



THE
WALCOTT
JEFFERSONVILLE

Best-in-Class 215-Unit Community
in Louisville's Path of Progress |
Downtown Jeffersonville, IN

EXECUTIVE SUMMARY

Property Summary

Name	The Walcott Jeffersonville
Address	222 W Maple Street
City, State, Zip	Jeffersonville, IN 47130
County	Clark
Year Built	2020
Average Home Size	826
Occupancy	92%
Financing	Assumable

Unit Mix Summary

Description	Count	SF	Market Rent	PSF	Unit Mix
0X1	21	536	\$1,230	\$2.30	10%
1X1	110	731	\$1,368	\$1.87	51%
2X2	84	1,023	\$1,820	\$1.78	39%
Total/Avg	215	826	\$1,531	\$1.85	100%

Jones Lang LaSalle Americas, Inc ("JLL"), a licensed real estate broker, is pleased to present the Walcott Jeffersonville, a 215-unit luxury apartment community located in downtown Jeffersonville, IN, a dynamic and developing suburb of Louisville.

This charming community offers luxury interiors including flawless finishes, spacious floor plans, and an impressive amenity package.

Located just 2 miles from downtown Louisville, Jeffersonville features a lively downtown riverfront, A-rated schools, and seamless connectivity to all of Louisville via I-265, I-65, and the Big Four Pedestrian Bridge. The main driver of this burgeoning Southern Indiana submarket is its regional economic engine, the **River Ridge Commerce Center, a 16M SF development employing more than 12,000 people at more than 80 companies** including Amazon,



Medline, GE Appliances, and recently announced Meta. River Ridge is only 60% developed as of today.

Given its highly regarded financial stability, diverse economy, infrastructure, and attainable living, numerous Fortune 1000 companies (Humana, & Brown-Forman) and the UPS Worldport call the metro home. The MSA is also known for the Kentucky Derby, Louisville Slugger Museum, antique/specialty stores, and gourmet dining.

The Walcott Jeffersonville presents a desirable opportunity to acquire a quality asset in the path of progress in a top US rental market. **This property is available with attractive assumable financing with an accretive interest rate at 5.48%.**



INVESTMENT HIGHLIGHTS

Unbeatable Investment & Upside

- » Immediate scale (215 luxury units) in a top Louisville job market
- » Assumable financing at an attractive below market interest rate
- » Top of the line finishes & build quality at a discount to replacement cost
- » Class A amenity package with fully equipped fitness center, resort style pool & sundeck, and modern clubroom

Best of Suburban Louisville

- » #1 Walk & Bike Scores in Submarket and #9 in Louisville among luxury properties built since 2015
- » Five minutes to downtown Louisville
- » Six minutes to 10th Street Retail Corridor
- » In charming downtown Jeffersonville & Big Four Pedestrian Bridge connecting to Louisville
- » Immediate access to I-265 & I-65; connectivity to Louisville and beyond

Louisville's Path of Progress

- » 10% population growth in Southern Indiana (Clark County) since 2020 compared to -4% for Louisville proper
- » Minutes to mega industrial development River Ridge Commerce Center (15.5M SF) and 12,000+ jobs
- » 1,600+ jobs coming to River Ridge from new tenants including Meta

Strong Multifamily Market

- » Southern Indiana submarket represented half of the trailing 12-month net absorption in the market while only representing only 15% of its inventory per Costar
- » No units under construction in Jeffersonville and no units delivering in next two years in Southern Indiana submarket
- » 3.2% projected 5-Yr avg market rent growth per Costar for submarket
- » Dynamic Downtown Jeff/Clarksville Micro Market is on track to absorb last 80 units this summer

BEST IN CLASS INTERIORS



In-Demand Features

- » Luxury Vinyl Plank Flooring
- » Walk-in Closets
- » Ceiling Fans in Living Room and Bedrooms
- » 9' Ceilings
- » Full-size Washer/Dryer
- » Spacious Patio/Balcony

Flawless Kitchen Design

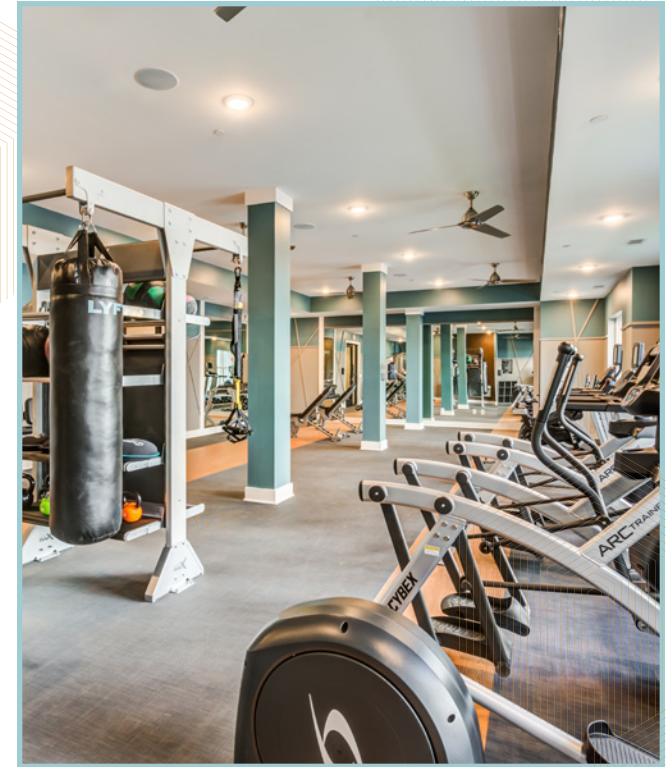
- » Granite Countertops
- » Stainless Steel Appliances
- » Subway Tile Backsplash
- » Undermount Sink
- » Gooseneck Faucets
- » Pantry Closets*
- » Moveable Kitchen Islands*

*Select Units



IN-DEMAND AND INVITING COMMUNITY AMENITIES

- » Resort-Style Heated Pool & Sunshelf
- » Fully-Equipped Fitness Center
- » Outdoor Kitchen w/ Grill Stations
- » WFH Business Center
- » Clubroom w/ Demo Kitchen + Entertainment Center
- » Rooftop Lounge & Bar
- » Massive Courtyard w/ Fire Pits
- » Pet Spa



LOUISVILLE: GATEWAY TO THE SOUTH

Louisville, commonly referred to as the "Gateway to the South," has evolved into a cosmopolitan city full of southern charm, delicious food and drink, top performing arts, and a homegrown Bluegrass and Indie music scene. Known for hosting the most watched and attended horse race in the United States, the Kentucky Derby, the city's vibrant atmosphere draws crowds in every May for the "Greatest Two Minutes in Sports."



GREATEST TWO MINUTES IN SPORTS

The Kentucky Derby hosted at Churchill Downs invites more than 160,000 attendees annually and is preceded by a two-week long festival.



LOUISVILLE SLUGGER

Drawing over 300,000 visitors annually, the Louisville Slugger Museum & Factory downtown tells the story of the most famous baseball bat manufacturer in the world.



KENTUCKY BOURBON

A major center of the American Bourbon Whiskey industry, Louisville produces one third of all bourbon and is the first stop on the famed Kentucky Bourbon Trail.

LOUISVILLE SLUGGER ECONOMY

Louisville's small but mighty \$90 billion economy is bolstered by its position in the "Golden Triangle" along with nearby Cincinnati and Lexington. Given that Louisville is a day's drive of multiple major cities and the home of the UPS Worldport, Louisville is a natural hub for logistics and e-commerce fulfillment. Other major industries include advanced manufacturing, healthcare and aging innovation and Food and Beverage. Louisville is home to two fortune 500 companies—**Humana and BrightSpring Health Services**—and major operations for top US Companies including **UPS, Ford Motor Company, GE Appliances, Brown-Forman, and Yum! Brands.**

MADE IN LOUISVILLE



GE APPLIANCES

FORTUNE 1000 COMPANIES

Humana.



BROWN-FORMAN

LOUISVILLE BY THE NUMBERS

700,000+

Employees in the Louisville MSA

\$14B

New Capital Investment since 2011

#5 IN THE WORLD

in Air Cargo Traffic

Louisville MSA Top Employers

Company	Number of Employees
UPS	25,090
Norton Healthcare	13,828
Ford Motor Co.	13,020
Humana, Inc.	12,360
University of Louisville Health	12,000

Source:
GreaterLouisville.com



JEFFERSONVILLE

Jeffersonville, also called "Jeff," is the county seat of Clark County and the largest of the three main Ohio River cities that make up the dynamic Southern Indiana region of the Louisville MSA coined "SoIN". While these riverfront communities date back to capture the "Northwest Territories" of our young nation, SoIN and Jeffersonville kickstarted their explosive growth in 2016 with the opening of the Lewis and Clark bridge linking SoIN with the east end of Louisville. Downtown Jeff is best known for the popular Big Four Walking Bridge, which has parks flanking and is traversed by 1.5 million pedestrians and cyclists per year.

\$86,000
Avg Household
Income

\$247,000
Avg
Home Value

36%
Population
Growth Since
2000

45%
Home Value
Growth Since
2020

ESRI, US Census, 2024

Jeffersonville Fun Facts

- » Birthplace of Papa John's Pizza
- » Host of Abbey Road on the River, the largest Beatles-inspired music festival in the world
- » Pivotal Point along the Underground Railroad



Riverstage Park



Big Four Walking
Bridge and Park



Vibrant Downtown
Jeffersonville

Photo Credit: SoIN Tourism

WELCOME TO JEFFERSONVILLE

Revitalization of Downtown Jeffersonville

As part of its effort to improve downtown, Jeffersonville Main Street, Inc. was recently awarded a **Downtown Enhancement Grant from Indiana Main Street and OCRA** to create public art murals on buildings in downtown.



NEARBY ECONOMIC ENGINES

RIVERRIDGE COMMERCE CENTER

River Ridge Commerce Center is a world-class industrial park located in Jeffersonville, Indiana that consists of 16M SF across 49 buildings and 6,000 acres. The more than 80 companies located in River Ridge are primarily in the aerospace, automotive, food and beverage, information technology, life sciences and logistics industries such as fulfillment, production, warehousing and distribution. In addition to one of the largest fulfillment centers in the nation, River Ridge features corporate tenancy and institutional ownership. River Ridge continues to announce new tenancy from exciting companies like Canadian Solar and Facebook's parent company, Meta, that announced they will be investing \$800 Million into a 619-acre campus.

River Ridge Tenancy

Optum

amazon.

BOSE



GE APPLIANCES



niagara

Ports of Indiana Tenancy

FedEx

SDI Steel Dynamics, Inc.

posco
AAPC



Ports of Indiana-Jeffersonville on the Ohio River, located just minutes from downtown Louisville is home to 27 companies. The port handles 3 million tons of shipments of steel, agriculture and industrial cargoes annually, provides more than 1,000 acres of industrial sites, and supports 12,440 total jobs.

RIVERRIDGE
COMMERCE CENTER



18,600
Jobs Supported

12,400
Jobs Supported

\$2.9B
Regional Economic
Impact

\$2.5B
Regional Economic
Impact

RIVER RIDGE RECENT ANNOUNCEMENTS

CanadianSolar \$800M | 1,200 Jobs

META \$800M | 100 Jobs

The Cheesecake Factory \$74M | 200 Jobs

PORTS OF INDIANA RECENT ANNOUNCEMENTS

voestalpine \$78M | 100 Jobs

UNITED
STEEL SUPPLY \$10M | 20 Jobs

TRANSPORTATION NEXUS



UPS' innovative hub, dubbed the "Worldport," is the freight carrier's center point for their worldwide network, establishing Louisville as a global hub for logistics and e-commerce. Within just four hours, UPS is able to reach 95% of the US population due to Louisville's central location. It utilizes advanced technology and automation systems for package sorting while staying committed to sustainability with energy-efficient practices. UPS Worldport's economic impact is substantial, driving job creation and contributing to the local economy.



52M

SF Facility

2M

Packages
Sorted Daily

13k

Onsite
Employees

300

Daily Flights Arriving
and Departing

UPS WORLDPORT RECENT ANNOUNCEMENT



NEW 5.5-YEAR AIR CARGO CONTRACT ANNOUNCED BETWEEN UPS AND USPS

USPS' move to switch carriers to UPS should help improve efficiency of mail transportation as well as reduce overall transportation costs, specifically airfreight costs.

COMMUNITY-LEADING EDUCATION



#3
**BEST SCHOOL DISTRICT
IN LOUISVILLE AREA**
Niche.com, 2024

Assigned School	Grades	Dist. To Walcott
Franklin Square Elementary School	Pre-K; K-5	2 min
Parkview Middle School	6-8	5 min
Jeffersonville High School	9-12	9 min



As one of only 84 universities in the United States to earn recognition by the Carnegie Foundation as both a Research 1 and a Community Engaged university, the University of Louisville is known for its extensive programs in research, manufacturing, and teaching. UofL's more than 23,000 students can choose from undergraduate degrees in more than 60 fields, master's degrees in over 75 areas, and doctoral and professional degrees in more than 35 disciplines. As an anchor institution for the city and state, the University of Louisville contributes significantly to the cultural and intellectual life of the community.

UofL At a Glance

- » 22,000 Students Total Enrollment
- » 170 Areas of Study
- » 400 Campus Organizations



As one of Clark County's largest employers, Ivy Tech Community College is the largest singly-accredited community college in the country. With 70+ academic programs and classes in 75+ communities in Indiana, they strive to help students find their fit for the next step in their careers.

- » 75 Academic Programs
- » 177,115 Students Served (2022-2023)
- » 6,500 Employees

DYNAMIC NEARBY HEALTHCARE



U of L Health

U of L Hospital

5 min 421 Beds

UofL Health – UofL Hospital is an academic teaching and research hospital, located in the heart of the Louisville Metro area in downtown Louisville. Part of the downtown medical campus, UofL Hospital is at the center of the latest developments in patient care. Their doctors, nurses and staff are pioneering the treatments that are shaping the future of health care. UofL Hospital offers the only Level I trauma center for adults in the region, a uniquely streamlined, nationally accredited stroke center, Kentucky's only dedicated adult burn center and a second-to-none cancer center.

NORTON HEALTHCARE

Norton Clark Hospital

6 min 168 Beds

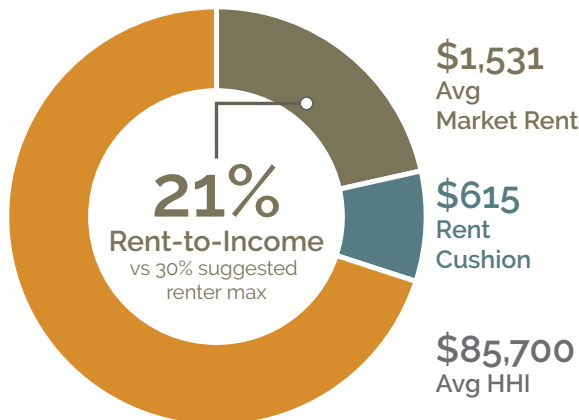
Norton Clark Hospital has proudly contributed to the health of the Southern Indiana community since 1922. Committed to making communities healthier, Norton Clark's level of service boasts their goal of helping each patient live their best life. The hospital is part of greater Louisville's Norton Healthcare system, a leader in serving adult and pediatric patients from throughout Greater Louisville, Southern Indiana, the commonwealth of Kentucky and beyond. The not-for-profit hospital and health care system has five Louisville-based hospitals and three hospitals in Southern Indiana totaling over 2,200 licensed beds in the Louisville MSA.

EXCELLENT DEMOGRAPHICS

Residents at The Walcott enjoy modern luxury at an attainable cost of living. The property's young professional demographic prefers the downtown Jeff location with proximity to trendy local shops and restaurants while also being less than ten minutes to downtown Louisville.

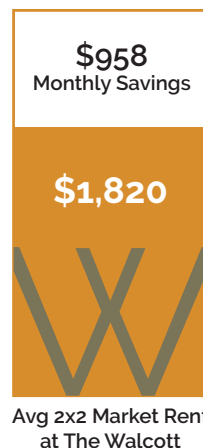
Affordable Luxury

Rents could raise \$600+ or 40% before exceeding the suggested 30% max rent-to-income ratio for the existing renters' HHI — indicating significant room to push rents.



Buy vs. Rent

Renting at The Walcott is ~1.5x More Affordable than Buying



Jeffersonville by the Numbers

\$247,000

Average Home Value

ESRI, US Census

+45%

Home Value Appreciation
Last 5 Years

Zillow Research

\$85,700

Average Walcott
Resident HHI

Top Resident Employers

Humana® UNIVERSITY OF LOUISVILLE

amazon®

ups®

Abbott Laboratories

JIM BEAM®



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