

277-UNIT APARTMENT COMPLEX



MAPLEWOOD APARTMENTS

4860 Fegenbush Lane
Louisville, Kentucky

\$ 12,750,000

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McMAHAN CO.

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**MAPLEWOOD APARTMENTS
4860 Fegenbush Lane
Louisville, Kentucky**

277 Units

89 Buildings

**Two-story, wood frame with brick veneer;
Well-maintained and updated**

Built between 1969 and 1974

**222,500 net rentable square feet
(Buildings total 240,383 square feet)**

13.21 acres

Zoned Multi-family R-6 and R-7

Property tax rate = .010235

**A part of Norfolk Estates Property Owners Association, Inc.
[dues \$45 / unit / year for apartments;
\$303 / year for townhomes (includes garbage and lawn care)]**

**All 40 townhomes and all 4-plexes (176 units) have
Washer / dryer hookups**

18% of occupied units are Section 8 flexible voucher

**93% of occupied units pay own utilities (gas and electric);
Landlord pays water**

Expenses per square foot = \$3.37

Taxes per square foot = \$.45

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UNIT MIX

44 FOUR-PLEXES:

150 2BR units
12 1BR units
13 3BR units
1 unit used as office

40 TOWNHOMES:

36 3BR/1.5B units
(10 with basements)
2 3BR/2B units
2 4BR/2B units

NOTE: All 4-plexes and all townhomes have washer/dryer hook-ups.

33 ADDITIONAL UNITS (30 2BR/1B & 3 1BR/1B)

1 12-PLEX (1BR/1B units)

1 16-plex (1BR/1B units)

LOCATION

Located on and off of Fegenbush Lane between Bardstown Road (Hwy. 60) and S. Hurstbourne/Fern Valley Road. Surrounding area has seen upsurge in new growth in recent years: 70 acres of attractive new homes developed across the street; the relocation of Mercy Academy (over 500 students) to 5801 Fegenbush Lane; and GlobalPort Business Park, ¼ mile from Maplewood, a redevelopment of a portion of GE Appliance Park, which fronts on Fegenbush Lane. In addition, GE is investing \$600 million and creating 830 new jobs for new production lines (hybrid water heaters in 2011 and “smart” washers and dryers in 2012), and has announced plans for another \$194 million investment and 300 additional jobs to make “green” refrigerators in 2014.

S. Hurstbourne Parkway joins Fern Valley Road at Fegenbush one mile to the south and extends westward 5 miles to Worldport (UPS air hub), the Ford Assembly Plant (being retooled to produce a fuel-efficient vehicle by 2011), and Louisville International Airport.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2008 Population	7831	91,127	218,690
2008 Median Household Income	\$25,915	\$42,554	\$45,000
2008 Average Household Income	\$41,309	\$59,400	\$65,698
2000 % of Renter-Occupied Housing Units	58.02%	34.59%	31.65%

MAPLEWOOD APARTMENTS - EXPANDED AERIAL

BILL COLLINS FORD LINCOLN
MERCURY/CARFORCE

MAPLEWOOD

GE APPLIANCE PARK

GLOBAL PORT BUSINESS PARK

MERCY
ACADEMY

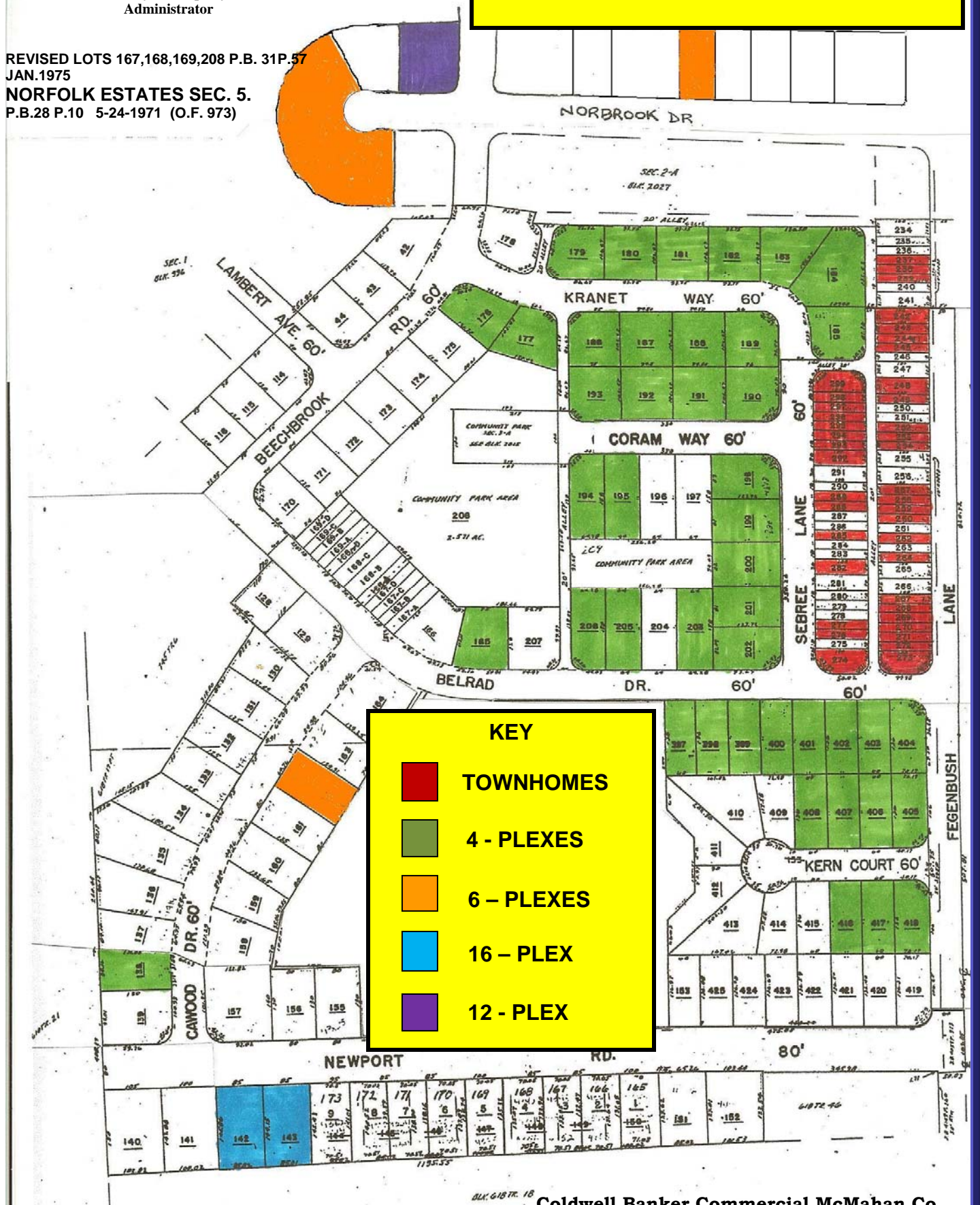
5 miles west to Worldport (UPS hub),
Ford Assembly Plant, and
Louisville International Airport

JEFFERSON COUNTY

Original Map 618 TP. 108 PT.
Lawrence P. Layne, Property Valuation
Administrator

MAPLEWOOD APARTMENTS

REVISED LOTS 167,168,169,208 P.B. 31P.57
JAN.1975
NORFOLK ESTATES SEC. 5.
P.B.28 P.10 5-24-1971 (O.F. 973)



KEY

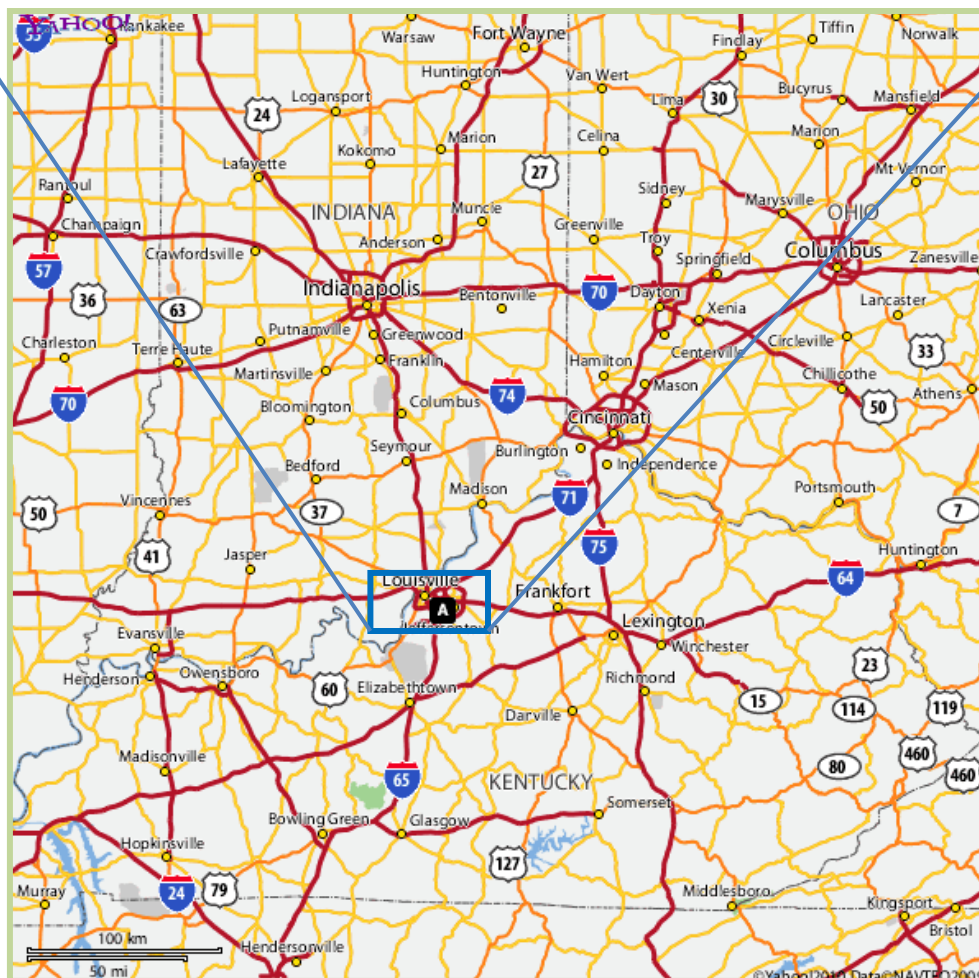
- TOWNHOMES
- 4 - PLEXES
- 6 - PLEXES
- 16 - PLEX
- 12 - PLEX

AERIAL VIEW



This map is not a legal document and should only be used for general reference and identification.

MAPLEWOOD LOCATION WITHIN METRO-LOUISVILLE



MAPLEWOOD LOCATION WITHIN TRI-STATE REGION (KY, IN, OH)

MAPLEWOOD 4-PLEXES



4311 Belrad Drive



4400 Belrad Drive



4401 Belrad Drive



4402 Belrad Drive



4403 Belrad Drive



4404 Belrad Drive



4406 Belrad Drive



4407 Belrad Drive



4408 Belrad Drive



4410 Belrad Drive



4412 Belrad Drive



4918 Cawood Drive

MAPLEWOOD - 4-PLEXES



4400 Coram Way



4401 Coram Way



4402 Coram Way



4403 Coram Way



4405 Coram Way



4407 Coram Way



4860 Fegenbush Lane



4862 Fegenbush Lane



4864 Fegenbush Lane



4407 Kern Court



4408 Kern Court



4409 Kern Court

MAPLEWOOD 4-PLEXES



4410 Kern Court



4411 Kern Court



4302 Kranet Way



4304 Kranet Way



4400 Kranet Way



4401 Kranet Way



4402 Kranet Way



4403 Kranet Way



4404 Kranet Way



4405 Kranet Way



4406 Kranet Way



4407 Kranet Way

MAPLEWOOD 4-PLEXES



4409 Kranet Way



4701 Sebree Lane



4703 Sebree Lane



4818 Sebree Lane



4820 Sebree Lane



4822 Sebree Lane



4824 Sebree Lane



4826 Sebree Lane

MAPLEWOOD 6-PLEXES



4909 Cawood Ct.



4309 Norbrook Drive



4194 Norbrook Ct. #1-3



4496 Norbrook Ct. - #1-6



4201 Norbrook Ct. - #1-3, 5-6



4202 Norbrook Ct. - #1-6



4197 Norbrook Ct. – (one unit)

MAPLEWOOD TOWNHOMES



4610 Fegenbush Lane



4612 Fegenbush Lane



4614 Fegenbush Lane



4714 Fegenbush Lane



4716 Fegenbush Lane



4718 Fegenbush Lane



4720 Fegenbush Lane



4800 Fegenbush Lane



4802 Fegenbush Lane



4808 Fegenbush Lane



4810 Fegenbush Lane



4812 Fegenbush Lane

MAPLEWOOD TOWNHOMES



4824 Fegenbush Lane



4826 Fegenbush Lane



4828 Fegenbush Lane



4830 Fegenbush Lane



4834 Fegenbush Lane



4838 Fegenbush Lane



4846 Fegenbush Lane



4848 Fegenbush Lane



4850 Fegenbush Lane



4852 Fegenbush Lane



4854 Fegenbush Lane



4856 Fegenbush Lane

MAPLEWOOD TOWNHOMES



4858 Fegenbush Lane



4801 Sebree Lane



4803 Sebree Lane



4805 Sebree Lane



4807 Sebree Lane



4809 Sebree Lane



4811 Sebree Lane



4813 Sebree Lane



4817 Sebree Lane



4825 Sebree Lane



4827 Sebree Lane



4833 Sebree Lane

MAPLEWOOD TOWNHOMES



4839 Sebree Lane



4853 Sebree Lane



4855 Sebree Lane



4859 Sebree Lane

MAPLEWOOD 12-PLEX



4518 Beechbrook Road

MAPLEWOOD 16-PLEX



4300-4302 Newport Road

ZONING MAP



R – 6: Maximum density allowed = 17.42 dwellings per acre.

R – 7: Maximum density allowed = 58.08 dwellings per acre.

FEMA MAP

PANEL 21111C0078E

