

# FOR SALE

Danville, KY Package

1,115,000

2 QUADS  
1 SFH



Multi Family Package Deal

*9 Doors* | 3 Buildings

*Cash Producing Assets*

*1031 Exchange Friendly*

MFH Housing Included



KYCB COMMERCIAL  
BROKER

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COMMERCIAL BROKER

TANNER GOOD

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#### Key Investment Benefits:

- ✓ Immediate Cash Flow with a Projected \$10,500/Month in Rental Income
- ✓ Turnkey Upgrades – No Major Capital Expenditures Needed
- ✓ Steady Demand for Multifamily & Single-Family Rentals in Danville, KY
- ✓ Cap Rate Potential – Strong Income Growth with Market Rents
- ✓ Low Vacancy Risk – High Occupancy Rates in the Area
- ✓ Convenient Side-by-Side Quadplexes for Easy Property Management

✉ Interested? Contact me for financials, rent rolls, and private showings

📍 Tanner Good | KYCB Commercial Broker

🔗 [www.kycb.net](http://www.kycb.net)

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## CONTACT US

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#### Portfolio Overview:

💰 Asking Price: \$1,115,000

📈 Projected Market Rent: \$10,500/month

🏡 Total Units: 9 (8 quadplex units + 1 single-family home)

🛠 Recent Upgrades: New roofs, full interior renovations, plumbing, flooring, kitchens & more!