



# AVALON SPRINGS APARTMENTS FOR SALE - 141 CLASS A UNITS

7530 AVALON SPRINGS DRIVE  
LOUISVILLE, KY 40228

**Ron Pregliasco**  
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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$24,675,000	<ul style="list-style-type: none"><li>For more information go to:</li><li><a href="http://properties.svn.com/562647-sale">http://properties.svn.com/562647-sale</a></li></ul>
Number Of Units:	141	
Lot Size:	17.702 Acres	
Building Size:	188,304 SF	
Zoning:	R-5A	
Market:	Louisville	
Submarket:	Highview	

# PRICE

**PRICE: \$24,675,000**

**NOI: \$1,234,634**

**CAP RATE: 5**

**UPON RECEIPT OF AN EXECUTED  
CONFIDENTIALITY AGREEMENT (ATTACHED)  
SELLER WILL PROVIDE TRAILING FINANCIAL  
INFORMATION AND A CURRENT RENT ROLL.  
SELLER RESERVES THE RIGHT TO RESPOND TO  
MULTIPLE LETTERS OF INTENT.**

**DISCLOSURE: KEN BLACKETER IS A MEMBER OF THE  
OWNERSHIP LLC, IS A LICENSED REAL ESTATE AGENT IN THE  
STATE OF KENTUCKY, AND IS SELLING THIS PROPERTY FROM HIS  
OWN ACCOUNT WITH THE INTENT OF MAKING A PROFIT.**

## **ELEMENTS FOR CONSIDERATION**

### **WHY AVALON SPRINGS?**

**New construction completed 2018**  
**Completely Maintenance free exteriors**  
**Top quality interior finishes**  
**Floor plans proven to be in demand**  
**100% occupancy**  
**All tenants electronic pay**  
***RENT MANAGER PROGRAM* in place**  
**Developers are custom home builders**

### **WHY LOUISVILLE?**

**Modern highway and road system - commute without congestion**  
**Only 30 minutes to cross city**  
**Ranks 71<sup>st</sup> in cost of living**  
**Extensive Public Park System**  
**Leader in healthcare**

### **NEWLY ANNOUNCED CORPORATE EXPANSION AND INVESTMENT**

**Ford Motor Company - \$1.3 billion investment and 3,000 new jobs**  
**UPS - \$750 million expansion and 1,000 new high paying jobs**  
**Churchill Downs - \$300 million renovation and new hotel on site**  
**KCC - HVAC products, 300,000 sf facility, 400 jobs, avg \$29 per hour**  
**(office and manufacturing)**



## **AVALON SPRINGS OFFERING ELEMENTS**

### **PROPERTY:**

17.73 acres

188,304 sf improvements

New construction 2016 – 2018

All brick exteriors

Class A

141 rental units

- 125 Two bedroom 2 ½ bath townhomes

- 4 Three bedroom 2 bath single floor units

- 4 two bedroom 2 bath with flex room single floor units

- 8 first floor 2 bedroom 2 bath handicapped units

- Average unit is 1306 sf

Clubhouse

Fitness center open 24 hours

In-ground pool

5 acres of park area with walking paths

Pet play area

Playground

22 garages

3 bay maintenance facility

Maintenance free exterior construction

All town home units have private concrete patios with brick dividing walls

One floor units have patios or balconies

Dimensional shingles add to appeal

### **LOCATION:**

Completely residential area – residential interchange to interstate

Beulah Church Road one minute to I-265

Next interchange is major retail shopping area

**LEASE RATES:**

Townhouses \$1,150

Garages \$150

End units add \$25

Crown molding add \$25

**UNIT FINISHES:**

Vaulted Ceilings

Granite counter tops

All stainless steel appliances

Refrigerator, oven, microwave, disposal

Washer and dryer connections in first floor laundry room

Faux waterproof hardwood on first floor

Developer is custom home builder – all high quality materials and workmanship

**OCCUPANCY:**

100%

**BROKER COMMENTS:**

Unique Class A opportunity in stable, high demand market. Sellers are members of a company with a fifty year reputation of high quality, custom builders.

# EXTERIORS





NOTE PRIVACY WALLS ON BALCONIES & PATIOS





# NOTE GARAGES





# CLUBHOUSE





# CLUBHOUSE





# CLUBHOUSE & POOL





# ENCLOSED PLAY AREA & BARK PARK

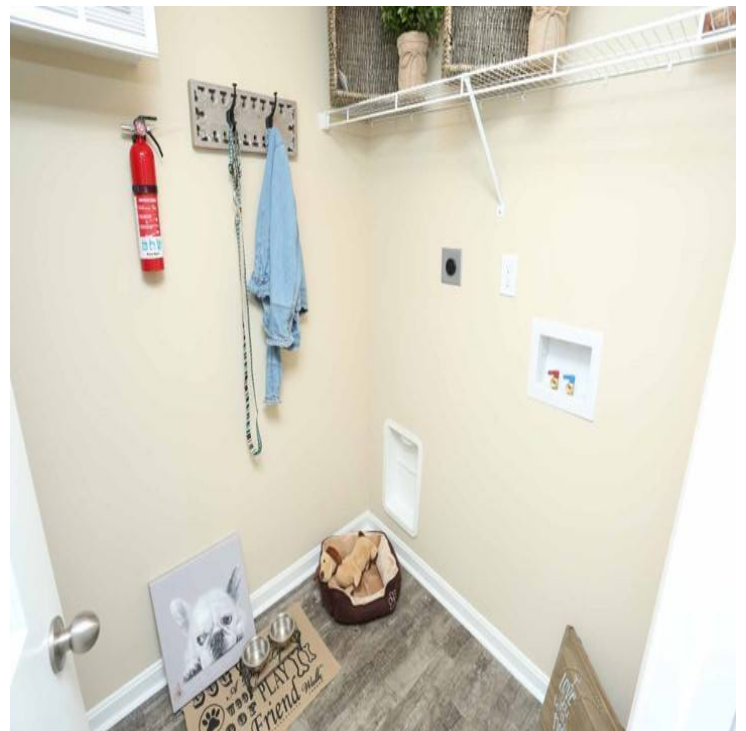




# APARTMENT INTERIORS

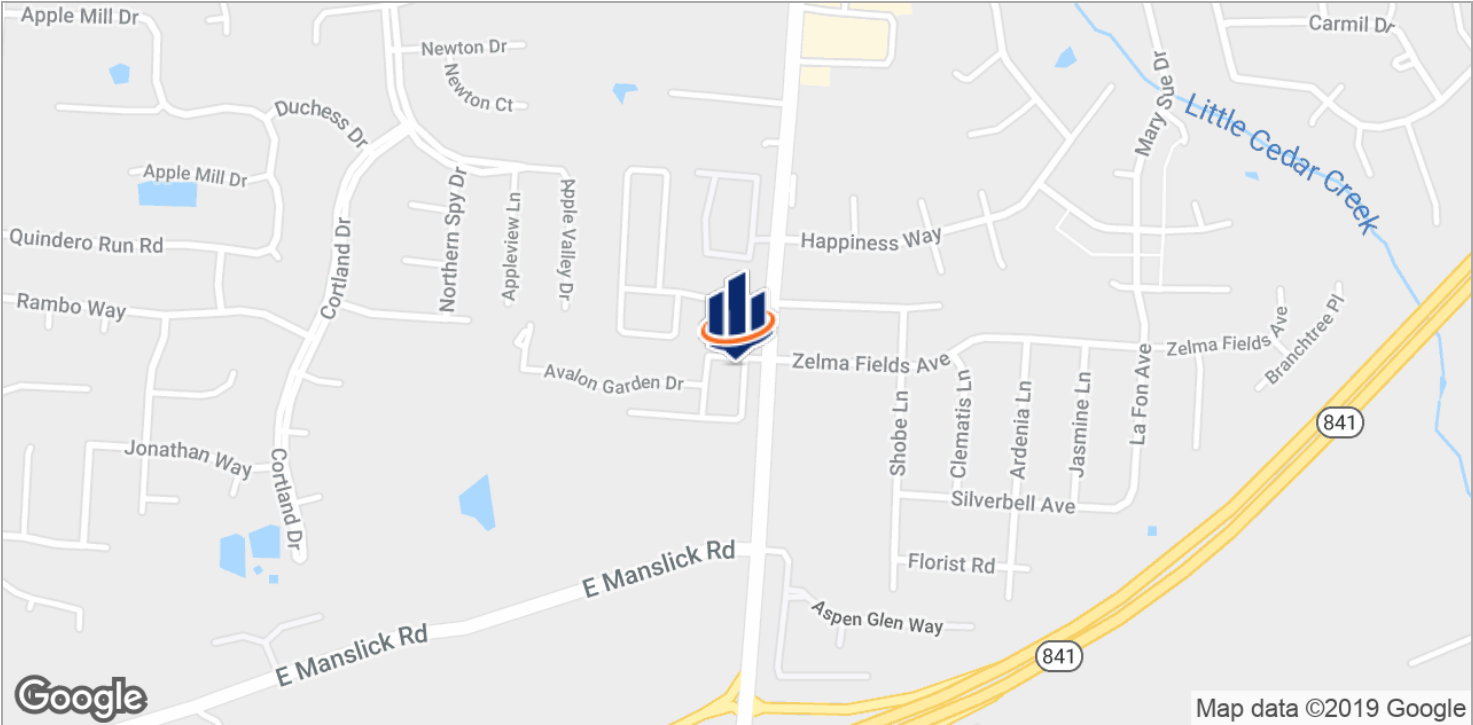


# APARTMENT INTERIORS





# Location Maps





# Aerial Maps





# ONE DAY DRIVE TO 2/3 OF US POPULATION



ONE DAY DRIVE TO 2/3 OF US POPULATION....



IN THE CENTER OF IT ALL.....



*Designed by TownMapsUSA.com*

## LOUISVILLE, KY

Louisville has been described as the gateway to the north... and to the south; an entry to the west...or in the middle of it all. Louisville is all of this. We are within a day's drive of two-thirds of the U.S. population and the eclectic hub of 26 surrounding counties in Kentucky and Indiana. Our central location, combined with strong transportation infrastructure and UPSWorldport, have made Louisville renowned for logistics. But location also contributes to our quality of place. While companies move product, people are also moving from place to place, inside and outside of the city.

Louisvillians have access, easy access, to our community amenities and the world beyond the merged city/county line. Whether by road (pick a direction from three intersecting interstates) or by runway (fly cheap out of SDF), Louisville's transportation system brings out-of-town attractions and far-away family within reach.

# LOUISVILLE, KENTUCKY

## INFRASTRUCTURE

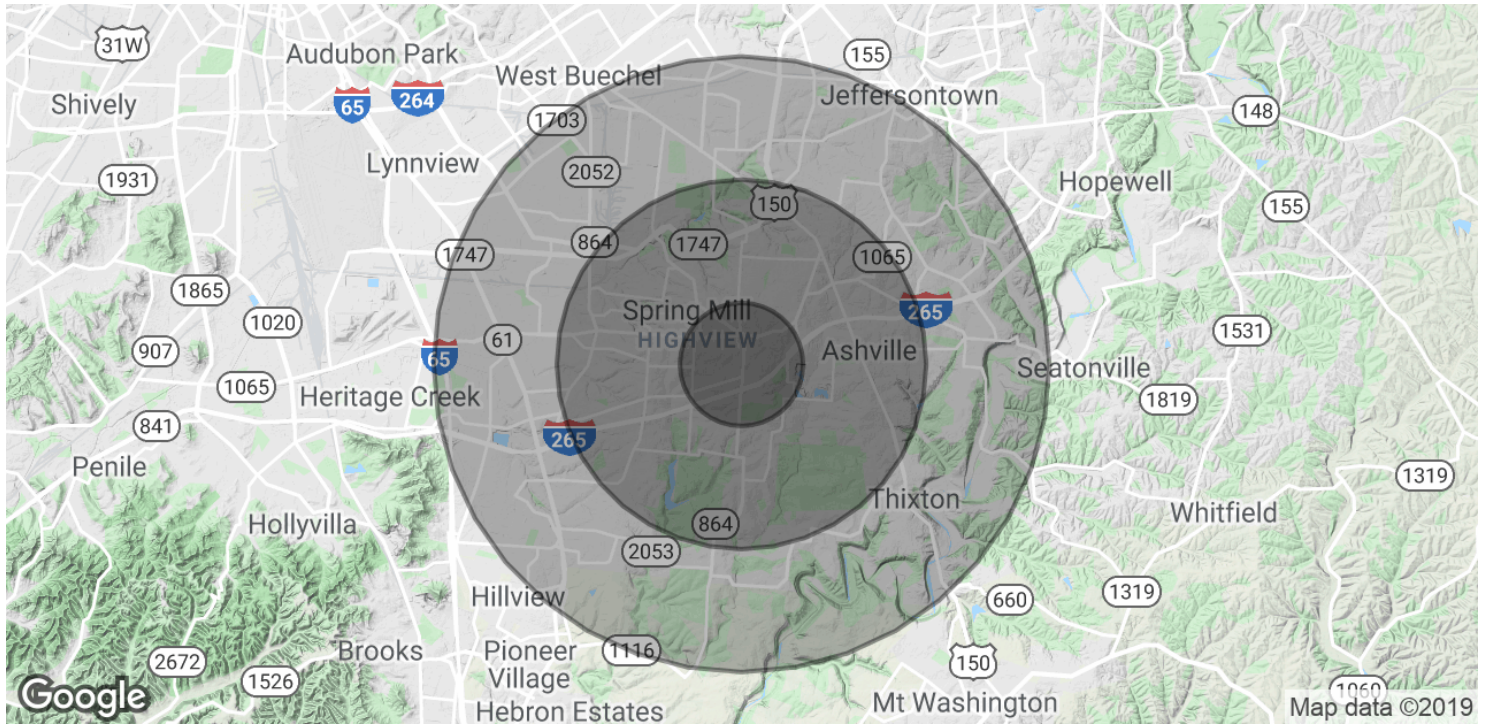
**INFRASTRUCTURE IMPACTS EVERY ASPECT OF A BUSINESS: TOP LINE,BOTTOM LINE, SUPPLY CHAIN, PERSONNEL, CUSTOMER SERVICE - YOU NAME IT AND INFRASTRUCTURE HAS THE POWER TO MAKE OR BREAK IT. LOUISVILLE EXCELS BOTH AS A RELIABLE PROVIDER OF COST-EFFECTIVE SERVICES (UTILITIES) AND AS A CENTRAL LOCATION OFFERING EASY ACCESS TO THE NATION AND THE WORLD TRANSPORTATION. BUSINESSES WHO MOVE OR EXPAND HERE ARE ABLE TO OPERATE AT LOWER COSTS AND MOVE PRODUCTS AND PEOPLE MORE EASILY, MAKING LOUISVILLE'S INFRASTRUCTURE AN AUTOMATIC COMPETITIVE ADVANTAGE FOR COMPANIES WHO LOCATE HERE.**

## TRANSPORTATION

Greater Louisville is within a day's drive of two-thirds of the U.S. population and, as the home of UPS WorldPort, within a day's flight for packages to almost any global destination. Our central location and excellent transportation systems make our region a prime site for industry. Expansion Management gave us a five-star logistics rating and ranked Louisville the second-best city in the country for logistics. We continue to build on our natural strengths and earned successes to further establish ourselves as a national leader in logistics.



# Demographics Map & Report



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,670	59,952	157,352
Median age	35.5	36.0	36.4
Median age (Male)	35.7	35.3	35.1
Median age (Female)	35.6	37.0	37.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,562	23,231	62,088
# of persons per HH	2.4	2.6	2.5
Average HH income	\$60,016	\$62,758	\$59,405
Average house value	\$149,271	\$151,569	\$151,010

\* Demographic data derived from 2010 US Census

# Site Plan





# 2 BEDROOM 2 BATH APARTMENT FLOOR PLAN



Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

# 3 BEDROOM 2 BATH APARTMENT FLOOR PLAN



Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

RentPath



## 2 BEDROOM 2.5 BATH TOWNHOME FLOOR PLAN



RentPath

Renderings are intended only as a general reference. Features, materials, finishes and layout of unit may be different than shown.

# Advisor Bio 1



## RON PREGLIASCO

Senior Advisor

ron.pregliasco@svn.com

Direct: 502.419.8186

KY #12947

## PROFESSIONAL BACKGROUND

Ron Pregliasco is a broker associate in Kentucky and Indiana and a senior advisor with SVN. After his first year with SVN, Ron was awarded the prestigious SVN Achiever's Award and in 2005 lead SVN in Kentucky in the valuation of transactions.

Before joining SVN, Ron was a consistent member of the 100% Club with RE/Max Commercial and their leading broker for Kentucky and Tennessee in 2003.

In his over 28 years in commercial brokerage, Ron has represented buyers, sellers, landlords and tenants in major property transactions including NNN investment properties, land development, multi-family, retail development and leasing as well as office and industrial sales and leasing. Ron has assisted some of the largest corporations in the United States with their real estate needs in Kentucky and Indiana.

Through his brokerage network with SVN, he has listed commercial properties on both coasts and has the ability to network any commercial sale in the United States.

Ron has completed commercial real estate transactions totaling hundreds of millions of dollars during his career.

Ron received his Bachelors Degree from Bellarmine College and his Masters Degree from the University of Louisville.

### Expertise

Purchaser and seller representation  
Landlord and tenant representation  
All commercial property types

Licences  
Kentucky Brokers License  
Indiana Brokers License

## EDUCATION

BA Bellarmine College  
MS University of Louisville



# Disclaimer

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



11001 Bluegrass Parkway, Suite 300  
Louisville, KY 40299  
502.419.8186  
[www.svnpremiercreauctions.com](http://www.svnpremiercreauctions.com)



## CONFIDENTIALITY AGREEMENT

SVN Premier CRE & Auctions  
11001 Bluegrass Parkway Suite 300  
Louisville, Kentucky 40299  
502-419-8186  
502-x415-7187 fax  
Agent: Ron Pregliasco,

This agreement is made between (Name of Purchaser's entity) \_\_\_\_\_ prospective Purchaser, herein called "Purchaser", and SVN Premier CRE and Auctions Group, Broker representing the Seller, herein called "Seller", of a certain multi-family Property in Jefferson County, Kentucky, Avalon Springs.

1. CONFIDENTIALITY: Seller shall permit Purchaser to view the Property in return for his/her guarantee that any and all information obtained shall be kept confidential and will be used only by Purchaser and Purchaser's advisors to evaluate the Property with the intent to purchase, herein called the "Permitted Purpose".

A. Any and all Co-Purchasers, whether involved in or assisting with the purchase of the Property, are considered equally bound to the terms and conditions of this Agreement. Commercial Lenders, Attorneys, Accountants and similar recognized professional advisors shall be bound to confidentiality by assumption that their respective professional ethical standards are equal or greater than this Agreement details and will not need to be disclosed unless considered a Co-Purchaser.

B. The rights and obligations herein shall bind the Purchasers, their legal representatives, successors, heirs and assigns.

C. Purchaser agrees not to disclose Seller's intent or any information to any of Seller's current, past or future competitors, customers, employees, or suppliers. Purchaser agrees not to communicate in any way with Seller's employees or tenants without the written consent of the Seller. Purchaser will not tour the Property without the Seller's consent and the Seller's designated representative present.

D. Purchaser shall disclose the Confidential Information only to those persons who have a need to know for the Permitted Purpose. Purchaser shall require all employees who have access to the Seller's Confidential Information to execute a confidentiality agreement limiting their use of such information to the Permitted Purpose and prohibiting them from disclosing such information to third parties.

E. Purchaser agrees not to use the information provided to enter into competition with Seller.

2. CONFIDENTIAL INFORMATION: 'Confidential Information' shall mean and include any of the leases entered into by Seller & Tenants on the Property and any and all other financial and proprietary information of the Seller.

A. Purchaser accepts the responsibility of keeping confidential any and all information about the Property other than that which has previously been disclosed to the public through Seller's advertising or other provable means.

B. Confidential Information shall not include any information that Purchaser can demonstrate:

- i. was in Purchaser's possession prior to disclosure by Seller hereunder;
- ii. was generally known, in the trade or business in which it is practiced by Seller, at the time of disclosure to Purchaser hereunder, or become so generally known after such disclosure, through no act of Purchaser or its employees or agents; or
- iii. has come into the possession of Purchaser from a third party who is under no obligation to Seller to maintain the confidentiality of such information.

If a particular portion or aspect of Seller's Confidential Information becomes subject to any of the foregoing exceptions, all other portions or aspects of such information shall remain subject to the provisions of this Agreement.

C. Purchaser agrees not to reproduce or copy by any means Seller's Confidential Information without Seller's prior written permission in each case, except as reasonably required to accomplish the Permitted Purpose. Within ten (10) days of Seller's request at any time, Purchaser shall return to Seller or destroy, at Seller's option, all tangible materials that disclose or embody Seller's Confidential Information.

D. Purchaser shall not remove any proprietary rights legend from, and shall, upon Seller's reasonable request, add any proprietary legend to, materials disclosing or embodying Seller's Confidential Information.

E. In the event that Purchaser is ordered to disclose Seller's Confidential Information pursuant to a judicial or government request, requirement or order, Purchaser shall immediately, and in any event prior to complying therewith, notify Seller and take reasonable steps to assist Seller in contesting such request, requirement or order or otherwise protecting Seller's rights. Purchaser may not disclose any Seller Confidential Information in response to any law, rule or regulation, including disclosure rules of the Securities and Exchange Commission, without Seller's prior written consent in each case.

F. SELLER MAKES NO WARRANTIES REGARDING THE ACCURACY OF ITS CONFIDENTIAL INFORMATION. Seller accepts no responsibility for any expenses, losses or action incurred or undertaken by Purchaser as a result of Purchaser's receipt or use of Seller's Confidential Information.



G. Other than as expressly specified herein, Seller grants no license to Purchaser use or reproduce Seller's Confidential Information.

3. REPRESENTATION: Broker makes no representation, express or implied, as to the accuracy of the Confidential Information supplied by the Seller. Broker does not warrant or guarantee any specific performance or profitability of the Property.

4. BREACH OF AGREEMENT: This Confidentiality Agreement inures to the benefit of the Seller and shall be enforceable by Broker and Seller by all available and equitable means. Upon breach of this Agreement, the enforcing parties shall be entitled to attorneys fees and other costs related to the enforcement. Purchaser acknowledges that the Property was first disclosed by the Broker.

A. The parties acknowledge that it will be impossible to measure the damages that would be suffered by Seller if Purchaser fails to comply with this Agreement and that in the event of any such failure, Seller will not have an adequate remedy at law. Seller shall, therefore, be entitled, in addition to any other rights and remedies, to obtain immediately injunctive relief without having to post a bond. Purchaser shall not urge, as a defense to any proceeding for such performance or injunctive relief, that Seller has an adequate remedy at law.

5. AGREEMENT: This Agreement expresses the entire agreement and understanding of the parties with respect to the subject matter hereof and supersedes all prior oral or written agreements, commitments and understandings pertaining to the subject matter hereof. Any modifications of or changes to this Agreement shall be in writing and signed by both parties.

As the Purchaser, I (we) have read this Confidentiality Agreement and understand its contents, terms, conditions and requirements.

PURCHASER:

\_\_\_\_\_, 2019  
Date

\_\_\_\_\_  
Company

\_\_\_\_\_  
Address, City, State, Zip