4032 Rudy Martin Dr | Owensboro, KY 42301

For Sale

\$425,000

PROPERTY OVERVIEW OFFERING SUMMARY This asset consists of large (737 sf) one-bedroom one-bath apartments has Sale Price: \$425,000 been well maintained and is consistently 95+% occupied as current ownership has focused on high occupancy and high-quality tenants rather than maximizing rents. As a result, current effective rents are below direct **Building Size:** 7,370 SF competition and the surrounding submarket. This has led to long-term tenants who are low-maintenance. 40% of the tenants have been there since 2015 or Lot Size: 0.722 Acres longer. This leaves an exciting opportunity for an incoming investor to systematically Number Of Units: 10 raise rents to market level, further bolstering the strong in-place cash flow that will produce a 8.92% pro forma cap rate and a 17.4% cash on cash return. Price / SF: \$57.67 Appliances in units: refrigerators and ovens/ranges NOI: \$33,464 Disclosure: owner is a licensed real estate broker in the Commonwealth of Kentucky. Year Built: 1976 **PROPERTY HIGHLIGHTS** Zoning: R3-MF High Market Demand



COMMERCIAL GROUP **BO BARRON, CCIM** Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

4032 Rudy Martin Dr | Owensboro, KY 42301

For Sale

\$425,000



BARRON COMMERCIAL GROUP

BO BARRON, CCIM Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

4032 Rudy Martin Dr | Owensboro, KY 42301

For Sale \$425,000



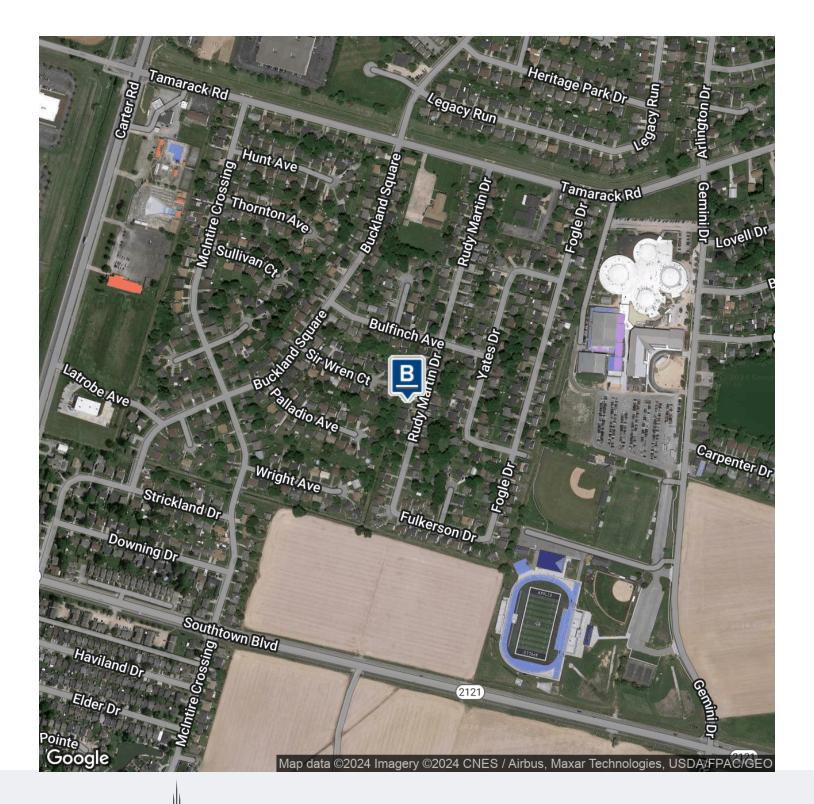
BO BARRON, CCIM Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

4032 Rudy Martin Dr | Owensboro, KY 42301

For Sale

\$425,000



BARRON COMMERCIAL GROUP

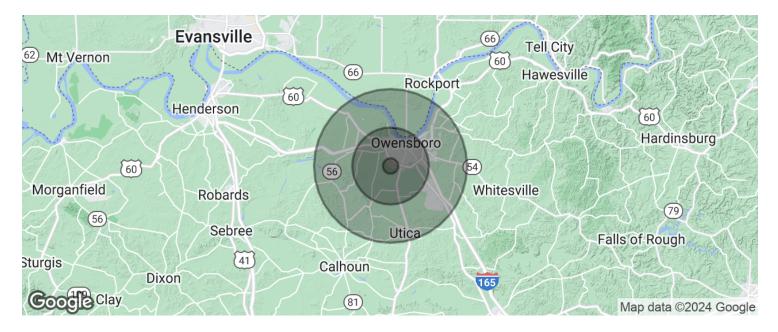
BO BARRON, CCIM Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

4032 Rudy Martin Dr | Owensboro, KY 42301

For Sale

\$425,000



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,131	61,696	97,771
Median age	36.7	40.0	39.1
Median age (Male)	33.6	36.5	36.6
Median age (Female)	41.3	43.0	41.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
HOUSEHOLDS & INCOME Total households	1 MILE 914	5 MILES 26,499	10 MILES 39,754
Total households	914	26,499	39,754

* Demographic data derived from 2020 ACS - US Census

BARRON

COMMERCIAL GROUP **BO BARRON, CCIM** Managing Director bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction