

1225 N Lee St
1224 Crewdson DR
104 Woodmont Ave
Bowling Green, KY 42101

Cross Country Commercial

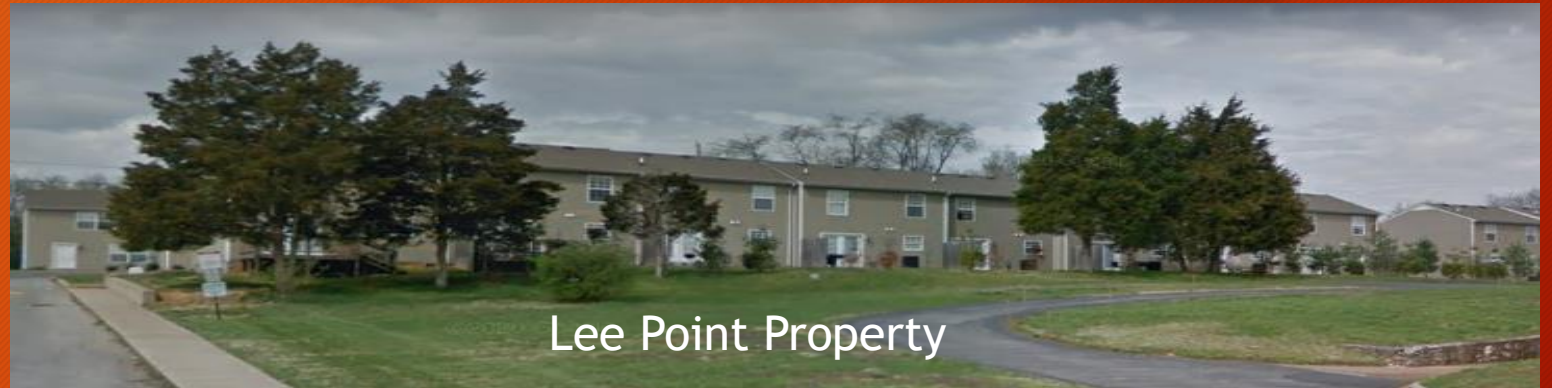
Office: 1.800.416.4976

www.crosscountrycommercialrealty.com



Asking Price:\$8,900,000

- 3 Property Portfolio
- Property One: 71 Units
- All 3 BR 2.5 Bath
- Bldg. Sq. Ft.:134,250
- 7 Acres
- Property Two: 16 Units
- All 2 BR 1 Bath
- Bldg. Sq. Ft.:110,000
- 2 Acres
- Property Three
- Single House
- 3 BR 1 Bath
- House Sq. Ft, 1300
- .05 Acres
- 88 total Units of all three properties
- Primary Zoning: M2



No properties will be sold separate.



Woodmont Property



Crewdson Property

Income & Expenses 2020 & 2021 Proforma

- Bowling Green Three property Portfolio 2020
- Gross Income:\$744,851
- Expenses:\$182,206
- NOI:\$526,645

Bowling Green Three property Proforma 2021

- Gross Income:\$920,000
- Vacancy Losses:\$30,000
- Effective Gross Income:\$890,000
- Taxes:\$55,000
- Operating Expenses:\$145,000
- Total Expenses:\$200,000
- NOI:\$690,000