



## THE OFFERING

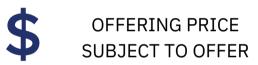
3CRE Multifamily Service Group proudly presents Gateway Flats, a premier riverfront 76 unit apartment building located at 256-284 Manhattan Blvd, Dayton, KY 41074. This stunning property perfectly blends modern design, breathtaking views, and first-class amenities. Experience riverfront living like never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





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



3CRE ADVISORS, LLC OFFICES: CINCINNATI COLUMBUS NASHVILLE DAYTON (KY) 3CRE.COM

### 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	\$1,000.00	\$1.45
2 BED   2 BATH - "COVE"	4		\$1. 00	
2 BED   2 BATH - "ALCOVE"	8		\$1, 50	
2 BED   2 BATH - "HAVEN"	12		\$2, 50	
2 BED   2 BATH - "SANCTUARY"	32	95	\$1 19	
1 BED   1 BATH - "BEACON"	2		\$1, 00	
1 BED   1 BATH - "OASIS"	16	81	\$1,00	
TOTALS/AVERAGES	76	9	\$1 .40	\$1

### 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, 00	\$2.20
2 BED   2 BATH - "COVE"	4		\$2, 00	
2 BED   2 BATH - "ALCOVE"	8		\$2, 00	
2 BED   2 BATH - "HAVEN"	12		\$2, 40	
2 BED   2 BATH - "SANCTUARY"	32	95	\$2, 40	
1 BED   1 BATH - "BEACON"	2		\$1, 12	
1 BED   1 BATH - "OASIS"	16	81	\$1,24	
TOTALS/AVERAGES	76	9	\$ 2.75	

### 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

### **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



# **CLICK TO SEE THE FULL 40 PAGE MEMORANDUM**