

GATEWAY FLATS AT MANHATTAN HARBOUR 76-UNIT CLASS A MULTIFAMILY

256 - 284 MANHATTAN BLVD DAYTON, KENTUCKY 41074



THE OFFERING

3CRE Multifamily Service Group proudly presents Gateway Flats, a premier riverfront 76 unit apartment building located at 256-284 Manhattan Blvd, Dayton, KY 41074. This stunning property perfectly blends modern design, breathtaking views, and first-class amenities. Experience riverfront living like never before with Gateway Flats.

Every apartment in this beautiful building offers residents spectacular views of the river and surrounding landscape. The spacious one and two bedroom layouts feature thoughtful designs, high-quality finishes, and private balconies to make the most of the views.

At Gateway Flats, residents can access top-notch amenities to enhance their living experience. These include a fully-equipped fitness center, coffee cafe, community room, and a business center. The building features sublevel parking, elevators, and a secure entry system for convenience and peace of mind.

The Gateway Flats is a Class A multifamily property built in 2019-2020. It is part of the 141-acre Manhattan Harbour Development project, which includes condos, single family homes, a yacht club, and other new developments leading to an exclusive style of living with a vibrant economy.



**OFFERING PRICE
SUBJECT TO OFFER**

FIRST TOUR DATE - TUESDAY, APRIL 4, 2023
 SECOND TOUR DATE - TUESDAY, APRIL 18, 2023
 ALL OFFERS DUE ON - WEDNESDAY, MAY 3, 2023
 *TOURS TO START AT 1:30 PM

PROPERTY MEASUREMENTS



TSF (TOTAL SQ Ft)
82,258



RSF (RENTABLE SQ Ft)
74,368



DECKS (SQ FT)
UNIT/PLAZA/ROOFTOP
5,800



TOTAL UNITS
76 UNITS



ACERAGE
2.176 AC



SUBLEVEL PARKING SQ FT
36,000



YEAR BUILT
2020

CURRENT GATEWAY FLATS UNIT TYPE & RENTS

UNIT TYPE	# UNITS	SQ FT	AVE MONTHLY RENT	AVE RENT PSF
2 BED 2 BATH - "LANDING"	2	1,150	\$1,750	\$1,522
2 BED 2 BATH - "COVE"	4	1,150	\$1,750	\$1,522
2 BED 2 BATH - "ALCOVE"	8	1,150	\$1,750	\$1,522
2 BED 2 BATH - "HAVEN"	12	1,150	\$2,000	\$1,739
2 BED 2 BATH - "SANCTUARY"	32	950	\$1,750	\$1,842
1 BED 1 BATH - "BEACON"	2	800	\$1,750	\$2,188
1 BED 1 BATH - "OASIS"	16	800	\$1,750	\$2,188
TOTALS/AVERAGES	76	9	\$1,740	\$1,842

CURRENT RIVERFRONT MARKET RENT COMPS (SEE RENT COMPS NEXT PAGE)

UNIT TYPE	# UNITS	SQ FT	MONTHLY RENT	RENT PSF
2 BED 2 BATH - "LANDING"	2	1,150	\$2,000	\$1,739
2 BED 2 BATH - "COVE"	4	1,150	\$2,000	\$1,739
2 BED 2 BATH - "ALCOVE"	8	1,150	\$2,000	\$1,739
2 BED 2 BATH - "HAVEN"	12	1,150	\$2,000	\$1,739
2 BED 2 BATH - "SANCTUARY"	32	950	\$2,000	\$2,105
1 BED 1 BATH - "BEACON"	2	800	\$1,750	\$2,188
1 BED 1 BATH - "OASIS"	16	800	\$1,750	\$2,188
TOTALS/AVERAGES	76	9	\$2,075	\$2,105

INCOME

Gross Rental Income
 Parking Income
 Utility/Parking/Cable Income
 Pet Income
 Concessions
Effective Gross Income
 Less: Expenses
Net Operating Income
 Income / SF

T-12

\$1,400
 \$200
 \$200
 \$0
 (\$200)
\$1,400
 \$500
\$900
 \$1,000

EXPENSES

Real Estate Taxes
 Insurance
 Management Fee
 Mkg/Accounting/Admin
 Utilities - Electric & Gas
 Utilities - Water/Sewer
 Trash Removal
 Building Maintenance and Repair
 Salaries and Payroll
 Landscaping/Snow Removal
Total Operating Expense
 Expense / SF
 % of EGI

T-12

\$200
 \$200
 \$400
 \$100
 \$100
 \$100
 \$100
 \$50
 \$100
 \$100
\$500
 \$700
 35.21%

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