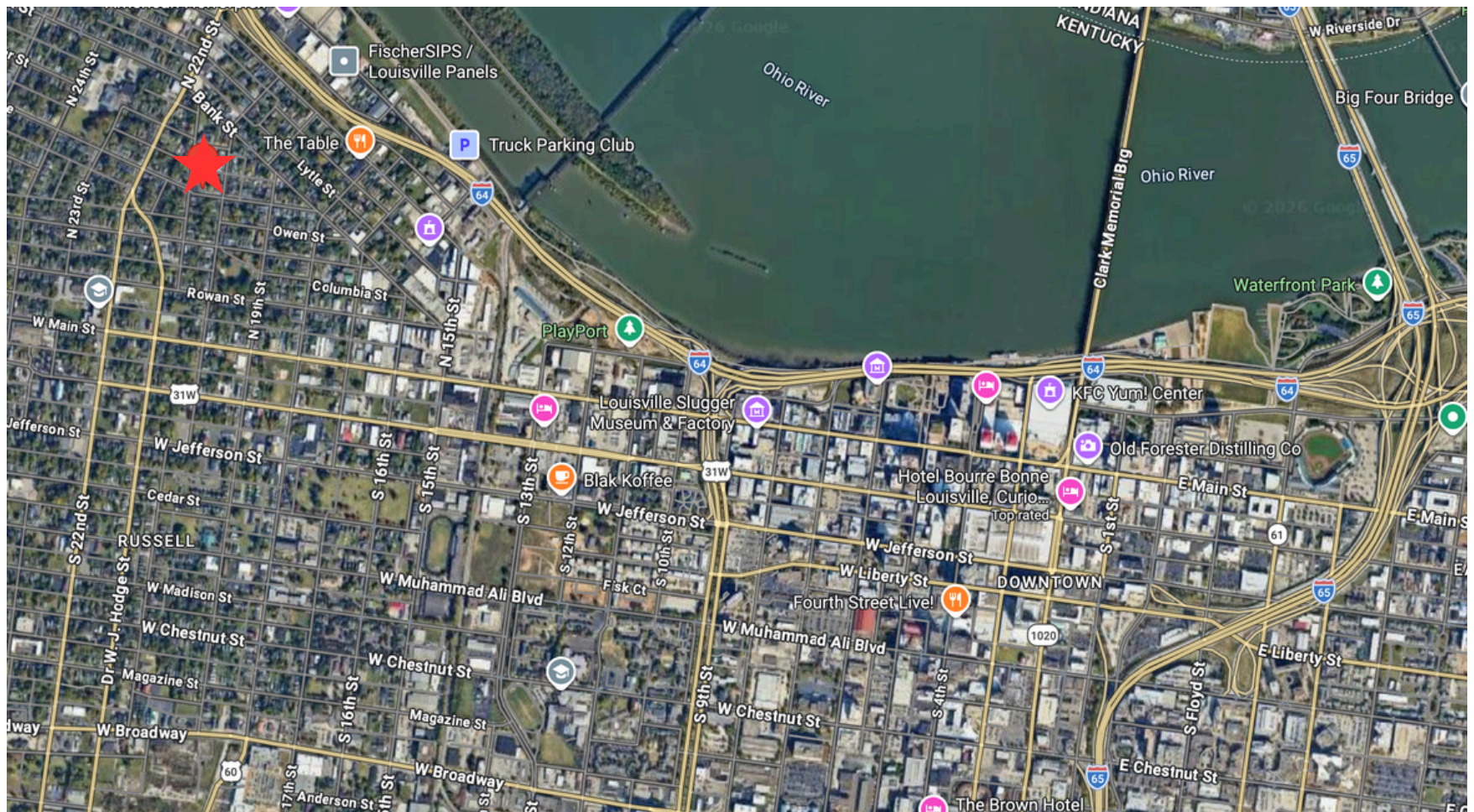
	May-25	Jun-25	Jul-25	Aug-25	Sept-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26
<b>Income</b>												
Rental Income	\$4,177	\$4,177	\$4,177	\$4,177	\$4,177	\$4,177	\$2,977	\$2,977	\$4,252	\$4,351	\$4,351	\$4,351
Vacancy (# of units)	0	0	0	0	0	0	1	1	0	0	0	0
Late Fee Income (All Sec 8, no late pays)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Income</b>	<b>\$4,177</b>	<b>\$4,177</b>	<b>\$4,177</b>	<b>\$4,177</b>	<b>\$4,177</b>	<b>\$4,177</b>	<b>\$2,977</b>	<b>\$2,977</b>	<b>\$4,252</b>	<b>\$4,351</b>	<b>\$4,351</b>	<b>\$4,351</b>
<b>Expenses</b>												
Real Estate Taxes	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Insurance	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140
Water and Sewer	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180	\$180
Building LGE	\$300	\$300	\$300	\$300	\$300	\$300	\$400	\$500	\$500	\$400	\$300	\$300
Bldg Maint and Repair	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Gardening and Landscape (No Yard)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$940</b>	<b>\$940</b>	<b>\$940</b>	<b>\$940</b>	<b>\$940</b>	<b>\$940</b>	<b>\$1,040</b>	<b>\$1,140</b>	<b>\$1,140</b>	<b>\$1,040</b>	<b>\$940</b>	<b>\$940</b>
<b>NOI</b>	<b>\$3,237</b>	<b>\$3,237</b>	<b>\$3,237</b>	<b>\$3,237</b>	<b>\$3,237</b>	<b>\$3,237</b>	<b>\$1,937</b>	<b>\$1,837</b>	<b>\$3,112</b>	<b>\$3,311</b>	<b>\$3,411</b>	<b>\$3,411</b>

Consistent Income | Minimal Vacancy | Stable NOI

*Proven, not projected*

# Location Overview

Minutes to Downtown Louisville  
Strong workforce housing demand  
Accessible to major employers & logistics





KEY SOURCE  
TEAM

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brokered by

**exp**<sup>®</sup>  
REALTY

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