



**VENTANA**

APARTMENT HOMES

**A 382-Unit Recently Renovated Garden-Style  
Apartment Community Located in Suburban Louisville**





# VENTANA

APARTMENT HOMES

## Investment Sales Contacts

### **AMANDA FRIANT**

Director  
312.550.1072  
amanda.friant@jll.com

### **JEREMY WEINSTOCK**

Associate  
847.849.9112  
jeremy.weinstock@jll.com

### **DOUG OWEN**

Senior Vice President  
KY License #: 198490

### **DAVID GAINES**

Managing Director  
847.340.3171  
david.gaines@jll.com

### **HOLLY HUNT**

Analyst  
314.873.5447  
holly.hunt@jll.com

## Financing Contact

### **ELLIOTT THRONE**

Senior Managing Director  
561.302.7841  
elliott.throne@jll.com



# The Offering

Jones Lang LaSalle Americas, Inc (“JLL”), a licensed real estate broker, is pleased to present Ventana Apartment Homes, a 382-unit garden-style apartment community located in suburban Louisville, just 9 miles south of Downtown Louisville. Originally constructed between 1967 and 1969, the property offers spacious living options, featuring fully renovated one- to four-bedroom floorplans with granite countertops and stainless steel appliances. Residents will enjoy premium amenities, including a resort-style pool, fitness center, clubhouse, and pet-friendly green spaces. Ventana Apartment Homes benefits from proximity to I-65 and I-264 providing convenient access to Downtown Louisville, Churchill Downs Racetrack, Louisville International Airport, and top employers.





# VENTANA

APARTMENT HOMES

## PROPERTY SUMMARY

Name	Ventana Apartment Homes
Address	5319 Rangeland Road
City, State, Zip	Louisville, KY 40219
County	Jefferson
Year Built	1967 & 1969
Number of Homes	382
Residential SF	359,920
Average Home Size	942
Financing	Free and Clear

## UNIT MIX SUMMARY

Description	Count	Sq. Ft.	Lease Rents	PSF
1 Bedroom	108 homes	±750	\$959	\$1.28
2 Bedroom	224 homes	±969	\$1,155	\$1.19
3 Bedroom	46 homes	±1,196	\$1,408	\$1.18
4 Bedroom	4 homes	±1,700	\$1,699	\$1.00
<b>Total/Avg</b>	<b>382 homes</b>	<b>±942</b>	<b>\$1,138</b>	<b>\$1.20</b>



# Investment Highlights



## *Ideal* Investment Criteria

- 100% Market-Rate Units
- Diversified Unit Mix - 1 to 4 Bedroom Layouts
- \$10M+ Spent on Interior & Exterior Capital Improvements since 2023
- Large-Scale Asset (382 Units) Provides Operational Efficiencies
- Free and Clear Financing Available



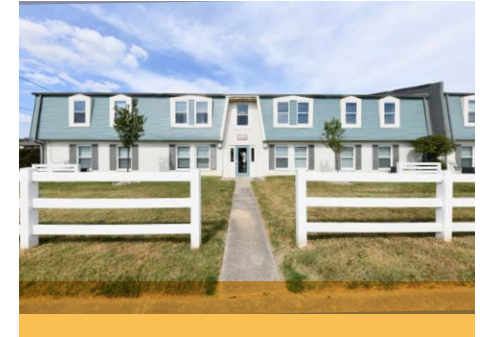
## *Desirable* Property Features

- Newly Renovated Units with Modern Finishes & Features
- Resort-Style Amenities Including Outdoor Pool & Sundeck, Fitness Center & Clubhouse
- Spacious Floor Plans - 942 SF Avg
- In-Unit Washer/Dryers



## *Premier* Louisville Location & Economy

- 10 Minutes to Louisville International Airport 🚗
- 20 Minutes to Downtown Louisville 🚗
- Convenient Access to I-65 & I-264
- Near Fortune 500 Headquarters: Humana, Yum! Brands, GE Appliances
- Minutes to UPS Worldport - Global Package Hub



## *Strong* Submarket & Demographics Trends

- 96%+ 5-Year Projected Avg. Occupancy
- 4.6% 5-Year Historical Avg Rent Growth
- Only 1 Property Under Construction within a 3.0-Mile Radius
- 18% Rent-to-Income Ratio Supports Ability to Push Rents

# Apartment Interiors

## FINISHES & FEATURES

- Granite Countertops
- Stainless-Steel Slate Appliances
- Hardwood Style Flooring
- Carpeted Bedrooms
- Modern Cabinetry
- Custom Tiled Bathrooms
- Large Walk-In Closets
- 8 Foot Ceilings
- In-Unit Washer/Dryers





# Community Amenities

## IN-DEMAND COMMUNITY AMENITIES

- Swimming Pool with Sundeck
- Playground & Picnic Area
- 24-Hour Fitness Center
- Wi-Fi Lounge and Coffee Bar
- Outdoor Grilling Area





# Local Demand Drivers



- Healthcare and Education
- Employers
- Parks and Recreation
- Shopping and Retail

Louisville

**NORTON HEALTHCARE**  
Norton Audubon Hospital

**theZOO**  
LOUISVILLE

**BEST BUY**

**Yum!**  
Brands

**COSTCO**  
WHOLESALE

**GE** GE Appliance Park

**sam's club**

**target**

**Highview Park**

**Walmart Supercenter**

**McNeely Lake**

**Quail Chase Golf Course**

**UNIVERSITY OF LOUISVILLE**

**CHURCHILL DOWNS**

**UL Health**  
Mary & Elizabeth Hospital

**LOUISVILLE MUHAMMAD ALI INTERNATIONAL AIRPORT**

**ups** UPS Worldport

**Ford**  
LAP — Ford Louisville Assembly Plant

Jefferson Mall  
**BJ's** **ROSS** **Lids**  
WHOLESALE CLUB DRESS FOR LESS  
**Foot Locker**  
**JCPenney**

**VENTANA**



# 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 \$100 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 three fortune 500 companies—**Humana (#39), BrightSpring Health Services (#377), and Yum! Brands (#491)**—and major operations for top US Companies including **UPS, Ford Motor Company, GE Appliances, Brown-Forman, and Yum! Brands.**

## MADE IN LOUISVILLE



## 6 FORTUNE 1000 COMPANIES



## LOUISVILLE BY THE NUMBERS

**700,000+**

Employees in the Louisville MSA

**40k**

40,000 New Job and \$12B New Capital Investment from 2014–2024

**#7 in the World**

in Air Cargo Traffic

## LOUISVILLE MSA TOP EMPLOYERS

Company	No. of Employees
UPS	26,000
Norton Healthcare	22,298
UofL Health	14,975
Humana, Inc.	13,000
Baptist Health	11,997

Source: Louisville Business First, 2025



# 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.

# Community Leading Education



## JEFFERSON COUNTY PUBLIC SCHOOLS

ASSIGNED SCHOOL	DIST. TO VENTANA
Rangeland Elementary School	0.5 Mi / 2 Min
Newburg Middle School	1.8 Mi / 8 Min
Fern Creek High School	5.6 Mi / 12 Min



 20 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.

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



 10 Min

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



## UofL Health

### U OF L HOSPITAL

25 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 15 minutes from Ventana, 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

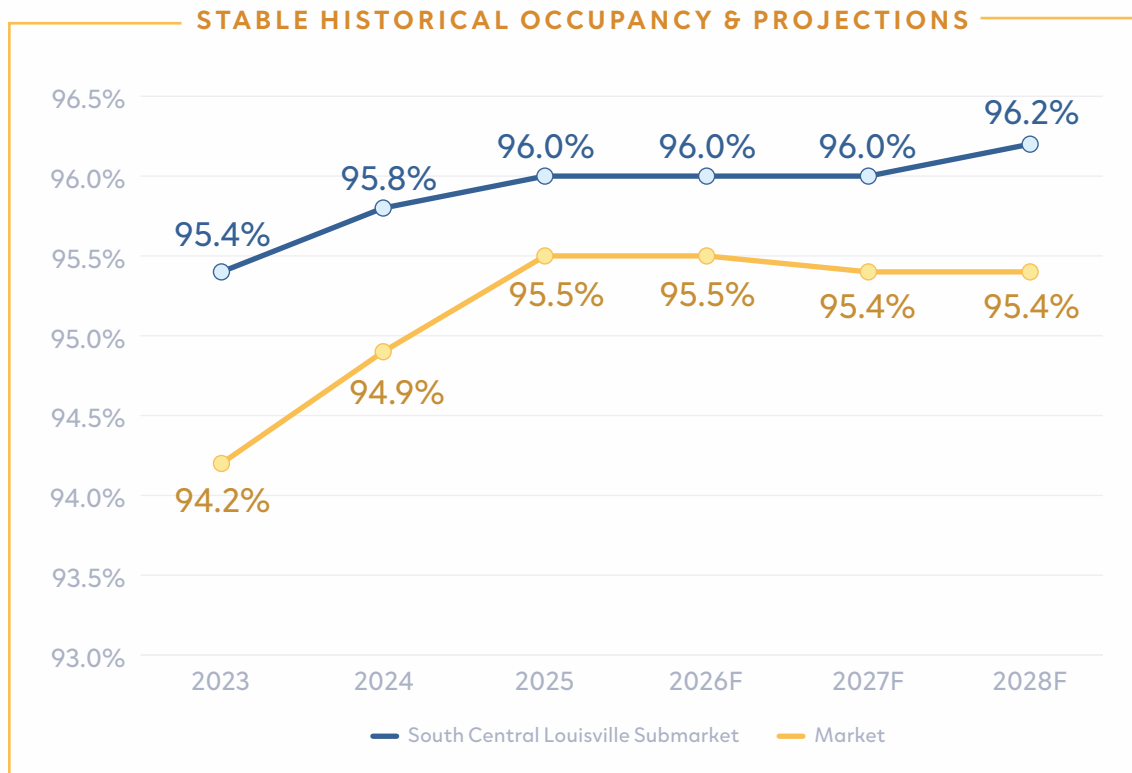
### NORTON CLARK HOSPITAL

20 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.

# Strong Submarket Fundamentals

Ventana Apartment Homes is situated in South Central Louisville according to Axiometrics. This submarket contains nearly 17,000 units, representing 16% of the total Louisville MSA market and ranking as the third largest submarket in the region. With only one project currently under construction, South Central Louisville is well-positioned to capitalize on consistent rent growth and maintain high occupancy rates projected to exceed 96% over the next five years.



## SUBMARKET HIGHLIGHTS

**96%+**

5- year projected average occupancy

**4.6%**

5- year historical average rent growth

**Only 1**

property under construction within a 3-mile radius

# Strong Local Demographics

(3-Mile Radius)

**\$243k**

High Average Home Value  
*ESRI 2026*

**\$75k**

Average Household Income  
*ESRI 2026*

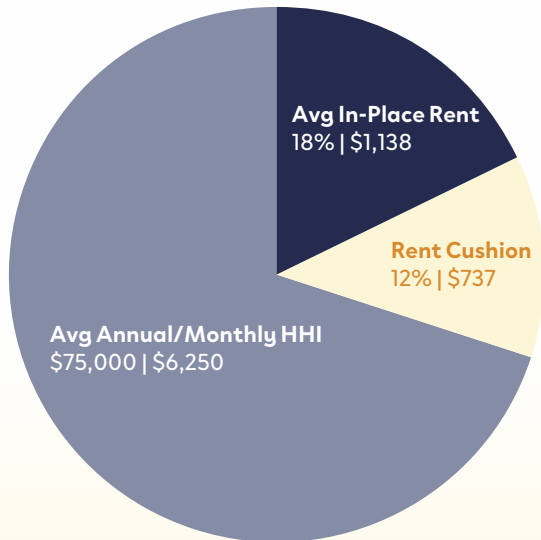
**50%**

White Collar Employment  
*ESRI 2026*

**30**

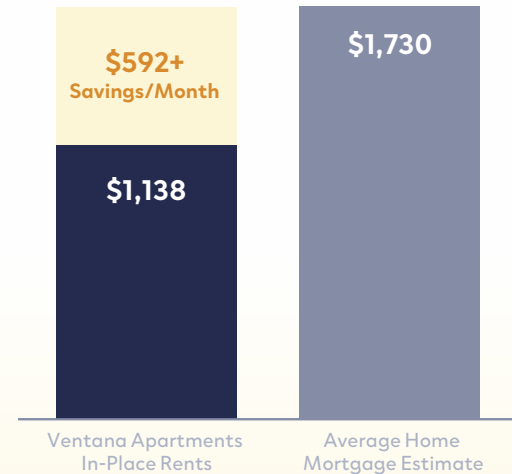
Median Age  
*ESRI 2026*

## STELLAR VALUE FOR RENTERS



## BUY VS. RENT ANALYSIS

Renting at Ventana  
is 1.50x More  
Affordable



*Zillow Mortgage Calculator: Based on \$245,000k purchase price and a 30 year fixed rate mortgage, 10% down, 6.199% interest rate.*



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