

# the ~~slate~~

A P A R T M E N T S

*264-Unit Luxury Apartment Community  
in Booming Jeffersonville, IN*

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*Louisville MSA*



# The Offering

Jones Lang LaSalle Americas, Inc. (“JLL”), a licensed real estate broker, is pleased to present **The Slate**, a 264-unit luxury apartment community delivered in 2022 and currently 95% occupied. The Slate features well-appointed 1, 2 & 3-bedroom homes averaging 1,191 SF, paired with single-family-quality finishes including patio/balcony, luxury vinyl plank flooring, and large closets in every unit. Residents enjoy a robust amenities package featuring a resort-style heated pool, 24-hour fitness center, pet park and pet spa, bike repair and storage, playground, and on-site car wash.

The Slate is located in Jeffersonville, just 12 minutes from downtown Louisville, featuring a lively riverfront downtown, A-rated schools, and seamless connectivity via I-65, I-265, and the Big Four Pedestrian Bridge. Southern Indiana’s primary economic engine is River Ridge Commerce Center, a 20M+ SF, 6,000-acre development driving \$3.6B in regional economic impact and supporting 13,300+ onsite jobs across 70+ companies including Meta, Amazon, Medline, and PharmaCord. Louisville is home to multiple Fortune 1000 companies including Humana, Yum Brands, and Brown-Forman. The immediate Jeffersonville submarket has absorbed 510 units year-over-year with only one project (184 units) under construction, and is projected to maintain 96%+ occupancy through 2030.

The Slate presents an unbeatable opportunity to acquire a stabilized, luxury asset in a path-of-progress submarket and is offered free and clear of existing debt.

## PROPERTY SUMMARY

Name	The Slate
Address	4903 Hamburg Pike
City, State, Zip	Jeffersonville, IN 47130
County	Clark
Year Built	2022
# Homes	264
Avg Home SF	1,191
Occupancy	95%

## UNIT MIX SUMMARY

Description	Count	SF	Market Rent	PSF	Unit Mix
1x1	72	±819	\$1,249	\$1.53	27%
2x2	132	±1,243	\$1,487	\$1.20	50%
3x2	60	±1,525	\$1,846	\$1.21	23%
<b>Total/Average</b>	<b>264</b>	<b>±1,191</b>	<b>\$1,503</b>	<b>\$1.26</b>	<b>100%</b>



# Investment Highlights



## *Compelling Investment Thesis*

- / Immediate scale (264 luxury units) in the “Sunbelt of the Midwest” — offering population growth with Midwest investment stability
- / 95% occupancy and leasing without concessions indicates room to grow
- / Value-add opportunity to add washers & dryers and charge \$75-\$100/mo
- / Substantial discount to new construction next door (\$240,000/u cost)



## *Louisville’s Path of Progress*

- / 16% Jeffersonville Population Growth in last decade (World Pop Review)
- / Minutes to mega job hub River Ridge Commerce Center—20M+ SF, \$3.6 billion economic impact, 13,300 Jobs
- / 1,700+ new jobs coming to River Ridge from Meta, Canadian Solar & CTDI



## *Best of Suburban Louisville*

- / 12 Minutes to Downtown Louisville
- / Minutes to Downtown Jeffersonville and the Big Four Bridge (1.5M visitors/year)
- / Next door to YMCA & immediate access to Veterans Parkway retail corridor
- / Proximity to I-65 & I-265 providing connectivity to Louisville and beyond
- / A- Overall Niche.com Grade



## *Submarket Set for Growth*

- / #1 occupancy submarket in the Louisville metro at 96.0% (RealPage)
- / 96%+ projected 5-year occupancy through 2030
- / Demand now outpaces supply — 510 units absorbed in Jeffersonville TTM
- / Only one project (184 units) under construction in Jeffersonville
- / Supply moratoriums across southern Indy



## Elevated Suburban Living

### *Designed for Everyday Life*

- / Massive ~1,200 sf+ Average Unit Size
- / Multiple Walk-In Closets
- / Luxury Vinyl Plank Flooring
- / Washer/Dryer Hook Ups (25 units have W/DS)
- / Ceiling Fans in Living Room and Bedrooms
- / 16 Homes Have Private Yards
- / Double Vanity in Primary Bath



Opportunity to add Washer/Dryers  
**+\$75 - \$100 rent/mo**

Opportunity to add Private Yards  
**+\$100 rent/mo**



### *Open-Concept Kitchens*

- / Granite Countertops
- / Expansive Kitchen Island/Built-In Dining
- / White Cabinetry with Brushed Nickel Pulls
- / Striking Pendant Lighting Fixture
- / Stainless Steel GE Appliance Package



# Five-Star Community Amenities



RESORT-STYLE HEATED POOL & SUNDECK



MODERN CLUBHOUSE & LOUNGE



OUTDOOR GRILLING STATIONS & FIRE PITS

### *Additional Amenities*

- / Resident Carwash Station
- / Pet Spa & Pet Park
- / Bike Repair and Storage
- / Package Lockers
- / Electric Car Charging Stations



FULLY-EQUIPPED 24-HOUR FITNESS CENTER

FAMILY FRIENDLY PLAYGROUND



WORK-FROM-HOME CYBER CAFE





# 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”. The SoIN region is home to about 200,000 residents (~51,000 in Jeff) and many industrial employers. While these riverfront communities date back to the Revolutionary War when Gen. Clark led his campaign 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 to the east end of Louisville. Today, Jeff features a booming economy thanks to massive River Ridge Commerce Center and Ports of Indiana growth and a quaint walkable downtown. Downtown Jeff is best known for the popular Big Four Walking Bridge and parks, which is traversed by 1.5 million pedestrians and cyclists per year.

## Jeffersonville Fun Facts

**Birth Place 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**

**Home to Schimpff's Confectionery, USA Today's Best Candy Shop of 2025**



RIVERSTAGE PARK



VIBRANT DOWNTOWN NIGHTLIFE

**\$88,000**  
Average Household Income

**\$270,000**  
Average Home Value

**16%**  
Population Growth since 2010

**A-**  
Niche.com Rating

**2.9%**  
Unemployment Rate  
*ESRI, US Census, 2026*

# 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.**

## Louisville by the Numbers

**700k+**  
Employees in the  
Louisville MSA

**40k**  
New Jobs and \$12B New  
Capital Investment from  
2014-2024

**#7**  
In the World In Air  
Cargo Traffic

## Louisville MSA Top Employers

Company	# of Local Employees
UPS	26,000
Norton Healthcare	22,298
Kroger Company	19,313
UofL Health	14,975
Humana	13,000
Baptist Health	11,997
Ford Motor Co	11,866
GE Appliances	8,000
University of Louisville	7,075
Churchill Downs	2,282

Source: Louisville Business First, 2025

## MADE IN LOUISVILLE



EXPEDITION

ANGELS ENVY <sup>ESTD 1870</sup> FORESTER



## 6 FORTUNE 1000 COMPANIES





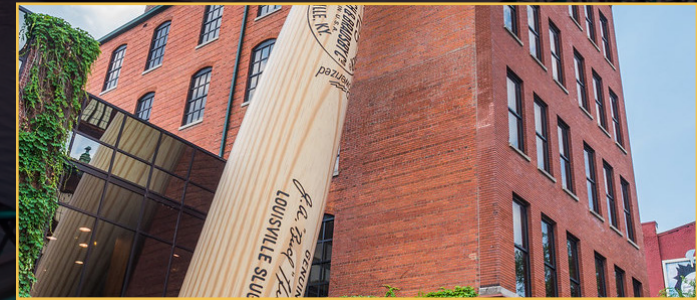
# Louisville: Gateway to the South

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 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.



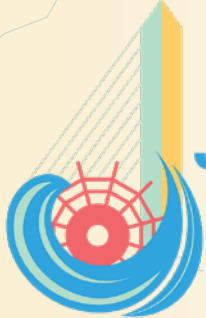
## *Louisville Slugger*

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.



# Jeffersonville INDIANA

## Demand Drivers

HIDDEN CREEK GOLF CLUB

the/slate  
APARTMENTS

WOODED VIEW GOLF COURSE

VETERANS PARKWAY RETAIL CORRIDOR

Walmart \* sam's club

LOWE'S target

BEST BUY Olive Garden OUTBACK STEAKHOUSE

LONGHORN STEAKHOUSE STARBUCKS

Chick-fil-z OLD NAVY FIRST WATCH

petco

the Y

MENARDS

HOBBY LOBBY

TJ-maxx

265

Kroger

RIVER RIDGE COMMERCE CENTER  
8 MINUTE DRIVE

Meta nlagara

McKesson Empowering Healthcare REALTERM

PharmaCord Haier PURE BEVERAGE

Chick-fil-z

ALDI

meijer

65

ELK RUN GOLF CLUB

JEFFERSONVILLE AQUATIC CENTER

150

SOUTHERN INDIANA PEDIATRICS

FOREFRONT DERMATOLOGY

NORTON CLARK HOSPITAL

RED YETI

PARLOUR

RAMIRO'S CANTINA

UNION RESTAURANT & GAMEYARD

PEARL STREET GAME & COFFEE HOUSE

JEFFERSONVILLE FARMERS MARKET



JEFFERSONVILLE

LOUISVILLE  
15 MIN

LOUISVILLE INTERNATIONAL AIRPORT  
20 MIN

CLARK MEMORIAL BRIDGE

- EMPLOYERS
- RESTAURANTS
- HEALTHCARE
- RETAIL
- RECREATION

60

71

42

# Jeffersonville's Economic Powerhouse

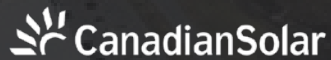
## RIVER RIDGE COMMERCE CENTER

### River Ridge Commerce Center

River Ridge Commerce Center is a world-class industrial park located in Jeffersonville, Indiana that has surpassed 20 million square feet of developed building space across 6,000 acres. The more than 70 companies located in River Ridge are primarily in the aerospace, automotive, food and beverage, information technology, life sciences and logistics industries. In 2025, River Ridge generated \$3.6 billion in total economic impact and supported 21,094 jobs across the region, including 13,304 onsite. Private construction investment totaled \$162.4 million in 2025, underscoring strong business confidence and continued expansion. River Ridge continues to attract major tenancy from companies like Meta, which is investing \$800 million in a nearly 700,000-square-foot data center campus, and CTDI, which just announced a \$44 million third facility bringing 400 new jobs and expanding their current 1,600-position River Ridge workforce.



### River Ridge Recent Announcements



\$800M | 1,200 Jobs

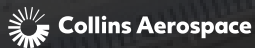
*META*

\$800M | 100 Jobs



\$44M | 400 Jobs

### River Ridge Tenancy



*META*



**13,300**  
Onsite Employees

**\$3.6B**  
Regional Economic Impact

**20M+ SF**  
Developed Building Space

**21,000+**  
Total Regional Jobs

**70+**  
Companies Onsite



*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.

# 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.

**5.2M**  
SF Facility

**2M**  
Packages Sorted Daily

**12K**  
Onsite Employees

**300**  
Daily Flights Arriving and Departing



*Ports of Indiana (Jeffersonville)*

Ports of Indiana-Jeffersonville on the Ohio River, located just minutes from downtown Louisville, is home to 27 companies. The port handles 3.6 million tons of shipments of steel, agriculture and industrial cargoes annually, provides more than 1,057 acres of industrial sites, and supports 12,440 total jobs.

*Ports of Indiana Tenancy*



*Ports of Indiana Recent Announcements*



40% Capacity Expansion | 350,000 SF



\$14.3M | 50 Jobs

**12,400**  
Jobs Supported

**\$2.5B**  
Regional Economic Impact

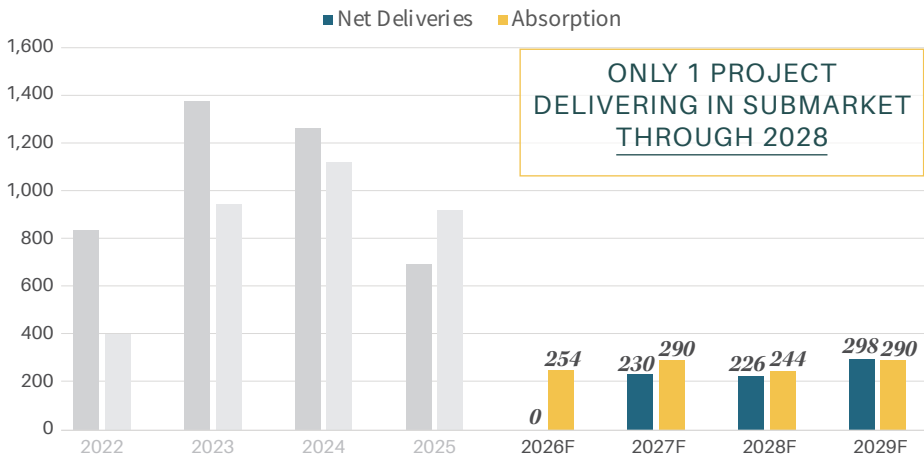
# Southern Indiana Prime for Rent Growth

The Slate sits in the Northwest Louisville submarket (15,205 units, 15% of total market) per RealPage and the Southern Indiana submarket (15,560 units, 16% of the market) per Costar. According to RealPage, Northwest Louisville leads Louisville in occupancy today at 96.0% and is projected to maintain 96% average occupancy through 1Q31.

This above-average occupancy is in direct response to the wind down of supply --attributable not only by rising construction costs, but also apartment construction moratoriums in two Southern Indiana cities, New Albany and Sellersburg. For Southern Indiana, net deliveries in 2025 were ~700 units which were met with renter demand for ~920 units, a 1.3 absorption ratio. Today, there is only one project totaling 184 units under construction in Jeffersonville set to deliver in 2027 and a riverfront project in Clarksville just breaking ground. Looking ahead, the absence of near-term deliveries suggests occupancy and rent should continue to climb --especially as new jobs at River Ridge continue to bring a steady wave of renters.

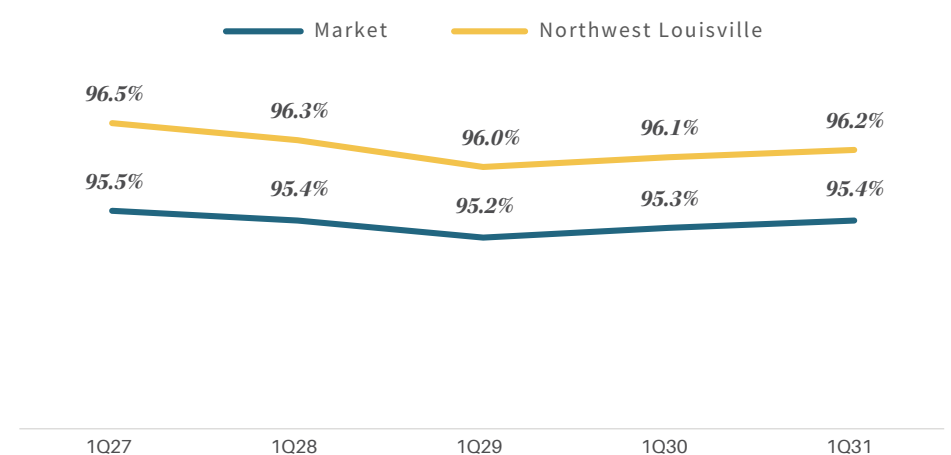
<p><b>#1</b> Submarket in Louisville Metro for 1Q26 Occupancy <i>(RealPage)</i></p>	<p><b>96%+</b> 5-Yr Projected Avg Occupancy <i>(RealPage)</i></p>	<p><b>Only 184 Units</b> Under Construction in Jeffersonville</p>	<p><b>Supply Moratoriums</b> in Submarket New Albany &amp; Sellersburg</p>
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## So In Demand Now Outpaces Negligible Supply



Source: CoStar, Southern Indiana Submarket, 1Q 2026

## Northwest Louisville Outperforms Market for Occupancy



Source: RealPage, Northwest Louisville, 1Q26

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A P A R T M E N T S

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