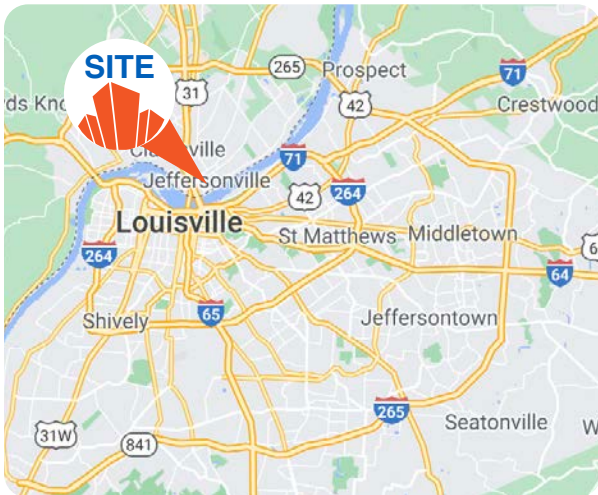




MULTIFAMILY INVESTMENT OPPORTUNITY

310 W Maple Street | Jeffersonville, IN 47130



BEVERLY MANOR APARTMENTS SALE PRICE: \$3,000,000

EXECUTIVE SUMMARY

Well-positioned 28-unit apartment community comprised entirely of 1 Bedroom / 1 Bathroom units, with an occupancy rate of 96.42%, offering strong in-place income with immediate upside through rental growth.

The property benefits from recent capital improvements, simple operations, and a highly desirable workforce housing profile.

This offering presents a rare opportunity to acquire a stable, income-producing asset that has not been brought to market since 2006.

JUSTIN BAKER | JBAKER@TRIOCPG.COM | (502) 454-0911

ABOUT

PROPERTY SNAPSHOT

Address	Parcel ID	Property Type	Unit Count	Unit Mix
310 W MAPLE STREET, JEFFERSONVILLE, IN	10-19-00-100-552.000-010	MULTIFAMILY	28 UNITS	100% 1BR / 1BA (750 SF)

INVESTMENT HIGHLIGHTS

- Priced for Quick Sale – Attractive entry basis
- Strong In-Place Cash Flow
- Occupancy is 96.42%
- ~18% Rental Upside to Market
- Proven demand for 1BR units
- On-site professional management
- First time on market in 20 years

KEY FACTS

YEAR BUILT	1974	ZONING	M-1
BUILDING SIZE	22,185± SF	PARKING	Adequate on-site parking
SITE SIZE	0.61 Acres	HVAC	PTAC units



PROPERTY INFO

UTILITIES & EXPENSE STRUCTURE

- Separately metered electric (tenant-paid)
- No natural gas – reduced maintenance and risk exposure
- Water / Sewer / Trash currently included in rent
- Opportunity to implement utility reimbursement (RUBS) to increase NOI



CAPITAL IMPROVEMENTS

- Roof replaced in 2022
- Windows replaced in 2016
- Reduces near-term capital expenditure requirements
- Supports long-term asset stability

RENTAL PROFILE

Average In-Place Rent: ~\$700/month

Estimated Market Rent: ~\$825/month

Upside: ~18%+

Clear path to increasing income through lease turnover and rent adjustments

MARKET SUMMARY

Average Rent: ~\$835/month

Rent Range: \$799 – \$875/month

Average Rent/SF: ~\$1.31

RENTAL COMPARABLES - SUBMARKET SUPPORT

Property	Location	Unit Size	Unit Type	Rent/Month	Rent/SF
Bridgepoint Apartments	Jeffersonville, IN	650	1BR / 1BA	\$800	\$1.23
Beech Grove Apartments	Jeffersonville, IN	603	1BR / 1BA	\$825	\$1.37
Townsquare Apartments	Clarksville, IN	625	1BR / 1BA	\$875	\$1.40
425 Mechanic Street	Jeffersonville, IN	650	1BR / 1BA	\$875	\$1.35
The Edison	Jeffersonville, IN	680	1BR / 1BA	\$799	\$1.18

Louisville, KY



Jeffersonville, IN



LOCATION OVERVIEW

Situated in Jeffersonville, Indiana within the Louisville MSA, the property offers convenient access to Downtown Louisville via I-65 and is positioned near major employment centers. The surrounding area features a strong mix of retail, dining, and everyday amenities, supporting a highly desirable location within a growing workforce housing corridor.

INVESTMENT THESIS

The asset presents an opportunity to acquire at a discounted basis while generating immediate yield. Investors can capture rental upside to market levels (approximately \$825 per unit) and improve expense recovery through utility optimization. The property benefits from straightforward operations and strong, consistent tenant demand.



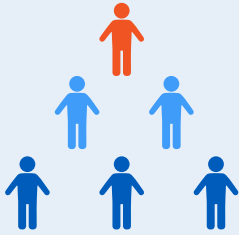
WHY THIS ASSET

The property features a uniform and efficient unit mix, supporting operational simplicity and leasing efficiency. With strong renter demand, limited near-term capital requirements, and a clear, executable path to increasing NOI, the asset offers both stability and long-term value creation.



DEMOGRAPHICS

POPULATION



1 Mile: **5,200**

3 Miles: **92,402**

5 Miles: **261,198**

HOUSEHOLDS



1 Mile: **2,703**

3 Miles: **45,095**

5 Miles: **117,279**

BUSINESSES



1 Mile: **737**

3 Miles: **7,095**

5 Miles: **13,345**

EMPLOYEES



1 Mile: **8,770**

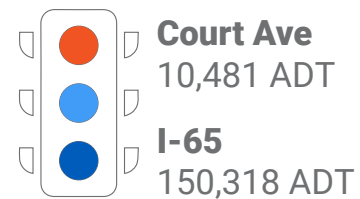
3 Miles: **90,211**

5 Miles: **145,503**

AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS



PROPERTY CONTACTS



Justin Baker
Principal Broker | Partner
502 454 0911
j baker@triocp g.com

COMMITTED TO EXCELLENCE

TRIO COMMERCIAL PROPERTY GROUP is a full service commercial real estate brokerage firm headquartered in Louisville, Kentucky, providing service in Kentucky, Indiana and Tennessee. The TRIO Team has over **125 years of combined experience**, participating in over **\$2 billion dollars** in commercial real estate transactions. TRIO Commercial Property Group uses a true team approach to give our clients an unmatched level of service.

CONFIDENTIAL DISCLAIMER

This Confidential Offering Memorandum has been prepared by TRIO Commercial Property Group ("TRIO") and is being furnished to you solely for the purpose of your review of the commercial property located at 310 W Maple Street, Jeffersonville, IN 47130 (the "Property"). The material contained in this Offering Memorandum shall be used for the purposes of evaluating the Property for acquisition and shall not be used for any purpose or made available to any other person without the express written consent of TRIO Commercial Property Group ("Broker"). By accepting the Confidential Offering Memorandum, you acknowledge and agree that: (a) all of the information contained herein and any other information you will be receiving in connection with this transaction, whether oral, written or in any other form (collectively, the "Materials"), is confidential; (b) you will not reproduce the Confidential Offering Memorandum in whole or in part; (c) if you do not wish to pursue this matter, you will return this Confidential Memorandum to TRIO as soon as practicable together with all other materials relating to the Property which you may have received from TRIO; and (d) any proposed actions by you which are inconsistent in any manner with the foregoing agreements will require the prior written consent of TRIO. This Confidential Offering Memorandum has been prepared by TRIO, based upon certain information pertaining to the Property and any information obtained from TRIO to assist interested parties in making their own evaluation of the Property is offered on a no representation or warranty provision other than customary warranties of title and is sold on an "as-is, where-is" basis and with all faults. The material and transaction does not purport to be all-inclusive. This Confidential Offering Memorandum contains descriptive materials, financial information and other data compiled for the convenience of parties interested in the Property. The Materials are being delivered by TRIO to prospective investors with the understanding that it is not all inclusive and that it is qualified in its entirety by independent investigation by prospective investors of those matters which they deem appropriate in evaluating this offering without reliance upon TRIO, the Broker or any of their respective affiliates or any of the information set out in the Materials. Neither TRIO, the Broker, nor any of their respective affiliates have independently verified any of the information contained herein or in any of the Materials, and no representations or warranties as to the accuracy or completeness thereof or of any other kind whatsoever are made or intended and none should be inferred. TRIO expressly disclaims any and all liability for statements or representations, express or implied, contained herein or for omissions from the Materials or for any other written, oral or other format of communication transmitted to a prospective investor in the course of its evaluation of the proposed transaction. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. The terms and conditions described herein are subject to change without notice. This Confidential Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. The Confidential Offering Memorandum does not constitute an offer of security. The investment described herein may be financed or withdrawn from the market, without prior notice. By accepting this Confidential Offering Memorandum you agree to release TRIO and hold it harmless from any kind of claim, expense, or liability arising out of your discovery or purchase of the Property. TRIO reserves the right to request the return of the Materials at any time. Ownership of the Property reserves the right to negotiate with one or more prospective investors at any time.