



LIBERTY HEIGHTS

a p a r t m e n t s



1749 Liberty Rd | Lexington, Kentucky 40505

Value-Add Investment Opportunity | 105 Units

Liberty Heights is composed of 105 units in 8 buildings. The property is well positioned within a solid submarket in Lexington, KY minutes from Downtown and the city's top employer, The University of Kentucky. Additionally, Liberty Heights offers a clear path to add value. Currently positioned at the bottom of the competitive set on rent/unit basis, Liberty Heights offers new ownership immediate value-add upside by executing interior renovations, energy and expense reduction, organic rent growth and the recapture of loss to lease concessions.

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PROPERTY SUMMARY

ADDRESS	1749 Liberty Road Lexington, Kentucky
NUMBER OF BUILDINGS	8
NUMBER OF STORIES	2.5
TOTAL NET USABLE SF	85,294 Square Feet
YEAR BUILT	1969
SITE SIZE	5.60 Acres
ZONING	R-3
AVERAGE UNIT SIZE SF	812 Square Feet
AVERAGE IN-PLACE RENT	\$691
AVERAGE RENT PER SF	\$0.86
CURRENT LEASED OCCUPANCY (AS OF 9/30)	81.9%
PARKING	151 Exterior Spaces
WATER	Owner Paid
ELECTRIC	Resident Paid
GAS	Owner Paid
PARCEL NUMBER	13869900
COUNTY	Fayette
ASSESSED VALUE	\$3,640,000
2017 TAXES PAID	\$43,960.28
HVAC-HEAT/AC	Individual Gas Furnace/Condenser
FIRE PROTECTION	Smoke Detectors/ Fire Extinguishers
HOT WATER	Gas/Electric
WIRING	Copper
PLUMBING	Copper

FLOOR PLAN SUMMARY

No. of Units	Unit Type	SF	Year 1 Rents	Rent/SF
31	1Bed Classic	661	\$615	\$0.95
1	1Bed Premier	661	\$665	\$1.02
35	2Bed Classic	838	\$755	\$0.90
14	2Bed Premier	837	\$815	\$0.97
6	2BedTown Classic	838	\$815	\$0.97
2	2BedTown Premier	838	\$865	\$1.03
9	3Bed Classic	1,024	\$875	\$0.85
7	3Bed Premier	1,024	\$925	\$0.90
105	Total	85,294	\$739	\$0.93

WHY INVEST IN LEXINGTON?

Diversified Economy: The key drivers of Lexington's economy are the government, manufacturing, and technology sectors. The University of Kentucky and its College of Medicine employ over 14,000 staff and faculty, making it the largest employer in Lexington. Toyota, the second largest employer in the area, opened its \$80 million dollar North American production engineering headquarters in October 2017. The center and its state-of-the-art lab serve as the manufacturing nucleus for Toyota's 14 North American plants. Other major area employers include Fortune 500 companies Xerox, Lockheed Martin, Lexmark International, and IBM.

Population Growth: Population growth in Lexington (5.7% over the past several years) has outpaced the national average. Household formation also exhibits a similar growth trajectory. The millennial cohort, the backbone of apartment demand, composes 23% of the population and continues to grow from 15,000 students graduating in the Lexington area each year, many of whom find local employment and remain in the Lexington area.

Accessibility: Lexington is far from the middle of nowhere, in fact, it is in the middle of everything! Not only is Lexington 600 miles from 50% of the US population, it sits at the crossroads of two major interstates, I-75 and I-64.

Universities: Ten colleges within 40 miles of Lexington. Having 40% of population with bachelor's degree & 17% advanced degrees.

WHY INVEST IN LIBERTY HEIGHTS?

Demographic Profiles: Solid population density with an excess of 100,000 people living within three miles of Liberty Heights Apartments and over 200,000 within five miles.

Proximity to People Magnets : Liberty Heights is minutes from coffee shops, local breweries, and casual dining options in Fairway, Kenwick, and Ashland Park; wonderful neighborhoods with strong demographic profiles. Less than 3 miles from the property you can easily access Downtown (3 miles), University of Kentucky (2 miles), Kroger (3 miles), Hamburg Pavilion shopping center (2 miles), and much more.

Value-Add Opportunity: Liberty Heights Apartments offers a tremendous value-add opportunity in five distinct ways:

1. Vacancy Reduction
2. Concession and Collection Loss Reduction
3. Loss to Lease Recapture
4. Unit Upgrades
5. Energy Reduction

Capital Expenditures: The work is done; over \$600,000 of CapEx has been completed since ownership took over in 2016.

Plumbing	\$11,320
HVAC	\$48,899
Common Areas	\$97,728
Roofs	\$202,850
Unit Turns	\$257,437
Total	\$618,234