

OFFERING MEMORANDUM



PARKSIDE APARTMENTS

810-811 HOWARD AVE, JEFFERSONVILLE, IN 47130

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

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AREA OVERVIEW

Jeffersonville, IN
Louisville, KY | MSA



SECTION 01

PROPERTY OVERVIEW



THE OPPORTUNITY

Matthews Real Estate Investment Services™ is pleased to offer Parkside Apartments, an offering of 42 units in Jefferson, IN. The unit mix consists of (40) 1-bedroom apartment units, (2) 2-bedroom units.

VALUE ADD OPPORTUNITY

Renovated units are currently achieving a \$75/mo premium on partially renovated units. With light upgrades, an incoming investor can bring the remaining units to similar finishes and average \$900/mo for 1- and 2-bedroom units, an increase of over \$5,500 per month of revenue, adding \$943,000 of value when capitalized at a 7 cap.

PRIME LOCATION

Parkside Apartments is located blocks from 10th Street offering proximity to shopping, dining, and entertainment options and around the corner from Bob Hedge Park. Additionally, tenants benefit from easy access to Jeffersonville Waterfront Park and the Louisville Waterfront Park both with walking and biking paths that connect the two. The property is also only minutes from the University of Louisville, Indiana University SE Grad Center, and Southern Baptist Seminary. Furthermore, the River Ridge project is less than 15 min away from Jeffersonville, a 6,000 acre business park.

KEY CITY INVESTMENTS

The property is located in Jeffersonville, IN, a 5-minute drive across the bridge to Louisville and has established itself as a gentrifying and growing market. A couple of notable investments in the city include:

- Canadian Solar, building a solar cell plant to create 1,200 jobs
- Jeffboat redevelopment, a \$1bn plan to redevelop 100-acre riverfront which would include a park, hospitality, mixed-use commercial and multifamily property.
- \$33mm natatorium in planning by the city



ASSUMABLE LOAN



Loan Details: Freddie



Interest Rate: 3.82%



Maturity: 3/1/2029



Unpaid Principal Balance:
\$2,140,616 (as of Feb 2025)



Amortization: 30 Years

CAPEX DESCRIPTION



Full to the Stud Unit Reno: \$65,000



Roofs Replaced (2023): \$47,400



New Asphalt & Seal: \$24,600



New Panels, Gutters, Electric Updates: \$24,950








Landscaping & Septic Upgrades: \$7,200

PROPERTY INFORMATION PARKSIDE APARTMENTS

Property Name	Parkside Apartments
Property Address	810-811 Howard Ave
City, State, Zip	Jeffersonville, IN 47130
Submarket	Southern Indiana
County	Clark County
Year Built	1971
Property Type (Market Rate, Affordable, etc.)	Market
Current Management	Sundance Property Management
Number Of Units	42
Avg Unit Size	±622 SF
Rentable SF	±25,985 SF
Number of Parcels	2
Lot Size	±1.2 AC
# of Buildings	2
# of Stories	2
Parking Type	Asphalt
Parking Surface	Lot
# of Garage/Carport	64
Parking Ratio	1.523809524

COMMUNITY AMENITIES

-  Disposal Chutes
-  Playground
-  Laundry Facilities
-  Walking/Biking Trails
-  Picnic Area



Mechanical Systems **Mechanical Type
(Individual, Whole Building)**

HVAC	Individual Condenser, Ducted Air Handler (Heat)
Water Heater	(2) 75-Gal Water Heater Per Building
Plumbing	Cast Iron / Pex / Copper
Wiring	Copper / Aluminum (some units)
Construction:	
Foundation:	Basement, Slab
Framing:	Wood
Roofs	Pitched
Exterior of Building:	Brick
Windows:	Double Pane

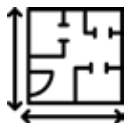
Utilities **Responsibility**

Electric:	Tenant
Gas:	Owner (Water Heaters Only)
Water	Tenant (Owner bill back)
Sewer	Tenant (Owner bill back)
Trash:	Tenant (Owner bill back)

Improvements

810 Howard Ave	All 1 Bedroom Units Renovated, W/D In Unit
811 Howard Ave	1 Bedroom Units Varied Upgrade (See Rent Roll)

Unit Amenities



OPEN FLOOR PLAN NEWLY RENOVATED WASHER/DRYER IN UNIT CEILING FANS



INTERIOR PHOTOS



Open Floor Kitchen/Living Concept



Bedroom



Living Room



Kitchen

INTERIOR PHOTOS



Kitchen



Bathroom Layout 1



Stacked Laundry

RENOVATED UNITS

New Vanity



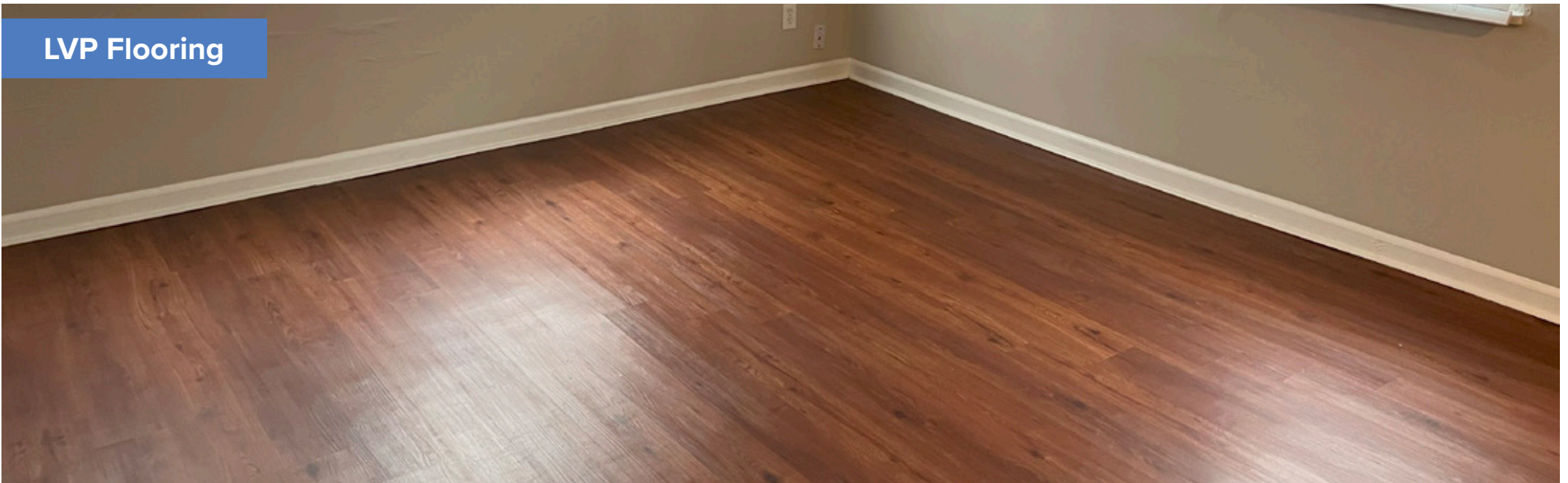
W/D in Unit (810 Howard Ave)



**Replaced Cabinets
New Appliances
New Countertops**



LVP Flooring

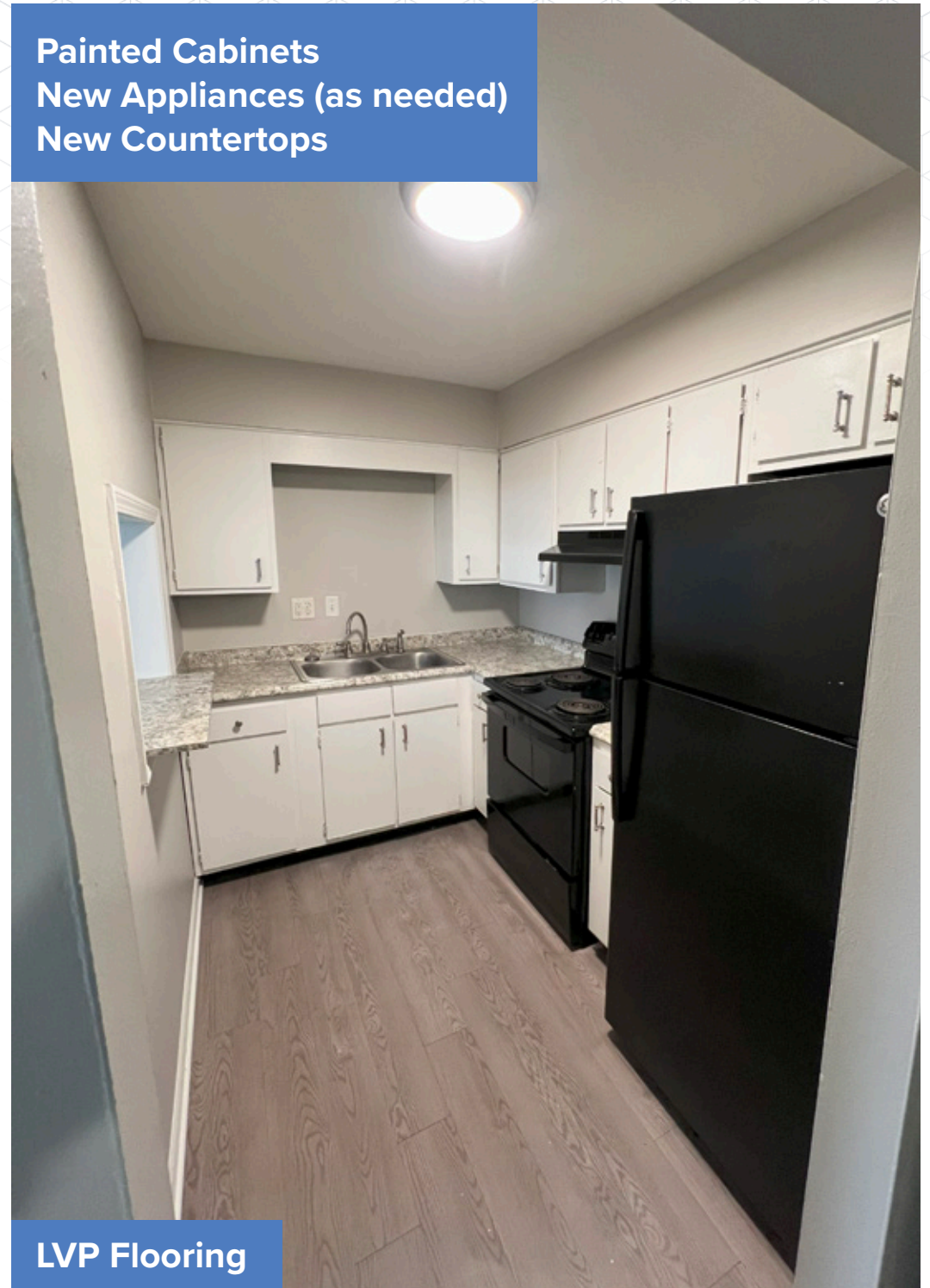


PARTIALLY RENOVATED UNITS

New Vanity



Painted Cabinets
New Appliances (as needed)
New Countertops



LVP Flooring

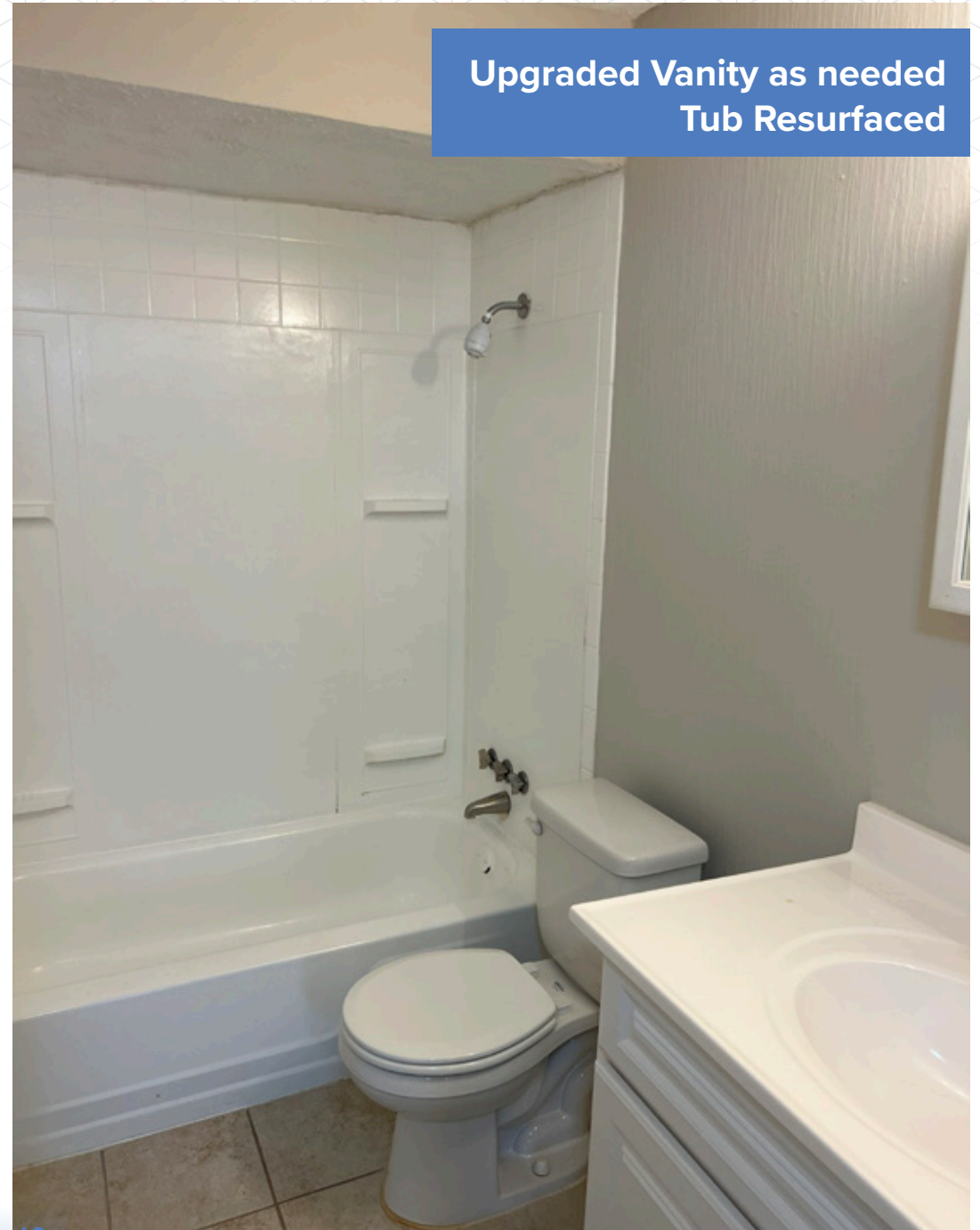
CLASSIC UNITS



**Painted Cabinets
New Cabinet Handles**

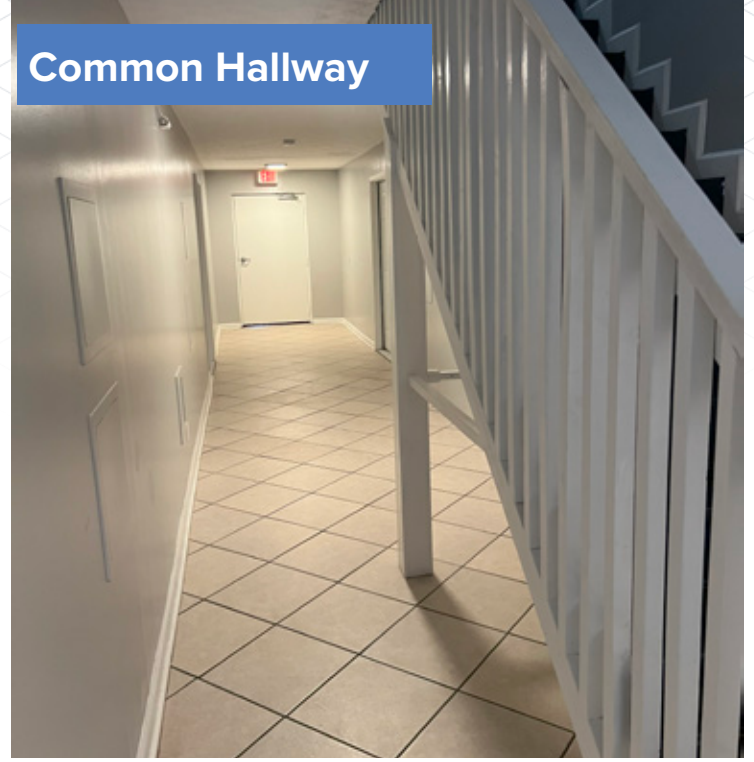


Updated Flooring



**Upgraded Vanity as needed
Tub Resurfaced**

BUILDING MECHANICALS



SECTION 02

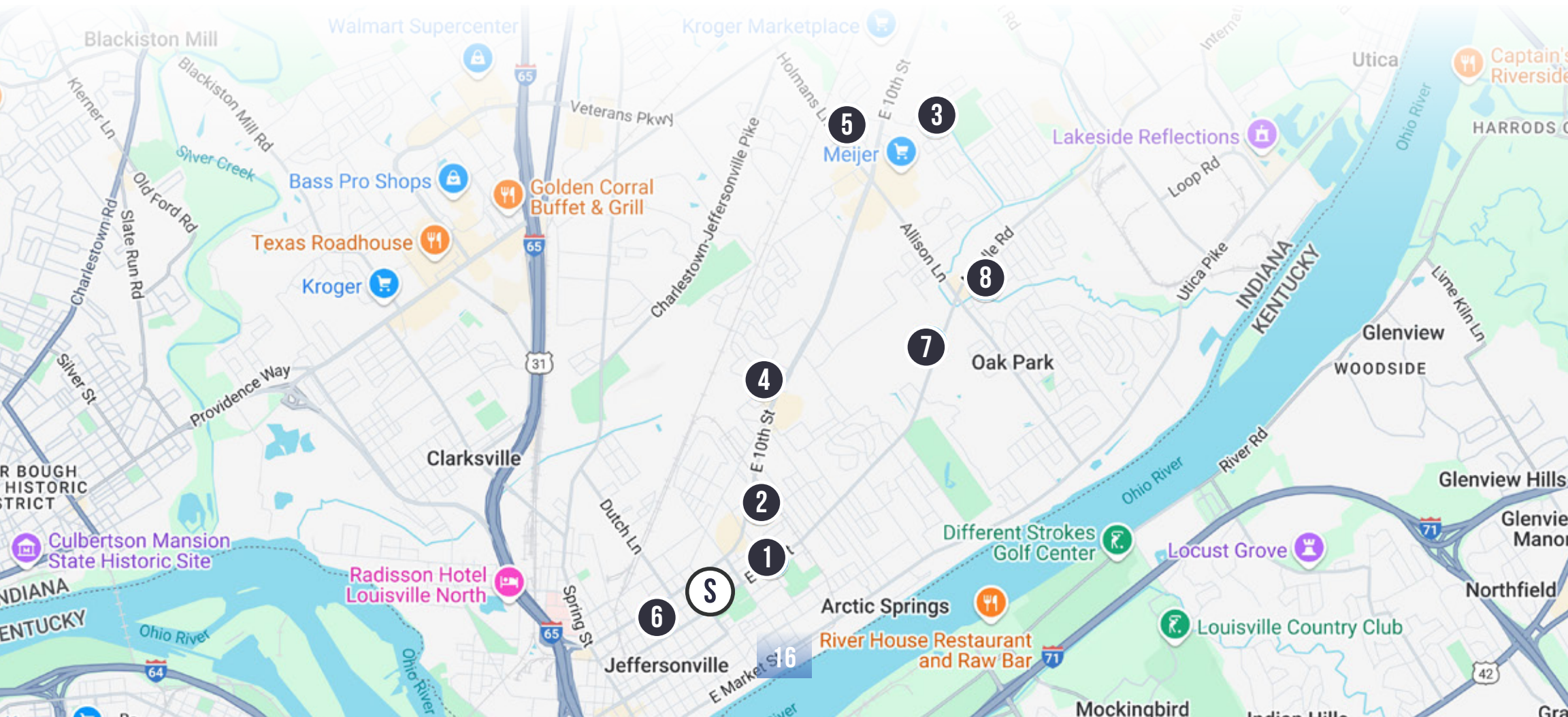
LOCAL COMPETITORS



LOCAL COMPETITORS | ONE BEDROOM

SORTED BY NET RENT

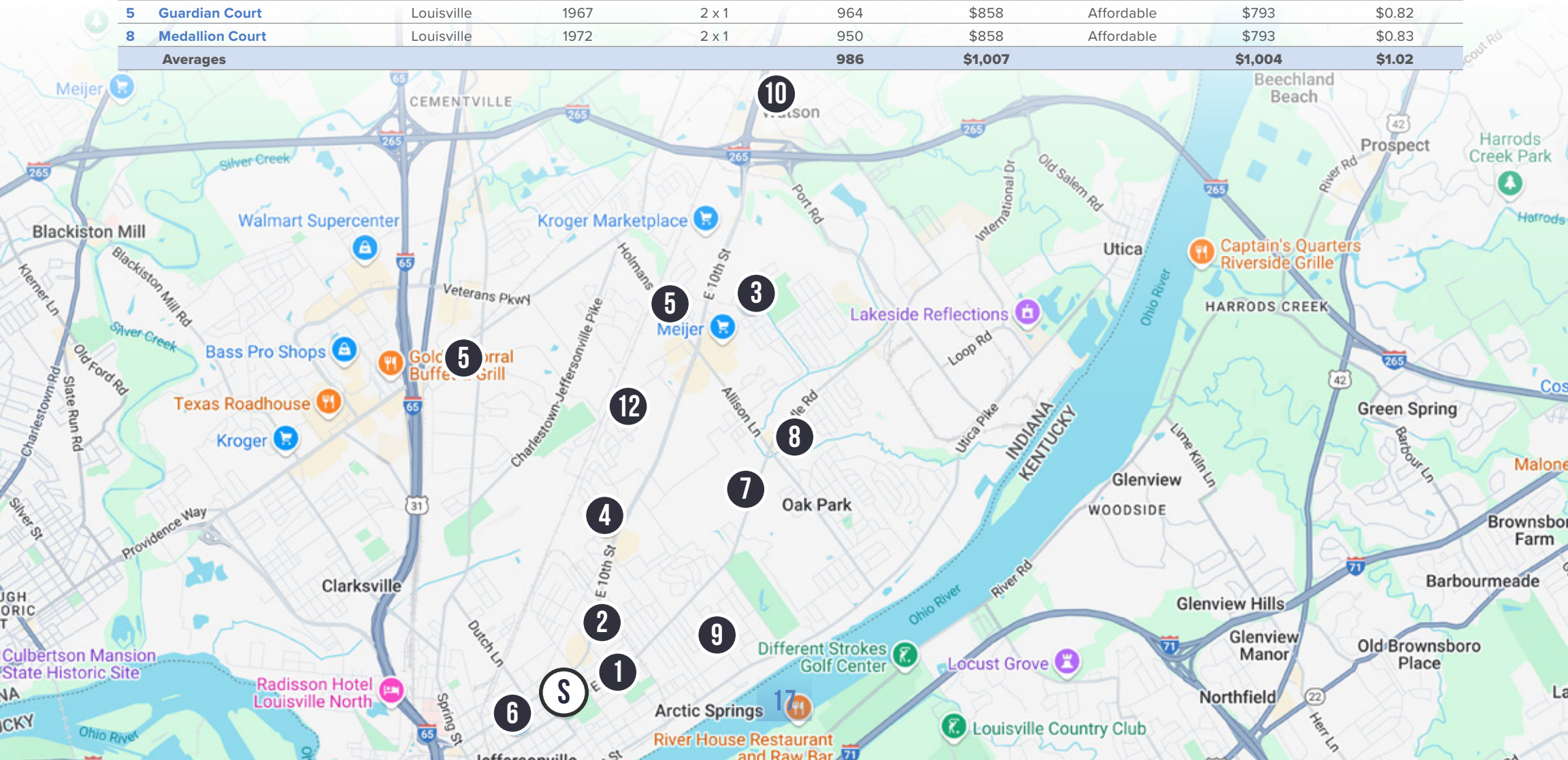
PROPERTY	CITY	YEAR BUILT/ RENOVATED	UNIT TYPE	SF	MARKET RENT	RENTAL TYPE	NET RENT	NET RENT/SF
5 Carrington Place Apartments	Jeffersonville	1994	1 x 1	1,110	\$1,024	Market	\$1,024	\$0.92
3 Autumn Ridge Apartments	Jeffersonville	1996	1 x 1	683	\$1,005	Market	\$1,005	\$1.47
7 Hidden Creek Apartments	Jeffersonville	1971 / 1995	1 x 1	895	\$990	Market	\$990	\$1.11
SP Parkside Apartments Pro Forma	Jeffersonville	1971	1 x 1	601	\$895	Market	\$895	\$1.49
4 Mayfair	Jeffersonville	1970	1 x 1	688	\$879	Market	\$879	\$1.28
1 Eastlawn Arms	Jeffersonville	1958	1 x 1	942	\$836	Market	\$836	\$0.89
6 Bridgepointe Crossing	Jeffersonville	1973 / 2015	1 x 1	693	\$795	Market	\$795	\$1.15
8 Bridgepoint Apartments	Jeffersonville	1966	1 x 1	648	\$770	Market	\$770	\$1.19
SP Parkside Apartments Avg Eff	Jeffersonville	1971	1 x 1	601	\$764	Market	\$764	\$1.27
2 The Edison	Jeffersonville	1972	1 x 1	680	\$760	Market	\$760	\$1.12
Averages				754	\$872		\$872	\$1.19



LOCAL COMPETITORS | TWO BEDROOM

SORTED BY NET RENT

PROPERTY	CITY	YEAR BUILT/ RENOVATED	UNIT TYPE	SF	MARKET RENT	RENTAL TYPE	NET RENT	NET RENT/SF
9 The Lofts at River Ridge	Jeffersonville	2020	2 x 2	1,100	\$1,300	Market	\$1,300	\$1.18
5 Carrington Place Apartments	Jeffersonville	1994	2 x 1	1,151	\$1,109	Market	\$1,109	\$0.96
3 Autumn Ridge Apartments	Jeffersonville	1996	2 x 1	1,125	\$1,105	Market	\$1,105	\$0.98
7 Hidden Creek Apartments	Jeffersonville	1971	2 x 1	1,003	\$1,088	Market	\$1,088	\$1.08
4 Mayfair	Jeffersonville	1970	2 x 1	923	\$1,036	Market	\$1,036	\$1.12
SP Parkside Apartments Pro Forma	Jeffersonville	1971	2 x 1	973	\$995	Market	\$995	\$1.02
1 Eastlawn Arms	Jeffersonville	1958	2 x 1	1,019	\$954	Market	\$954	\$0.94
2 The Edison	Jeffersonville	1972	2 x 1	760	\$949	Market	\$949	\$1.25
8 Bridgepoint Apartments	Jeffersonville	1966	2 x 1	963	\$907	Market	\$907	\$0.94
6 Bridgepointe Crossing	Jeffersonville	1973	2 x 1	945	\$889	Market	\$889	\$0.94
10 Avery Place Apartments	Jeffersonville	2001	2 x 2	900	\$899	Affordable	\$859	\$0.95
SP Parkside Apartments Avg Eff	Jeffersonville	1971	2 x 1	973	\$858	Market	\$858	\$0.88
5 Guardian Court	Louisville	1967	2 x 1	964	\$858	Affordable	\$793	\$0.82
8 Medallion Court	Louisville	1972	2 x 1	950	\$858	Affordable	\$793	\$0.83
Averages				986	\$1,007		\$1,004	\$1.02





SECTION 03

FINANCIAL OVERVIEW

UNIT MIX PARKSIDE APARTMENTS

MONTHLY RENT

DESCRIPTION		UNIT DETAILS			AVERAGE EFF RENT		MARKET RENT		PROJECTED RENT	
UNIT TYPE	UNIT SF	%	# OF UNITS	# VACANT	PER UNIT	PSF	PER UNIT	PSF	PER UNIT	PSF
1 Bed Classic (Turned)	601 SF	38%	16 Units	4 Units	\$702	\$1.17	\$765	\$1.27	\$895	\$1.49
1 Bed Partial	601 SF	14%	6 Units	1 Units	\$762	\$1.27	\$785	\$1.31	\$895	\$1.49
1 Bed Full	601 SF	43%	18 Units	2 Units	\$821	\$1.37	\$838	\$1.39	\$895	\$1.49
2 Bed	973 SF	5%	2 Units	-	\$858	\$0.88	\$885	\$0.91	\$995	\$1.02
Total	25,985 SF		42 Units	7 Units	\$32,289		\$33,800		\$37,790	
Wtd. Averages	619 SF				\$769	\$1.24	\$805	\$1.30	\$900	\$1.45

AVERAGE EFFECTIVE

MARKET

PROJECTED

FLOOR PLAN/DESCRIPTION	UNIT SF	%	# UNITS	# VACANT	PER UNIT	PSF	PER UNIT	PSF	PER UNIT	PSF
ONE BEDROOM										
1 BD 1 BA	601 SF	17%	7 units	3 units	\$749	\$1.25	\$765	\$1.27	\$895	\$1.49
1 BD 1 BA OPEN	601 SF	21%	9 units	1 units	\$665	\$1.11	\$765	\$1.27	\$895	\$1.49
1 BD 1 BA OPEN RENO	601 SF	7%	3 units	-	\$763	\$1.27	\$785	\$1.31	\$895	\$1.49
1/1 RENO ALL APPL	601 SF	38%	16 units	2 units	\$824	\$1.37	\$840	\$1.40	\$895	\$1.49
1/1 OPEN PART RENO	601 SF	2%	1 units	1 units	\$745	\$1.24	\$745	\$1.24	\$895	\$1.49
1/1 OPEN RENO ISLAND	601 SF	5%	2 units	-	\$798	\$1.33	\$820	\$1.36	\$895	\$1.49
1/1 OPEN RENO MICRO	601 SF	5%	2 units	-	\$768	\$1.28	\$805	\$1.34	\$895	\$1.49
TWO BEDROOMS										
2 BD 1 BA OPEN RENO	902 SF	2%	1 Units	-	\$880	\$0.98	\$880	\$0.98	\$995	\$1.10
2/1 RENO ISLAND	1,043 SF	2%	1 Units	-	\$835	\$0.80	\$890	\$0.85	\$995	\$0.95
Total	25,985 SF		42 UNITS	7 UNITS	\$32,289		\$33,800		\$37,790	
Weighted Average	619 SF				\$769	\$1.24	\$805	\$1.30	\$900	\$1.45

FINANCIAL ANALYSIS PARKSIDE APARTMENTS

	TRAILING			YEAR 1			YEAR 2			YEAR 3		
	ADJUSTED TRAILING			RENT BUMP, BEGIN TURNS			STABILIZE					
INCOME	Note	%GPR	\$ Per Unit	%GPR	\$ Per Unit	%GPR	\$ Per Unit	%GPR	\$ Per Unit	%GPR	\$ Per Unit	
GROSS POTENTIAL RENT	\$398,460 RR		\$9,487	\$453,480	\$10,797	\$453,480	\$10,797	\$481,097	\$11,455			
OTHER INCOME												
Utility Income / Reimbursement	\$27,357 T3	6.87%	\$651	\$28,178 6.21%	\$671	\$29,023 6.40%	\$691	\$29,603 6.53%	\$705			
Pet Rent & Fees	\$4,130 T12	1.04%	\$98	\$4,253 0.94%	\$101	\$4,381 0.97%	\$104	\$4,469 0.99%	\$106			
Other Income	\$3,300 T12	0.83%	\$79	\$3,399 0.75%	\$81	\$3,501 0.77%	\$83	\$3,571 0.79%	\$85			
MTM and Short Term Leases	\$2,430 T12	0.61%	\$58	\$2,503 0.55%	\$60	\$2,578 0.57%	\$61	\$2,629 0.58%	\$63			
NSF & Early Termination	\$2,095 T12	0.53%	\$50	\$2,158 0.48%	\$51	\$2,223 0.49%	\$53	\$2,267 0.50%	\$54			
TOTAL OTHER INCOME	\$44,652	11.19%	\$1,063	\$45,931 10.59%	\$1,094	\$47,309 10.14%	\$1,126	\$48,255 9.78%	\$1,149			
GROSS POTENTIAL INCOME	\$443,112		\$10,550	\$499,411	\$11,891	\$500,789	\$11,924	\$529,352	\$12,604			
ECONOMIC LOSS												
Vacancy Loss	-\$25,303 T12	6.35%	-\$602	-\$31,744 7.00%	-\$756	-\$22,674 5.00%	-\$540	-\$24,055 5.00%	-\$573			
Loss to Lease	-\$13,181 T12	3.31%	-\$314	-\$31,744 7.00%	-\$756	-\$9,070 2.00%	-\$216	-\$9,622 2.00%	-\$229			
TOTAL ECONOMIC LOSS	-\$38,125	9.57%	\$0	-\$65,755 16.50%	-\$1,566	-\$34,011 7.50%	-\$810	-\$36,082 7.50%	-\$859			
EFFECTIVE GROSS INCOME	\$399,000		\$9,500	\$433,656	\$10,325	\$466,778	\$11,114	\$493,270	\$11,745			
EXPENSES (NON CONTROLLABLE)		%GSR	Per Unit	%GSR	Per Unit	%GSR	Per Unit	%GSR	Per Unit	%GSR	Per Unit	
Total Real Estate Taxes	\$35,604	8.92%	\$848	\$42,000 9.69%	\$1,000	\$42,000 9.00%	\$1,000	\$42,840 8.68%	\$1,020			
Insurance ¹	\$53,000 Per Owner	13.28%	\$1,262	\$38,000 8.76%	\$905	\$38,760 8.30%	\$923	\$39,535 8.01%	\$941			
Water Sewer	\$23,237 T12	5.82%	\$553	\$23,702 5.47%	\$564	\$24,176 5.18%	\$576	\$24,659 5.00%	\$587			
Vacant and Common	\$3,378 T12	0.85%	\$80	\$1,689 0.39%	\$40	\$1,723 0.37%	\$41	\$1,757 0.36%	\$42			
Electric	\$3,267 T12	0.82%	\$78	\$3,332 0.77%	\$79	\$3,399 0.73%	\$81	\$3,467 0.70%	\$83			
Trash	\$1,698 T12	0.43%	\$40	\$1,732 0.40%	\$41	\$1,767 0.38%	\$42	\$1,802 0.37%	\$43			
Internet Phone	\$300 T12	0.08%	\$7	\$300 0.07%	\$7	\$306 0.07%	\$7	\$312 0.06%	\$7			
Total Utilities	\$31,880	7.99%	\$759	\$30,755 7.09%	\$732	\$31,370 6.72%	\$747	\$31,998 6.49%	\$762			
TOTAL NONCONTROLLABLE	\$120,484	30.20%	\$2,869	\$110,755 25.54%	\$2,637	\$112,130 24.02%	\$2,670	\$114,373 23.19%	\$2,723			
EXPENSES (CONTROLLABLE)												
Contract Services												
Landscaping ²	\$9,441 T12	2.37%	\$225	\$6,300 1.45%	\$150	\$6,426 1.38%	\$153	\$6,555 1.33%	\$156			
Pest ³	\$3,352 T12	0.84%	\$80	\$630 0.15%	\$15	\$643 0.14%	\$15	\$655 0.13%	\$16			
Repairs and Maintenance ⁴	\$50,755 Note	12.72%	\$1,208	\$25,200 5.81%	\$600	\$25,704 5.51%	\$612	\$26,218 5.32%	\$624			
Marketing and Promotion ⁵	\$5,907 T12	1.48%	\$141	\$3,150 0.73%	\$75	\$3,213 0.69%	\$77	\$3,277 0.66%	\$78			
Payroll	\$30,569 T12	7.66%	\$728	\$31,180 7.19%	\$742	\$31,804 6.81%	\$757	\$32,440 6.58%	\$772			
General and Administrative	\$4,196 T12	1.05%	\$100	\$4,280 0.99%	\$102	\$4,365 0.94%	\$104	\$4,453 0.90%	\$106			
Management	\$20,129 T12	5.04%	\$479	\$21,683 5.00%	\$516	\$23,339 5.00%	\$556	\$24,663 5.00%	\$587			
Payroll Taxes & Benefits	\$5,140 T12	1.29%	\$122	\$5,243 1.21%	\$125	\$5,348 1.15%	\$127	\$5,454 1.11%	\$130			
Replacements and Reserves	\$0	0.00%	\$0	\$10,710 2.47%	\$255	\$10,924 2.34%	\$260	\$11,143 2.26%	\$265			
TOTAL OPERATIONAL EXPENSES	\$129,488	32.45%	\$3,083	\$108,376 24.99%	\$2,580	\$111,766 23.94%	\$2,661	\$114,859 23.29%	\$2,735			
TOTAL EXPENSES	\$249,972	62.65%	\$5,952	\$219,131 50.53%	\$5,217	\$223,896 47.97%	\$5,331	\$229,232 46.47%	\$5,458			
NET OPERATING INCOME	\$149,027	37.40%	\$3,548	\$214,525 49.47%	\$5,108	242,882 52.03%	\$5,783	\$264,038 53.53%	\$6,287			

Notes:

¹ Insurance: Fire in unit during ownership increased insurance premiums. In year 1, insurance can be reduced by \$15,000 by adding aluminum wiring safety.

² Landscaping: Reduce to Market Norms Year 1

³ Pest: Reduce to Market Norms Year 1

⁴ Repairs and Maintenance: \$11,270 expense for Unit Turns removed from T12, marked as capex. Reduced R&M to Market Norms Year 1

⁵ Marketing and Promotion: Reduced to Market norms Year 1

⁶ Replacements and Reserve: Added Year 1 Reduced to \$225/unit in Trailing, and \$125/unit Year 1.



SECTION 04

MARKET OVERVIEW

JEFFERSONVILLE | INDIANA

Jeffersonville offers a compelling location blending small-town charm with close proximity to big-city amenities. Situated just across the Ohio River from Louisville, Kentucky, Jeffersonville is a mere 2.8 miles from Downtown Louisville, providing everyone with convenient access to major employment centers, cultural attractions, and exciting nightlife.

Jeffersonville itself has a growing economy, supported by a strong logistics and manufacturing presence, with companies like Amazon and Amatrol contributing to job growth. The city's revitalized downtown is a hub of activity, featuring boutique shops, local restaurants, and the scenic **Big Four Bridge**—a pedestrian walkway connecting Jeffersonville to Louisville. Outdoor enthusiasts can enjoy the **Ohio**

River Greenway and several parks, while foodies frequent the town's eclectic dining scene.

The multifamily market in Jeffersonville benefits from its strategic location within the Louisville metro area, attracting both renters seeking affordability and professionals working across the river. Strong occupancy rates, ongoing economic development, and a rising demand for quality housing make Jeffersonville a desirable market for commercial real estate investments.



LOUISVILLE, KY | MSA

With a metro population of over 1.3 million residents, Louisville is Kentucky's largest metropolitan area and the 29th largest city in the United States. The city is on the border of Kentucky and Indiana, which is separated by a portion of the Ohio River. Louisville is located in Jefferson County, where neighborhoods are teeming with history and culture. Louisville has a booming art and food scene. It is a culinary destination as it is home to Restaurant Row and Fourth Street Live where delicious eateries and a fun nightlife awaits locals and visitors. A variety of museums are all just blocks away from each other for people looking to discover Louisville's history and admire classical and contemporary artworks from around the world. Various parks are located along the Ohio River where locals can escape the busy city and participate in outdoor activities. Louisville is also the home of the Kentucky Derby. Thousands of people from all over the world visit the Churchill Downs Racetrack to witness one of the most prestigious horse races in the world.

Louisville is also a college town as it is the home to the University of Louisville where it has 3 campuses spread out across the city. Due to the low cost of living and the high quality of life, more young professionals, families, and retirees are moving to Louisville to escape more populated and expensive states such as California and New York. Louisville is an amenity-rich location that is also close in proximity to major employers.

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2030 Population Projection	74,565	229,599	633,241
2025 Population	71,715	225,141	630,210
2020 Population	68,307	218,186	629,909
Median Age	39.2	38.4	39.3
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2030 Population Projection	34,822	103,034	272,181
2024 Population	33,524	101,056	271,038
2020 Population	31,717	97,482	270,413
Total Consumer Spending	\$798.1M	\$2.6B	\$7.5B
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$66,782	\$73,145	\$80,432



TOURISM AND ATTRACTIONS



LOUISVILLE SLUGGER MUSEUM & FACTORY

Connect with a genuine global icon on its hometown turf. Louisville Slugger Museum & Factory celebrates the extraordinary role Louisville Slugger baseball bats have played in the sport's past, present, and future. From the forest to the field, you'll follow the timber that's turned into hard-hitting history. And, really, who doesn't love a free mini-bat at the end of a tour?

LOUISVILLE'S BOURBON DISTRICT

We are a city of hot browns and Ali, riverfront parks and Slugger bats. We throw parties for horse races and pronounce Louisville like we've already had a taste of bourbon. We are a place of unique offerings and world-class attractions – and our Bourbon District is no exception. Located in Downtown Louisville, the Bourbon District is a walkable urban experience for anyone looking for a taste of Kentucky. In the Bourbon District, you're never more than 5 minutes away from the next attraction, so planning that group tour or birthday celebration just got a lot easier.

THE KENTUCKY DERBY

The Kentucky Derby, presented by Woodford Reserve, is a top rank, Grade I stakes race for 3 year old Thoroughbred horses. The race distance is one and one-quarter miles long, and it is run on the dirt racetrack at Churchill Downs in Jeffersonville, Indiana. Colts and geldings in the race carry 126 pounds (57 kg), and fillies in the race carry 121 pounds (55 kg).

FOURTH STREET LIVE!

Fourth Street Live! is Louisville's premier dining and entertainment destination! Located in the heart of downtown Louisville on Fourth Street between Liberty Street and Muhammad Ali Boulevard, we are just a short walk from the KFC Yum! Center, Waterfront Park, Main Street, Slugger Field, downtown hotels, and other major attractions. Fourth Street Live! is your one-stop destination for dining and entertainment!



LOUISVILLE ECONOMY

Louisville has a promising economy with health care and tourism as its major sectors. The city has a gross domestic product of \$73.8 billion and is home to 4 Fortune 1000 company headquarters. These companies are Humana, Yum Brands, Brown-Forman, and Texas Roadhouse. Over the next decade, Louisville will see a 38.3% job growth.

Louisville has a thriving health services industry. Fortune 500 healthcare insurance companies such as Humana Inc. and Kindred Healthcare are headquartered in Louisville. Norton Healthcare is also headquartered in Louisville. These three healthcare companies are the nation's leading health insurance firms. Louisville has been central to advancements in heart surgery, hand surgery, and cancer treatments

Louisville is also the worldwide air hub for UPS. The company accounts for over 20% of total employment in Louisville. Due to Louisville's central location in the United States, UPS can access two-thirds of America's cities within 24 hours by truck and three-fourths within a two-hour flight.

COMPANY	# OF EMPLOYEES
United Parcel Service, Inc.	25,090
Jefferson County Public Schools	14,484
Norton Healthcare, Inc.	13,828
Ford Motor Company	13,020
Humana Inc.	12,360
UofL Health Inc.	12,000
The Kroger Company	9,300
Baptist Healthcare System Inc.	7,346
Walmart Inc.	6,650
University of Louisville	6,620



UNIVERSITY OF LOUISVILLE

UNIVERSITY OF LOUISVILLE

Established in 1798, the University of Louisville is a public research university with 3 campuses spread out in Jefferson County. The Belknap Campus, which is the main campus, is made up of 287 acres where 8 of the university's schools are located. The Health Sciences Center is home to the University of Louisville Hospital, the School of Medicine, the School of Nursing, the School of Public Health and Information Services, and the School of Dentistry. The ShelbyHurst Campus is made up of 230 acres where business and technology offices such as the Center for Predictive Medicine and the Information Technology Resources Center for the US Department of Homeland Security are located. The University of Louisville has more than 200 degree programs across all 12 schools, thus the university attracts a variety of students. Currently, over 20,000 students are enrolled at the university as of Fall 2020.

ATHLETICS

The University of Louisville is known for its Louisville Cardinals athletics. The Louisville Cardinals participate in 9 men's sports and 12 women's sports. In 2019, the football team won the Music City Bowl against the Mississippi State Bulldogs. The field hockey team currently ranks fifth in the nation and won the university's first NCAA Tournament game during the 2019-2020 school year. The volleyball team advanced to the final 8 teams of the NCAA championship, which was the university's highest finish in school history, during the 2019-2020 school year.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 810-811 Howard Ave, Jeffersonville, IN 47130 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

OFFERING MEMORANDUM

PARKSIDE APARTMENTS

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