# 218 2nd Street | Fulton, KY 42041

7-Unit Multifamily Investment Opportunity

## List Price: $199,900

## Property Overview

• 7-unit multifamily apartment building
• (3) Two-Bedroom units and (4) One-Bedroom units
• Approximately 9,400 SF building on ±0.33-acre lot

## Utilities & Systems

• City water, sewer, and trash service
• Separately metered electric for each unit
• Separate landlord electric meter
• Circuit breaker panels
• Individual heat pumps for heating and air conditioning

## Parking

• Approximately 16 off-street parking spaces
• 7 covered parking spaces under carport

## Condition

• Nearly updated; finishing needs to be completed
• Units are broom-swept and in good condition
• Non-functional appliances removed

## Rental & Income Information

• Historical rents: ~$675 (2BR) and ~$600 (1BR)
• 2022 Net Operating Income exceeded $25,000
• Rents consistent with local market comparables

## Investment Highlights

• Small-balance multifamily asset
• Value-add and lease-up opportunity
• Separately metered utilities reduce owner expenses
• Strong parking ratio for unit count
• Offered as-is; cash purchase preferred