



Turnkey Rental Portfolio near Moors Resort

Angela Turner | HRE Advisors (270) 559-9295

Exceptional Kentucky Lake Investment Portfolio



This is your chance to acquire a rare and highly desirable investment package of 10 short-term rental units located at Moors Resort in Gilbertsville, KY. Perfect for experienced investors or those new to the short-term rental market, this collection of properties offers strong income history and an unbeatable location at one of Kentucky Lake's most iconic destinations.

Since 1951, Moors Resort has been a cornerstone of the lake community, drawing visitors from across the region and nation with its unmatched amenities:

- Full-service marina with boat rentals, slips, fuel, bait & tackle
- On-site pizza, ice cream, and convenience offerings
- A popular restaurant and bar, serving great food, drinks, and live music
- Easy access to Kentucky Lake's fishing, boating, and recreation

The portfolio includes a versatile mix of 1–4 bedroom units, with several properties directly on the water and others just steps away. Guests return year after year, ensuring consistent occupancy and reliable rental income.

With strong demand, steady returns, and long-term growth potential, this package represents an incredible opportunity to expand your portfolio or step confidently into real estate investing in one of Kentucky's most desirable vacation markets.

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1 65 Cabin Lane Gilbertsville, KY 42044



3 Bedrooms



2 Baths



Sleeps 10



2024: \$31,083 | 2025 -September 1 : \$38,004



Properties 1-6 adjoin TVA, allowing the property owner to apply for a private boat dock.

2

67 Cabin Lane Gilbertsville, KY 42044



3 Bedrooms



2 Bathroom



Sleeps 10



2024: \$35,930 | 2025 through September 1: \$46,547

3-6

81 Cabin Lane Units A-D Gilbertsville, KY 42044



4 Units



6 Bedrooms



4 Baths



Sleeps 16



2024: \$99,310 | 2025 through September 1: \$88,033

7

51 Lizzy Lane Gilbertsville, KY 42044



3 Bedrooms



2 Baths



Sleeps 10



2024: \$28,889 | 2025 through September 1: \$24,506

8

27 Lizzy Lane Gilbertsville, KY 42044



3 Bedrooms



2 Baths



Sleeps 10



2024: \$26,211 | 2025 through September 1: \$25,118

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9

23 Lizzy Lane Gilbertsville, KY 42044



3 Bedrooms



2 Baths



Sleeps 10



2024: \$20,250 | 2025 through September 1: \$28,181



Strong returns. High demand. Lake life at its best.

10 10 Captain Lane Gilbertsville, Ky 42044



4 Bedrooms



2 Baths



Sleeps 16



2024: \$40,801 | 2025 through September 1: \$34,049



Professional Management Option Available

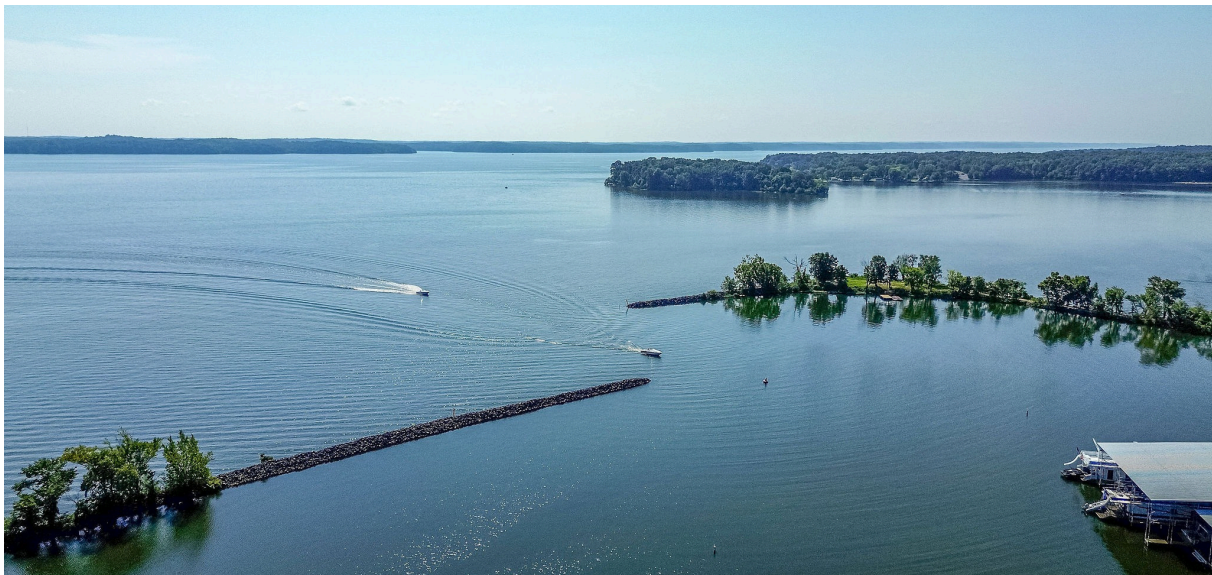
This portfolio is currently owned and operated by Moors Resort, ensuring a strong track record of quality service and guest satisfaction. For buyers seeking a turnkey investment, Moors Resort is willing to continue managing nightly rentals, maintenance, and cleaning, providing peace of mind and operational efficiency. Please inquire for additional details regarding the management and pricing structure.

Proven income, prime location and endless potential.

Prime Location on Kentucky Lake

This portfolio is perfectly positioned on the shores of Kentucky Lake in Gilbertsville, KY, offering both serenity and convenience. The property is just a short drive to several vibrant regional hubs:

- **Paducah, KY** – approx. 30 minutes away, known for its historic downtown, thriving arts scene, and national quilt museum.
- **Murray, KY** – approx. 35 minutes away, home to Murray State University and a bustling local community.
- **Nashville, TN** – just under 2 hours away, giving easy access to a world-class city with airports, music, sports, and culture.



A rare chance to own income-producing lakefront property.



With its unbeatable location, Moors Resort combines the peaceful charm of lakefront living with quick access to shopping, dining, and entertainment in nearby cities. This balance makes it a favorite for both weekend getaways and extended vacations, fueling strong demand for short-term rentals year after year.



Angela Turner, REALTOR®

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*Check out our Moors
Video on Facebook.*