

FOR SALE: RECEIVERSHIP PORTFOLIO

Properties located in Ashland, KY; Wurtland, KY; Huntington, WV; and Chesapeake, OH



Portfolio Price: \$3,390,000

Description

- Receivership portfolio for sale comprised of two commercial buildings, one special use building, and two single-family residences (SFRs) located in southern Ohio and the eastern border of Kentucky and West Virginia- a great opportunity for an investor to purchase a diverse group of properties.
- Portfolio Offerings:
 - SFR located at 167 Lulu Street, Ashland, Kentucky 41102
 - SFR located at 516 Oak Street, Wurtland, Kentucky 41144
 - Mixed-use property with a former banquet hall, restaurant/bar, gun range, and retail store located at 2134 5th Street, Huntington, West Virginia 25701
 - Flex retail/warehouse building — former firearms retail store and gun range — located at 3502 Winchester Avenue, Ashland, Kentucky 41101
 - Special Use Building- located at 94 Private Drive 11202, Chesapeake, Ohio 45619
- The properties are being offered both as a portfolio and individually.

Mark Rubin

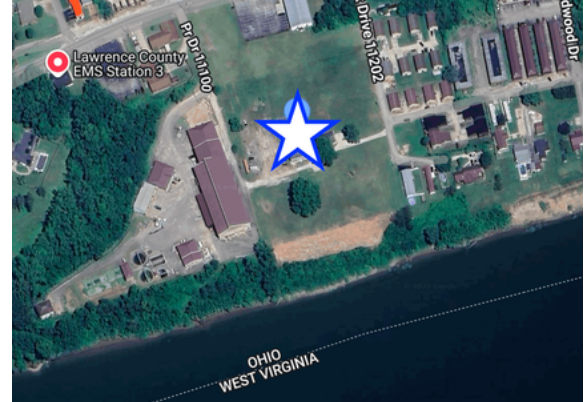
c: 859.509.0909

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FOR SALE: RECEIVERSHIP PORTFOLIO

94 Private Drive 11202, Chesapeake, Ohio 45619



94 Private Drive 11202, Chesapeake, Ohio 45619

Sale Price: \$650,000

Offering: 20,528 SF single-tenant special use property comprised of two floors- partially finished first floor used for storage and second floor used for residential purposes. The property offers large size, open layout, and unique finishes including a built-in bar on the second floor.

Building Size: 20,528 +/- SF Total

Lot Size: 9.13 +/- acres (245,200 +/- SF)- 5.65 +/- usable acres

Built: 1950 +/-

Zoning: None

County: Lawrence

Exterior Construction: Wood Frame

Roof: Sealed Membrane

Layout: Two-story design formerly used for mixed use and residential space. The first floor offers a mix of open spaces and individual rooms, diner-style dining area with booths and dining stools, and an unfinished swimming pool. An exterior staircase provides access to the second floor that is primarily open, with a built-in bar. The perimeter rooms currently serve as bedrooms along with a kitchen and two private bathrooms. There are also commercial-style restrooms with stalls on the second floor. The property also enjoys frontage along the Ohio River.

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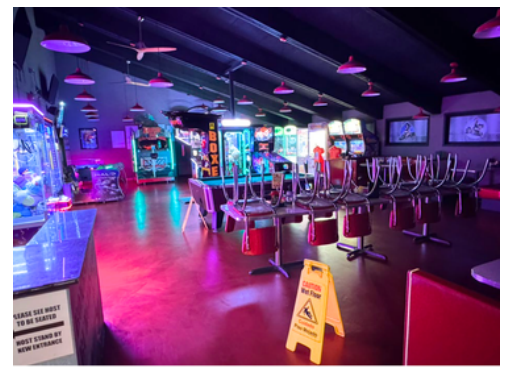
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2134 5th Street, Huntington, West Virginia 25701



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Sale Price: \$1,500,000

Offering: Former Retail (2,914 SF), Restaurant (4,241 SF), Bar (645 SF), gun range and training facility (6,200 SF), and banquet space (750 SF)

Building Size: Two Buildings- 14,750 +/- SF Total

Lot Size: .0898 +/- acres (39,117 +/- SF)- Two tax parcels in Cabell County 04-0005-0069-0000 and 06-04-0005-0070-0000

Built: Built in 1981- renovations and expansions through 2023

Zoning: None- outside city limits

County: Cabell

Exterior Construction: Masonry and metal siding

Roof: Framed wood, light steel trusses supporting metal and rubber roofing system- portions of the improvement including bar and gun range are reported relatively new

Mechanical Systems: Central heating and air supplemented with mini-splits

Floor Zone: Located outside FEMA flood zone

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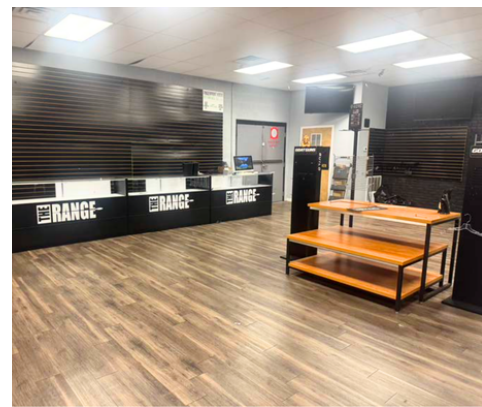
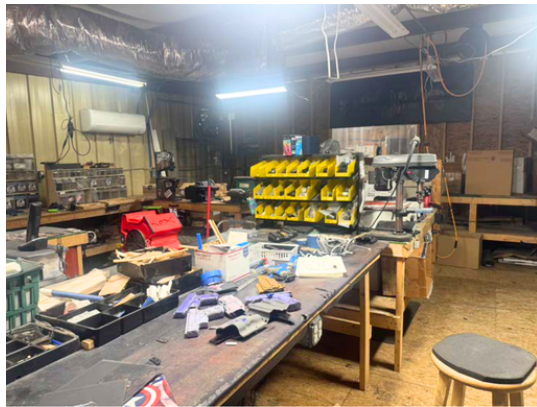
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3502 Winchester Avenue, Ashland, Kentucky 41101



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Sale Price: \$975,000

Offering:	One flex, retail, office/ warehouse building comprised of 50% finished office, 50% storage
Building Composition:	Several offices, storage areas, drive in loading- serving warehouse area, conference rooms and restrooms
Building Size:	11,440 SF
Lot Size:	.6281 +/- acres (27,360 +/- SF)- One tax parcel in Boyd County PVA Map 038-06-08-018.00
Built:	1994
Zoning:	B-2 (General Business District)
County:	Boyd County
Exterior Construction:	CMU Block
Roof:	Metal roof with metal parapet
Mechanical Systems:	Central forced air and gas heat
Floor Zone:	Located outside FEMA flood zone

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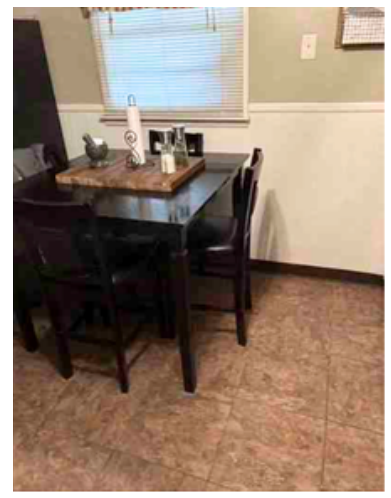
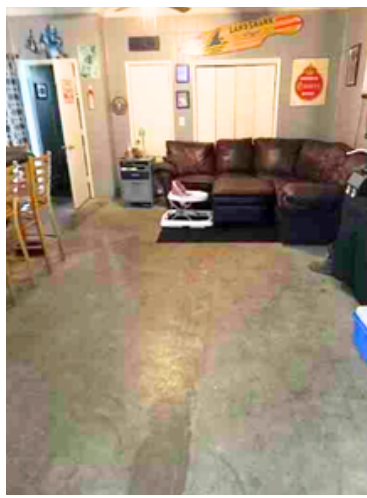
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FOR SALE: RECEIVERSHIP PORTFOLIO

167 Lulu Street, Ashland, Kentucky 41102



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Sale Price: \$115,000

Offering: **2 BR/ 1.5 Bath SFR**

Size: **1,458 +/- SF**

Lot Size: **9,600 +/- SF (80' by 200')- one tax parcel in Boyd County parcel 023-09-13-010.00**

Built: **1951 +/-**

Zoning: **No Zoning**

County: **Boyd County**

Available Utilities: **Electricity, Gas, Water, Sewer**

Roof: **Metal roof with metal parapet**

Mechanical Systems: **Heat- Forced Air and Radiant Heat (gas/ electric); Air- Central Air**

Floor Zone: **Located outside FEMA flood zone**

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516 Oak Street, Wurtland, Kentucky 41144



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Sale Price: \$150,000

Offering: **3 BR/ 2 Bath SFR**

Size: **1,668 +/- SF**

Lot Size: **10,856 +/- SF- one tax parcel in Greenup County parcel 167-20-03-135.00**

Built: **1960 +/-**

Zoning: **No Zoning**

County: **Greenup County**

Available Utilities: **Electricity, Gas, Water, Sewer**

Foundation: **Crawl Space**

Mechanical Systems: **Heat- Forced Air; Air- Central Air**

Floor Zone: **Located outside FEMA flood zone**

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Disclosures

Please note: This property is in receivership and is subject to Order(s) entered in that certain civil action **Burke & Herbert Bank & Trust Company v. Bare Arms LLC, et al., Case No. 26-CV-00032-DLB-EBA** and the information contained herein is believed to be true and accurate, provided, however, no representations or warranties of any kind are made hereby and the recipient hereof is relying exclusively on its own due diligence. Purchaser acknowledges that Receiver is selling the property pursuant to an order of Federal Court and has had no involvement in the development, entitlement or contraction of the Premises. Notwithstanding anything to the contrary, herein contained, Purchaser expressly understands, acknowledges and agrees that the conveyance of the Property shall be made by the Receiver to Purchaser on an “as is, where is” basis, and “with all faults,” and Purchaser acknowledges that Purchaser has agreed to buy the Property in its present condition and that Purchaser is relying solely on its own examination and inspections of the Property and not on any materials or information (including but not limited to any environmental reports, investigations, or assessments) furnished or statements or representations made, by Receiver or any agents or representatives of the Receiver, except as otherwise specifically set forth herein. Purchaser hereby acknowledges that, except as otherwise specified herein, Receiver makes no warranty or representation, express, or implied, or arising by operation of law, including but not in any way limited to, any warranty condition, habitability, merchantability, or fitness for a particular purpose of the Property or any portion thereof, or with respect to the economical, functional, environmental, or physical condition, compliance with all applicable laws, ordinances and regulation, or any other aspect, of or affecting the Property. As required by KREC regulations, let it be known that the Receiver, Mark Rubin, also acts as a licensed Broker in the state of Kentucky for Urban Groupe.

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