

# MULTI FAMILY - Investment Property For Sale

📍 502 College Ave, Paducah, KY 42001

## PRICE

- \$500,000

## HIGHLIGHTS

- Fully Leased - Low Maintenance
- Current Gross \$49,800 (January 25' - \$60,600) - NOI - \$35,153 (January 25' - \$45,953)
- Pro Forma Gross \$67,200 - NOI \$51,775
- 7-10% Cap Rate

## PROPERTY FEATURES

- .28 Acres
- (6) Two Bedroom, One Bathroom Units
- Tenants Pay Electric
- Built in 1979
- New Metal Roof in 2014
- Units Include Fridge, Oven/Range, & Dishwasher
- 5 units- all LVP floor and fresh paint at turnover
- 2024- front stairs repainted and weatherproofed
- Centrally located in Lone Oak



| Rent Roll | Current Monthly | Proforma Monthly | Current Yearly | Proforma Yearly | Current Term          |
|-----------|-----------------|------------------|----------------|-----------------|-----------------------|
| Unit 1    | \$650           | \$950            | \$7,800        | \$11,400        | 2014 - month to month |
| Unit 2    | \$850           | \$850            | \$10,200       | \$10,200        | 11/1/24 - 11/1/25     |
| Unit 3    | \$650           | \$950            | \$7,800        | \$11,400        | 2019 - month to month |
| Unit 4    | \$650           | \$850            | \$7,800        | \$10,200        | 6/17/24 - 6/17/25     |
| Unit 5    | \$700           | \$950            | \$8,400        | \$11,400        | 8/14/24 - 8/14/25     |
| Unit 6    | \$650           | \$850            | \$7,800        | \$10,200        | 2018 - month to month |
| Total     | \$4,150         | \$5,400          | \$49,800       | \$64,800        |                       |



**DAWN ARNOLD**  
BROKER

📞 C: 618.638.5682

✉️ dawn@thearnoldrealtygroup.com

**ARNOLD**  
REALTY GROUP  
Commercial & Residential Real Estate

**ARNOLD REALTY GROUP**  
120 Cave Thomas | Suite A  
O: 270.558.1338  
www.thearnoldrealtygroup.com

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## Exterior



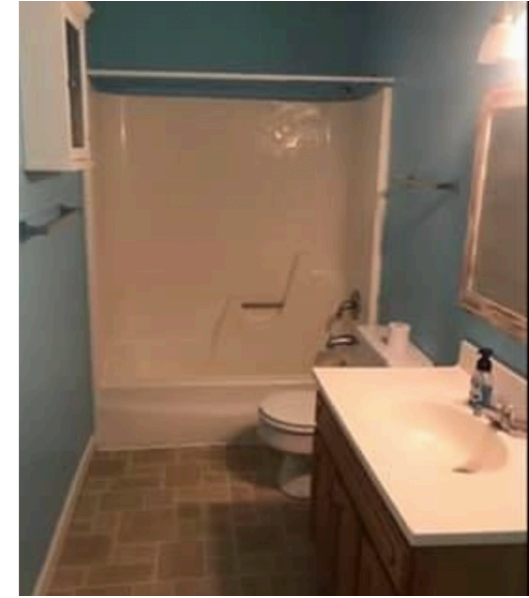
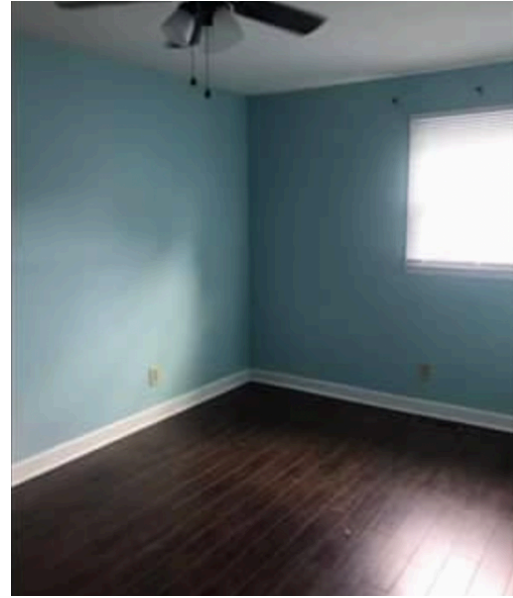
## APARTMENT 2



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## APARTMENT 3



## APARTMENT 4



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## APARTMENT 5



## APARTMENT 6

