

EXCLUSIVE OFFERING
MEMORANDUM

14-DOOR RENTAL PORTFOLIO

JOPPA
ILLINOIS



**Income Producer!!
Investment Opportunity!**



KATHLEEN
WASHBURN
GILLESPIE
REALTOR®
270-331-4747

FOR SALE: \$1,170,000



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14-DOOR PORTFOLIO

This 14-door portfolio offers investors a rare opportunity to acquire a well-managed, geographically concentrated, and operationally efficient collection of assets across Joppa, Illinois. The portfolio combines stable in-place income with significant value-add potential, supported by strong management systems, long-term tenants, and below-market rents.

Key investment highlights include:

Institutional-Quality Portfolio:

14 doors strategically located across Joppa, IL representing a cohesive, high-performing portfolio.

Operational Efficiency:

Many properties are clustered within the same streets or blocks, minimizing management complexity and reducing operational costs.

Professional Management in Place:

Managed through the AppFolio Property Management System, providing comprehensive digital records, transparent reporting, and a turnkey transition for new ownership (see page below for more details).

Well-Maintained Assets:

The portfolio has been proactively maintained with consistent capital improvements and strong attention to property condition and curb appeal.



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14-DOOR PORTFOLIO

Established Tenant Base:

High percentage of long-term tenants, reflecting stable occupancy, low turnover, and strong landlord-tenant relationships.

Below-Market Rents:

Current rental rates are below prevailing market averages, offering immediate upside potential through rent adjustments and strategic repositioning.

Attractive Financial Metrics:

Offers a competitive capitalization rate with stable cash flow and room for income growth.

Geographically Concentrated Yet Diversified:

All assets are located within a short drive of one another, allowing scale efficiencies while maintaining cross-market diversification.

Scalable Platform Opportunity:

Ideal for regional investors or portfolio expansion, supported by professional management systems and operational infrastructure already in place.



14-DOOR PORTFOLIO

NEIGHBORHOOD OVERVIEW

Joppa, Illinois, is a quiet, close-knit Ohio River village in Massac County. Known for its rural charm, scenic views, and rich industrial history, its defining qualities center around a major energy transition, a unique Habitat for Humanity footprint, and a deep connection to the nearby "Superman" town of Metropolis.

Top Highlights and Features

- **Energy Transition Hub:** Historically known for the Electric Energy Inc. coal-fired power plant, the village is at the forefront of renewable development. The plant was selected as a key site for the state's Coal-to-Solar and Energy Storage Initiative, with a massive battery storage system generating significantly more tax revenue for local schools and services than the legacy plant.
- **Quiet Rural Lifestyle:** With a population of around 250–350 residents, Joppa offers a suburban-rural mix feel. It is a very quiet village with low crime rates, where most residents own their homes.
- **Scenic River Location:** Situated along the Ohio River, the village provides access to beautiful natural surroundings and sits just downstream from Paducah, KY, and Metropolis, IL.
- **Proximity to Metropolis Landmarks:** Residents are located just 8 miles northwest of Metropolis, IL, which allows easy access to unique regional points of interest like the Super Museum and the famous Superman Statue.

INCOME OPPORTUNITIES

Economic Boom:

The local area is experiencing a major economic boom led by a \$1.76 billion nuclear energy expansion. These multi-year investments at the historic Paducah Gaseous Diffusion Plant site are expected to add hundreds of high-paying jobs in engineering, technical trades, construction, and operations.

Major Employers in the Local Area:

- Global Laser Enrichment & General Matter
- Worthington Enterprises
- Ingram Marine Group



INVESTMENT HIGHLIGHTS

Strong Cash Flow Potential in Metropolis

PRIME JOPPA PORTFOLIO LOCATION - Minutes to Metropolis,
and Riverfront

Long-Term Appreciation – High-demand long term and
short term rental area

Portfolio is managed by AppFolio cloud based platform

Below market rents offer immediate upside to investors

LOCATION ADVANTAGES

Located in the heart of Joppa, this property portfolio offers tenants close access to:

Fort Massac State Park

Ohio Riverfront

The Super Museum

Giant Superman Statue and Superman Square

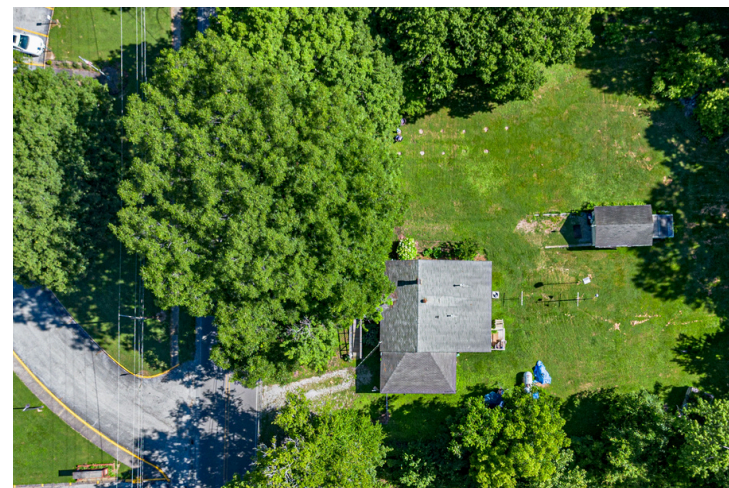
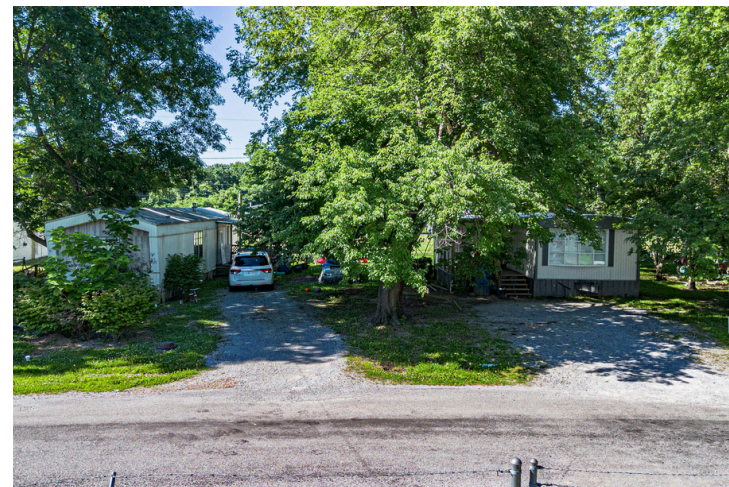
Mermet Springs

Great restaurants like Fat Edd's Roadhouse, and Bill's Bar-B-Q

Harrah's Metropolis Casino

The combination of location, income stability, and upside potential makes this portfolio an exceptional addition to any investment strategy.

Disclaimer: "Information in this brochure is for general informational purposes only and subject to change without notice. Efforts have been made to ensure accuracy, but no guarantee is made to the completeness or accuracy. No professional advice is included and you should conduct your own inspections, verifications and inquiries and seek professional advice before making decisions on information in this brochure. We disclaim all responsibility and liability for any errors, omissions or any consequences arising from use of this information."

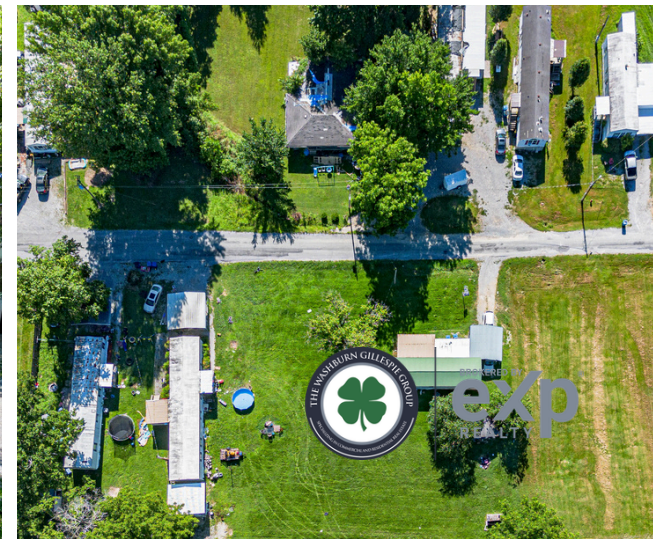




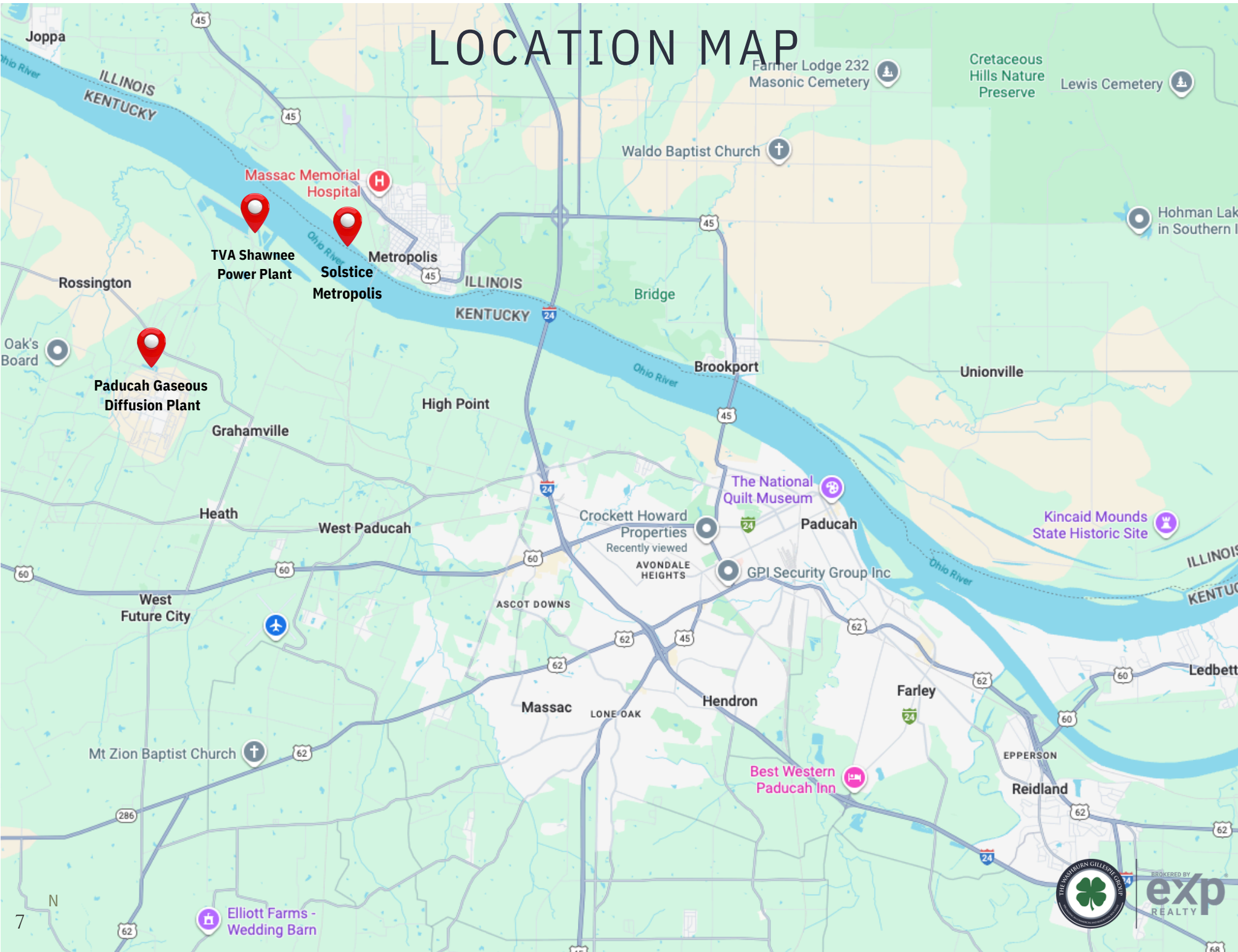
AppFolio is an all-in-one, cloud-based platform that centralizes and automates tasks like marketing, leasing, accounting, and maintenance. Its key strengths include AI-powered automation, a unified interface that streamlines workflows, online rent collection and payment tracking, and mobile accessibility for on-the-go management.

Key features for Crockett Howard Properties:

- Tenants or Landlord can initiate work orders
- Shows maintenance history (going back at least one year)
- Includes accounting system
- 87% pay rent online (Tenants have their own portal to pay rent)
- Landlord can make Vendor payments
- Messaging options for Tenant to Landlord
- Includes Leasing/Application process



LOCATION MAP



Joppa

Ohio River

ILLINOIS
KENTUCKY

Rossington

Oak's Board

Paducah Gaseous Diffusion Plant

Grahamville

Heath

West Future City

West Paducah

Mt Zion Baptist Church

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Massac Memorial Hospital

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Waldo Baptist Church

Bridge

Ohio River

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Brookport

Unionville

The National Quilt Museum

Paducah

GPI Security Group Inc

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Kincaid Mounds State Historic Site

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- **GENERAL MATTER**

General Matter, an American uranium enrichment company, plans to build a \$1.5 billion facility at the former Paducah Gaseous Diffusion Plant in Kentucky. This project is touted as the largest economic development initiative in Western Kentucky's history and aims to strengthen U.S. energy independence.

Plans for the facility

What it will produce: The facility will produce low-enriched uranium (LEU) and high-assay low-enriched uranium (HALEU), fuel essential for powering both existing and next-generation nuclear reactors.

Location: The new plant will be built on a 100-acre parcel of federal land at the former Paducah Gaseous Diffusion Plant site, leased from the U.S. Department of Energy (DOE).
Historical context: The new facility will reactivate a site that was historically central to America's original uranium enrichment efforts.

Timeline: General Matter aims to begin enrichment operations by the end of the decade.

Expected economic impact

Investment: The project represents a nearly \$1.5 billion investment in McCracken County, Kentucky.

Job creation: The facility is expected to create 140 high-paying, full-time jobs. It will also generate numerous construction positions during the development phase. The average hourly wage is projected to be \$64, including benefits.

Annual economic benefit: The project is estimated to generate \$71 million in recurring annual economic benefits for the Paducah region.

Reduced foreign reliance: By reshoring domestic nuclear fuel production, the facility could save the U.S. approximately \$500 million annually by reducing reliance on foreign imports.

Incentives: The Kentucky Economic Development Finance Authority (KEDFA) has preliminarily approved up to \$14 million in tax incentives for the company, provided it meets specific investment and job creation targets.

Strategic importance

Fueling American ambitions: The company states that fuel produced at the facility is critical for the growth of high-tech industries, including advanced manufacturing and artificial intelligence, which require reliable, scalable energy.

National security: Reshoring domestic uranium enrichment is considered a matter of national security, as it will reduce the nation's reliance on fuel imports from foreign entities, including adversaries.

Federal support: General Matter was one of four companies awarded DOE contracts worth up to \$2.7 billion in October 2024 to support the federal effort to rebuild domestic uranium enrichment capacity.



Department of Energy Paducah Site



Port of Paducah



Aerial View of Paducah



Paducah Riverfront



Amazon Distribution Center

- **THE NATIONAL QUILT MUSEUM**

The National Quilt Museum and Paducah's larger quilting industry contribute significantly to the local economy, with an estimated economic impact of \$20 million annually from its main show, which attracts over 37,000 visitors. This economic activity, fueled by "creative tourism," also benefits local businesses like hotels and restaurants. The NQM itself is a major draw, having welcomed over 1 million visitors since opening and helping to establish Paducah as a global creative city.

- **McCRACKEN COUNTY SOLAR**

A 60-megawatt solar facility is planned for McCracken County. Announced in September 2025, construction is scheduled to begin in 2027 and will power the equivalent of 10,000 homes annually.

- **GPED NEW SPECULATIVE BUILDING**

Greater Paducah Economic Development received a \$2 million grant in July 2025 toward a 100,000-square-foot speculative industrial building to attract new businesses and jobs.

- **AMAZON DISTRIBUTION CENTER**

Amazon has opened a last-mile distribution facility in Paducah enhancing Amazon's ability to serve the Western Kentucky region. The new 72,500-square-foot facility is located in Industrial Park West. The economic impact of the Amazon distribution center in Paducah is expected to include job creation, both directly with Amazon and indirectly through its contractors, as well as strengthening Paducah's position as a logistics hub. Specifically, the facility is expected to create around 200 direct jobs, with one contractor alone planning to hire 50-60 people to move their Amazon-related business to Paducah. This influx of employment is intended to boost the local economy by increasing household incomes and creating downstream demand for other businesses.



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- **MARQUETTE TRANSPORTATION EXPANSION**

This marine transportation company is expanding its operations in Paducah's Commerce Park with a \$5 million investment announced in February 2025.

- **PADUCAH SPORTS PARK**

The new sports complex in Paducah is called the Paducah Sports Park, a large multi-purpose venue for community recreation and tournament play located on the former Bluegrass Downs site. Estimated completion in Spring 2026 and tournaments are expected to begin in Spring 2026. The facility will include multiple synthetic turf fields for baseball, softball, soccer, and other sports, concessions, shelters, and playgrounds. The facility is projected to generate significant economic impact through tourism.

- **MARKET HOUSE THEATRE**

The Market House Theatre is a community theater in Paducah, Kentucky, that has been in operation for over 60 years and was founded through a historic preservation effort in 1963. In 2022, Paducah's nonprofit arts and culture industry, which includes the Market House Theatre, generated over \$36.1 million in economic activity, supported 770 jobs, and produced nearly \$5 million in government revenue. The theater's establishment was itself a major historic preservation project that helped reshape downtown Paducah. A significant portion of the arts and culture industry's economic impact comes from audience spending, which benefits local merchants and provides a boost to the local economy. In 2019, the theater was working on a \$6.5 million "Second Stage" project to restore 10 historic buildings in downtown Paducah. This demonstrates the theater's continued investment in the area and its role in fostering local growth and development.



Marquette Transportation



Paducah Sports Park



Market House Theatre

BARKLEY REGIONAL AIRPORT

Barkley Regional Airport

SkyWest Airlines (operating as United Express) runs daily flights to Chicago O'Hare (ORD) and Houston George Bush Intercontinental (IAH) marking a major expansion of the airport's commercial air service.

 Daily Flight Schedule: Effective February 24, 2026			
ORIGIN	DESTINATION	DEPARTURE	ARRIVAL
PAH (Paducah)	ORD (Chicago)	5 A.M.	6:40 A.M.
ORD (Chicago)	PAH (Paducah)	12 P.M.	1:30 P.M.
PAH (Paducah)	IAH (Houston)	2:12 P.M.	4:25 P.M.
IAH (Houston)	PAH (Paducah)	9:30 P.M.	11:41 P.M.

All flight times are approximate and subject to change.
Operated by SkyWest Airlines as United Express.

New terminal building

The airport opened a new 25,100-square-foot, state-of-the-art terminal in June 2023.

- Replaces an Older Facility: The new \$43 million terminal replaced the previous building, which had been in use for nearly 70 years.
- Modern Amenities: It offers modern amenities for travelers, including family and mothers' rooms, a pet relief area, and local artwork.
- Local Impact: The project is part of a larger plan to support economic growth and improve the travel experience in the region.



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Rent Roll

The image shows a blurred screenshot of a rent roll table. The table has multiple columns, including what appears to be 'Unit', 'Rent', and 'Status'. The rows contain various unit identifiers and numerical values. A large, bold, red watermark is placed over the table, reading 'CONFIDENTIALITY AGREEMENT REQUIRED'.

