



BROOKVIEW

at MIDDLETOWN

A 210-Home Core-Plus Garden
Apartment Community Located in
Louisville's Affluent East End



The Offering

Jones Lang LaSalle Americas, Inc. ("JLL"), a licensed real estate broker, is pleased to present Brookview at Middletown ("Brookview"), a 210-home garden-style apartment community with expansive floorplans and resort-quality amenities in Louisville's premier East End submarket. Completed in 2017, this value-add opportunity features an affluent resident base (\$98K average HHI) and significant upside potential through interior and common area renovations. New construction in the area supports renovation premiums of \$150+.

Located in desirable Middletown, the Property offers residents access to the Shelbyville Road retail corridor with adjacent Target and Walmart, plus convenient access to I-265 and I-64 for sub-20-minute commutes to downtown Louisville and top employers such as UPS, Humana, Yum Brands and several other Fortune 1000 companies. The area features A-rated schools, and a plethora of recreation areas including the prestigious Valhalla Golf Club – home of the 2024 PGA Championship.

The Property is available through assumable financing or an all-cash purchase.



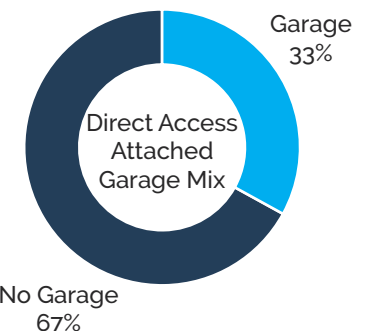
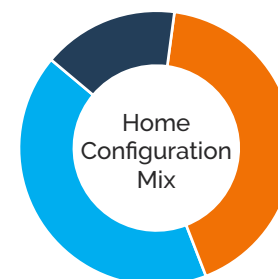
Property Summary

Name	Brookview at Middletown
Street Address	400 Echelon Way
City, State, Zip	Louisville, KY 40223
County	Jefferson
Number of Homes	210
Rentable Square Feet	226,821
Average Home Size	1,080 SF
Occupancy	95% (as of 9/15/2025 rent roll)
Year Built	2017
Financing	All-Cash or Assumable*

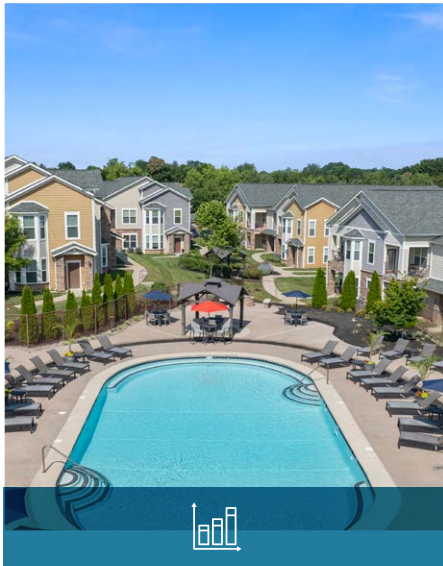
*The assumable Fannie Mae loan is currently amortizing with a principal balance of \$25,994,101 as of 10/1/25. This loan carries a 4.04% interest rate and will mature on 8/1/29

Unit Mix Summary

Unit Type	# Homes	Av SF	Lease Rent	Lease Rent PSF
1x1	88	±856	\$1,340	\$1.56
2x2	88	±1,171	\$1,656	\$1.41
3x2	34	±1,427	\$2,067	\$1.45
Total/Avg	210	±1,080	\$1,589	\$1.47

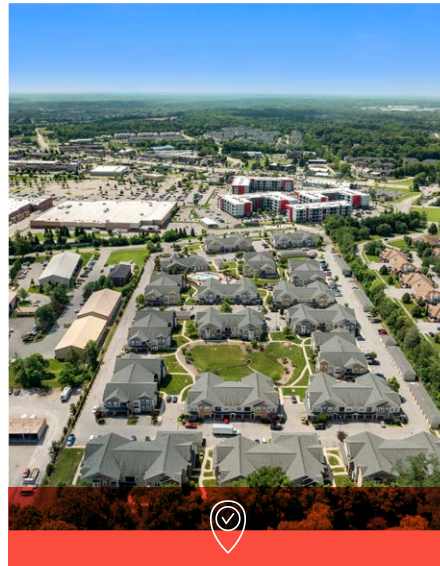


Investment Highlights



Unbeatable Investment & Upside

- Value-add upside through interior renovation program & community upgrades
- Desirable stacked flat product & build quality at a discount to replacement cost
- Robust amenity package with a fully equipped fitness center, resort style pool & sundeck, and modern clubroom



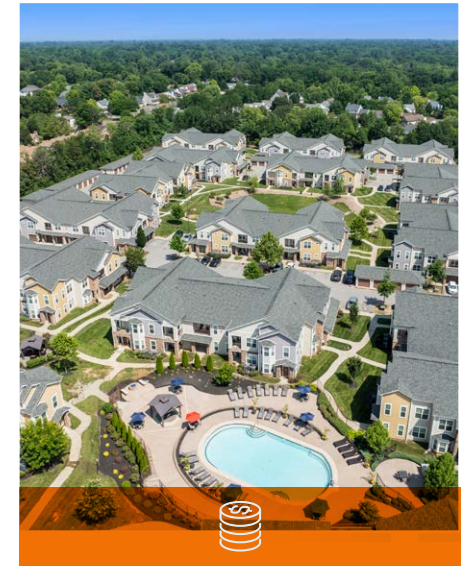
Enviably East End Location

- Access to top rated education (Eastern High School rated A-by Niche)
- Louisville's East End shopping, dining and entertainment
- Strong area & resident demographics (\$98k Avg HHI)
- Direct access to Jefferson County employers



Dynamic Louisville Slugger Economy

- Minutes to the UPS Worldport, the largest automated package handling facility in the world
- Home to Fortune 500 companies Humana & Brown Forman
- #6 US Metro for Economic Development in 2024 (Site Selection Magazine)
- Diverse economy with attainable cost of living



Strong Submarket Fundamentals

- <1% of current inventory projected to deliver in the next five years in Northeast Louisville submarket (Axiometrics)
- 4.8% historical 5-year average rent growth
- 95% 5-year projected occupancy



Single Family Living

New ownership has the opportunity to modernize unit interiors through select upgrades to achieve \$150+ premiums on in-place rents.

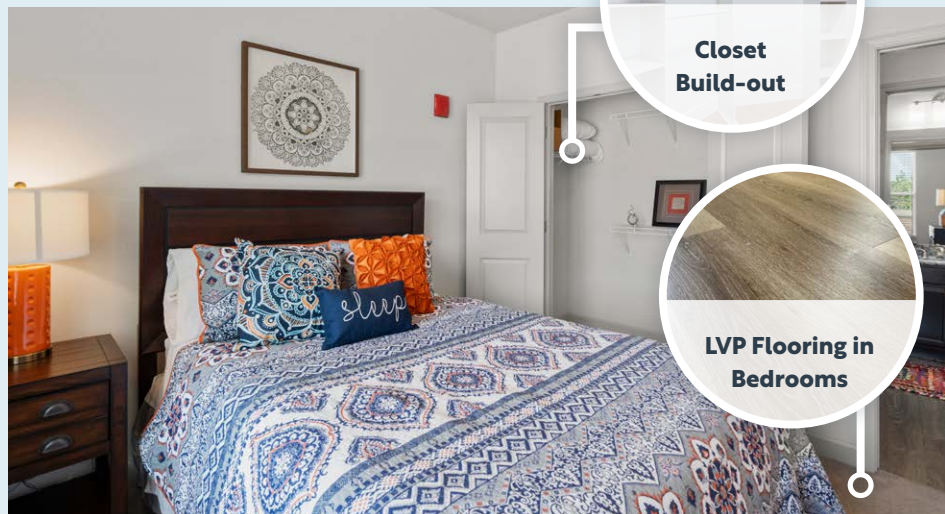
IN-DEMAND FEATURES

- LVP Flooring in Kitchen & Living Room
- Open Concept Floor Plans
- 9 & 10 ft Ceilings
- Full-Size Washers & Dryers
- Walk-in Closets
- Direct Entry Access
- Balconies & Patios
- Private Attached Garages*

GOURMET KITCHENS

- Granite Countertops
- Black Appliances
- Espresso Cabinets w/ Brushed Nickel Hardware
- Undermount Sink w/ Gooseneck Faucet
- Pantry Closets*

*Select Homes



Class A Amenity Package

Residents can enjoy a plethora of community amenities great for working from home, exercising, or relaxing.

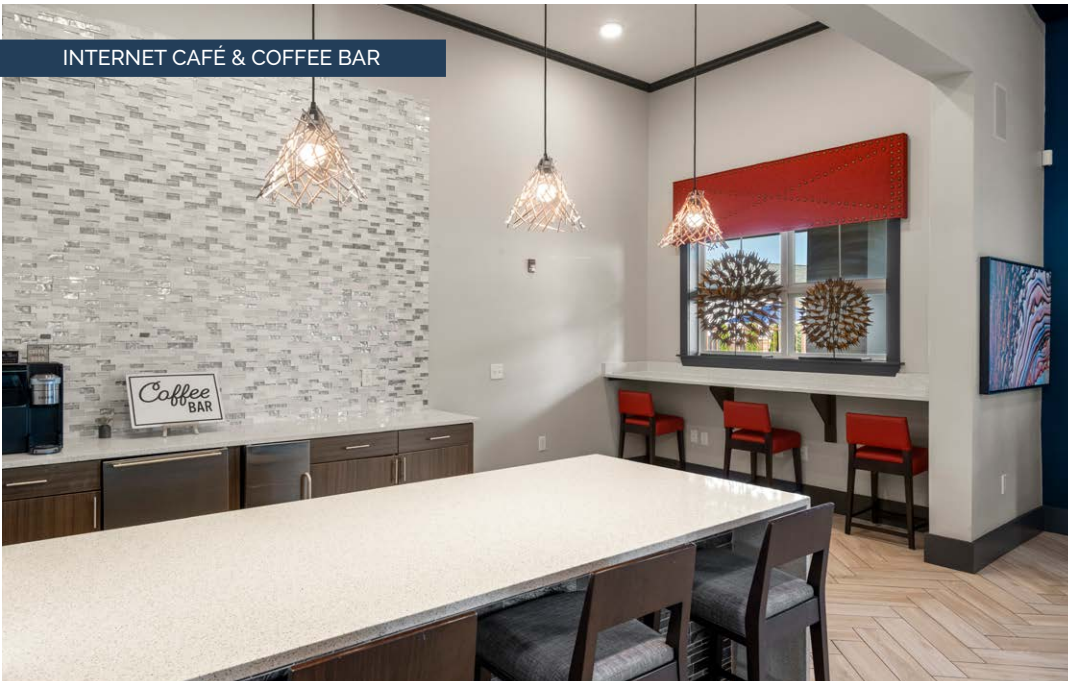
OUTDOOR LOUNGE



BUSINESS CENTER



INTERNET CAFÉ & COFFEE BAR



RESIDENT LOUNGE





OFF-LEASH PET PARK



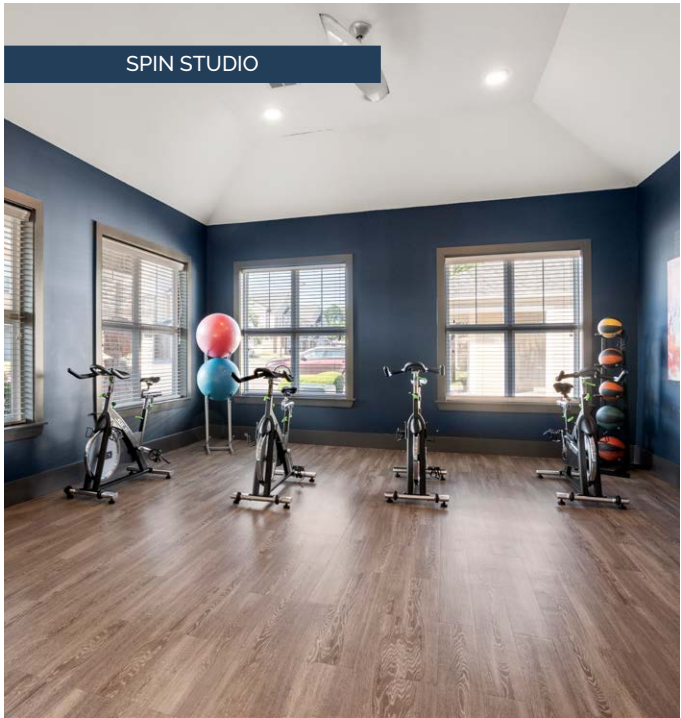
OUTDOOR GRILLING STATIONS



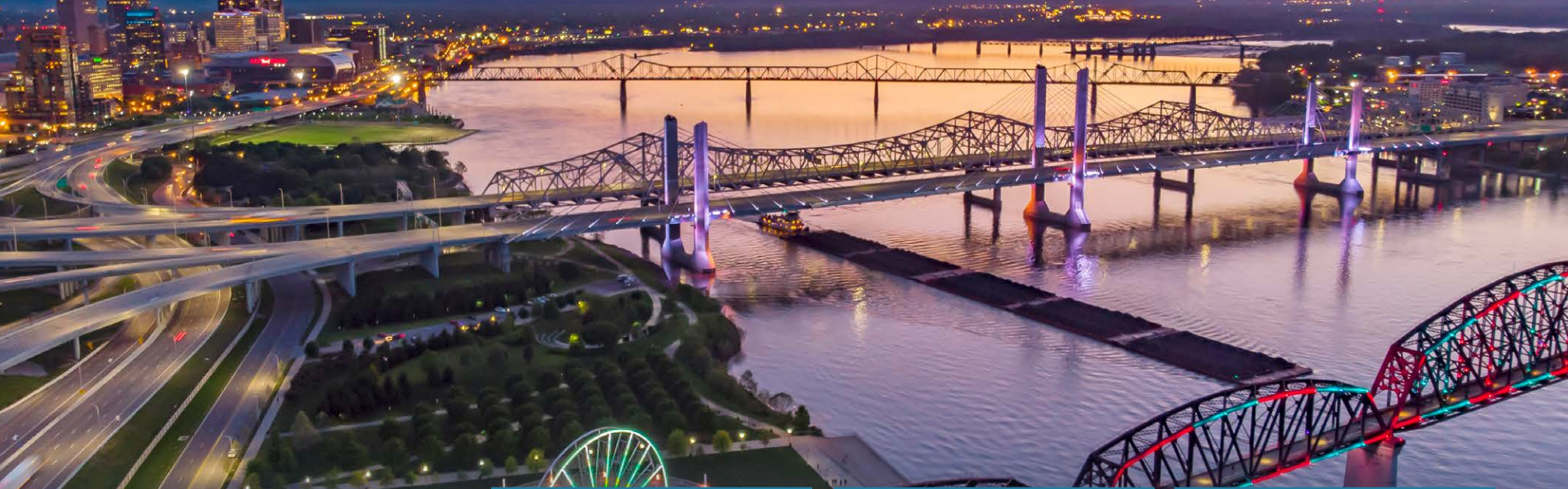
24-HOUR FITNESS CENTER



RESORT-STYLE SWIMMING POOL & SPA

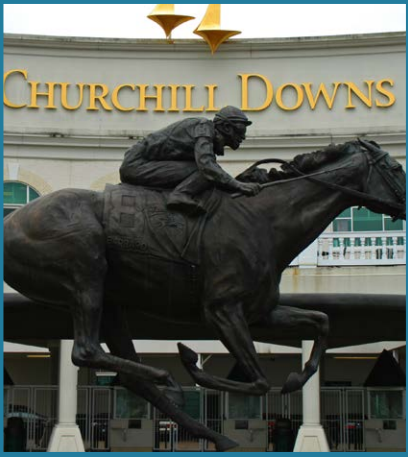


SPIN STUDIO



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 2 Minutes in Sports."



GREATEST 2 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 1/3 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



FORTUNE 1000 COMPANIES



LOUISVILLE BY THE NUMBERS

700,000+

Employees in the Louisville MSA

\$14B

New Capital Investment since 2011

#7 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



Nearby Demand Drivers



MALL OF ST. MATTHEWS

Dillard's, The Cheesecake Factory, Chick-fil-*z*, ULTA BEAUTY, sunglass hut

SHELBY RETAIL CORRIDOR

ALDI, Kroger, petco THE HEALTH + WELLNESS CO., Academy SPORTS+OUTDOORS

OXMOOR CENTER

★ macy's, lululemon, VON MAUR, H&M, DICK'S SPORTING GOODS, SEPHORA, ANTHROPOLOGIE

SHELBYVILLE ROAD PLAZA

TRADER JOE'S, ROSS DRESS FOR LESS, COST PLUS WORLD MARKET, NORDSTROM RACK, OLD NAVY, J.CREW

Community Leading Education

EASTERN HIGH SCHOOL



JEFFERSON COUNTY PUBLIC SCHOOLS

Assigned School	Dist. To Brookview	Niche Grade
Hite Elementary School	1 Mi / 4 Min	B+
Crosby Middle School	2.8 Mi / 6 Min	B
Eastern High School	0.8 Mi / 3 Min	A-



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.

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



BELLARMINE
UNIVERSITY
IN VERITATIS AMORE



Bellarmino University is a vibrant community of educational excellence and ethical awareness that consistently ranks among the nation's best colleges and universities. Their students pursue an education based in the liberal arts and in the distinguished, inclusive Catholic tradition of educational excellence, the oldest in the Western world.



- 3,000 Students Total Enrollment
- 150+ Areas of Study
- Study Abroad Programs in 60+ Countries

Dynamic Nearby Healthcare



U^{of}L Health

U OF L HOSPITAL



8 Min  33 Beds 

UofL Health – Medical Center Northeast is a four-story, 120,000 square-foot outpatient care facility conveniently located off Old Henry Road near I-265/Gene Snyder Freeway. Many of their physicians are also professors and researchers at the University of Louisville School of Medicine teaching tomorrow's physicians, leading research in new innovative medical advancements, and bringing progressive, innovative, state-of-the-art health care to every patient.

Just 25 minutes from Brookview, UofL Hospital is an academic teaching and research hospital with over 420 beds, 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

15 Min  421 Beds 

Norton Women's & Children's Hospital is a full-service, 373-bed community hospital offering inpatient and outpatient medical/surgical care, full diagnostic services and 24-hour emergency care for men, women and children. The hospital specializes in comprehensive cancer prevention, detection and treatment; orthopedics and bone health; pelvic health services; migraine treatment; breast health diagnostics; and surgical weight loss services.

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 populace 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.

Impressive Demographics

Brookview Residents

\$98,000

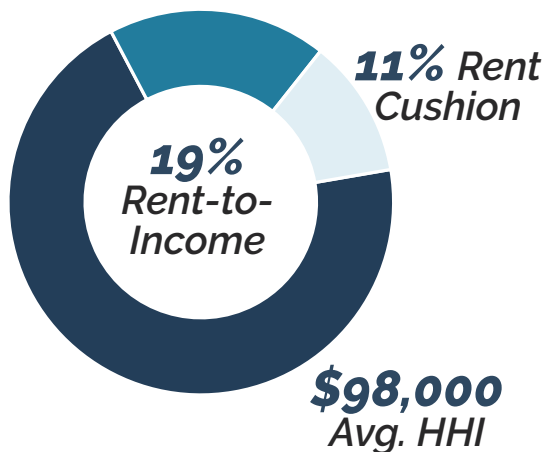
**AVERAGE HOUSEHOLD
INCOME**

31

**AVERAGE RESIDENT
AGE**

Affordable Luxury

\$1,589 Avg.
Lease Rent



Buy vs. Rent Analysis

Renting at Brookview is
1.4x More Affordable



Avg. 2x2 Brookview
Lease Rent



Nearby 2x2 SFH Est.
Monthly Mortgage

Middletown by the Numbers

\$330,000

AVERAGE HOME VALUE

Zillow Research

\$107,000

**AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE**

ESRI, US Census

34%

**HOME VALUE GROWTH
SINCE 2020**

Zillow Research



BROOKVIEW

at MIDDLETOWN



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Financing

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