

APPRAISAL OF REAL PROPERTY



LOCATED AT

617 N Mulberry St
Elizabethtown, KY 42701
Lot 1 Durnil Subdivision to Elizabethtown

FOR

North South Property Holdings, LLC
1021 Prospect Point Drive
Elizabethtown, KY 42701

OPINION OF VALUE

\$1,700,000

AS OF

October 08, 2025

BY

Gerald Florence
Florence Appraisal Company
317 N. Miles Street, Suite 200
Elizabethtown, KY 42701
270-982-2030
Florenceappraisal@bbtel.com

Owner	North South Property Holdings, LLC					File No.	CA-HA22740
Property Address	617 N Mulberry St						
City	Elizabethtown	County	Hardin	State	KY	Zip Code	42701
Client	North South Property Holdings, LLC						

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Photograph Addendum

Owner	North South Property Holdings, LLC					
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**View of Front****Front Parking****West Along N. Mulberry Street****East Along N. Mulberry Street****West Side of Building****West Side of Building**

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West Side of Building



West Side of Building



Rear of Building



Rear of Building



Rear of Building



Rear of Building

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**East Side of Building****East Side of Building****Front View of Building****Front View of Building****Signage****Site Parking**

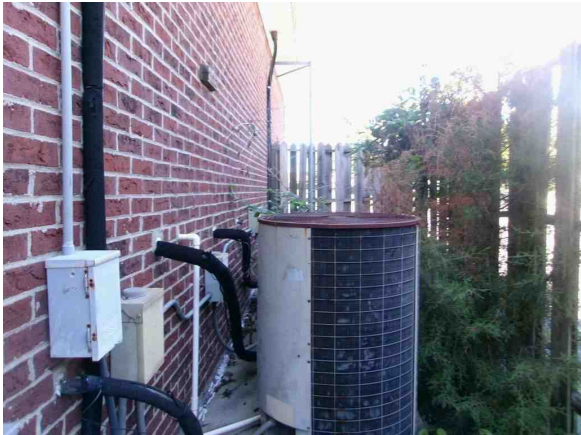
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**Site Parking****Site Parking****Site Parking****A/C Units****Gas Meters****A/C Units**

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A/C Units



Entry Foyer Level One



Level One Office



Level One HVAC



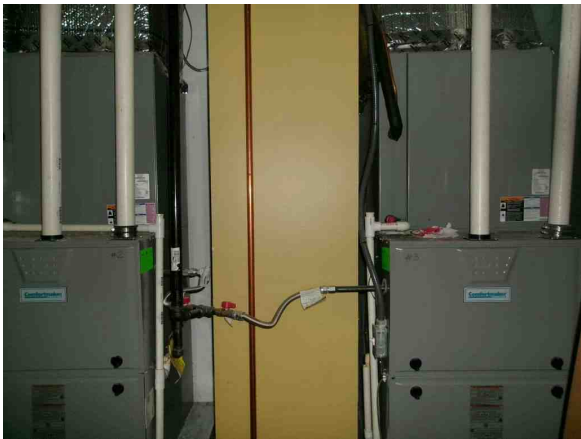
Level One Call Center



Level One Call Center

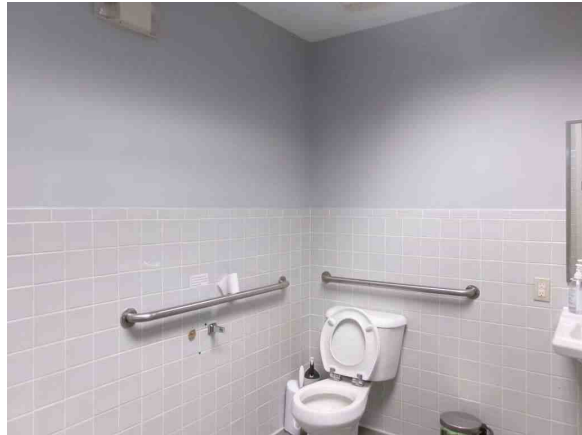
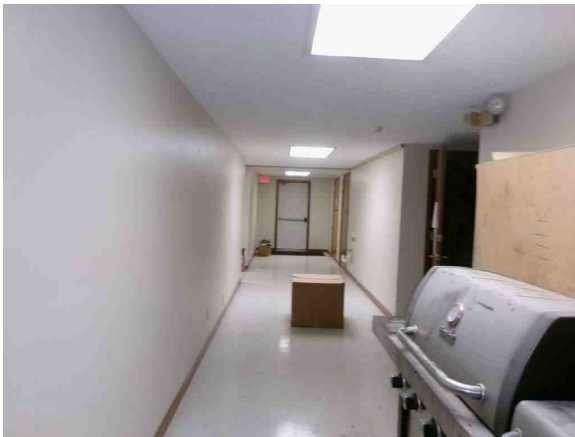
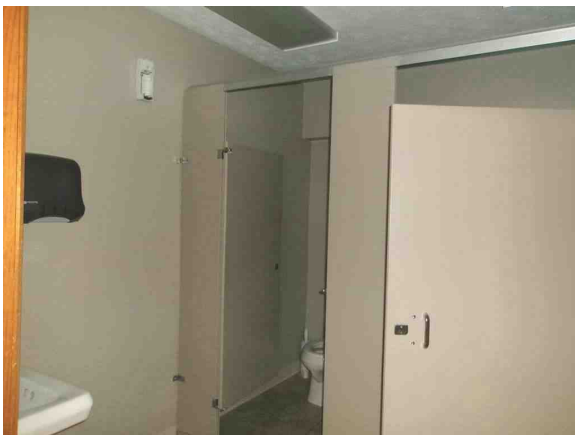
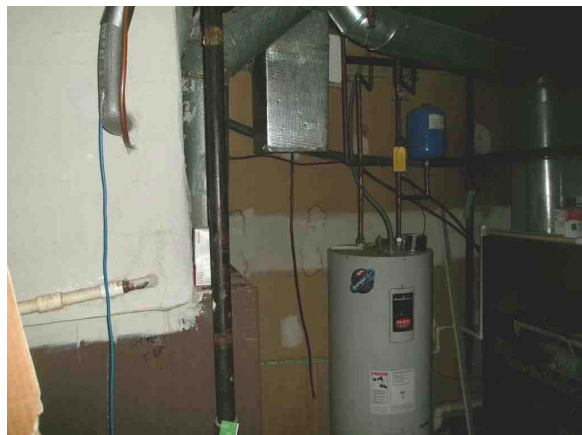
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**Restroom****Level One Call Center****Level One HVAC****Lower Level Office****Lower Level Office****Lower Level Office**

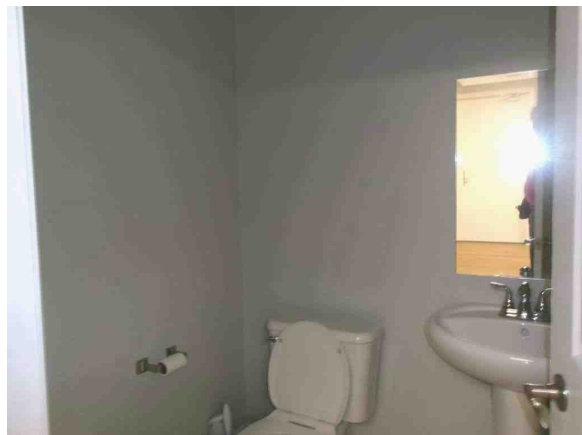
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**Lower Level Kitchenette****Lower Level Restroom****Lower Level Interior Hallway****Lower Level Interior Hallway****Lower Level Restroom****Lower Level Mechanical Room**

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**Lower Level Office****Lower Level Office****Lower Level Office****Lower Level Office****Lower Level Office****Lower Level Restroom**

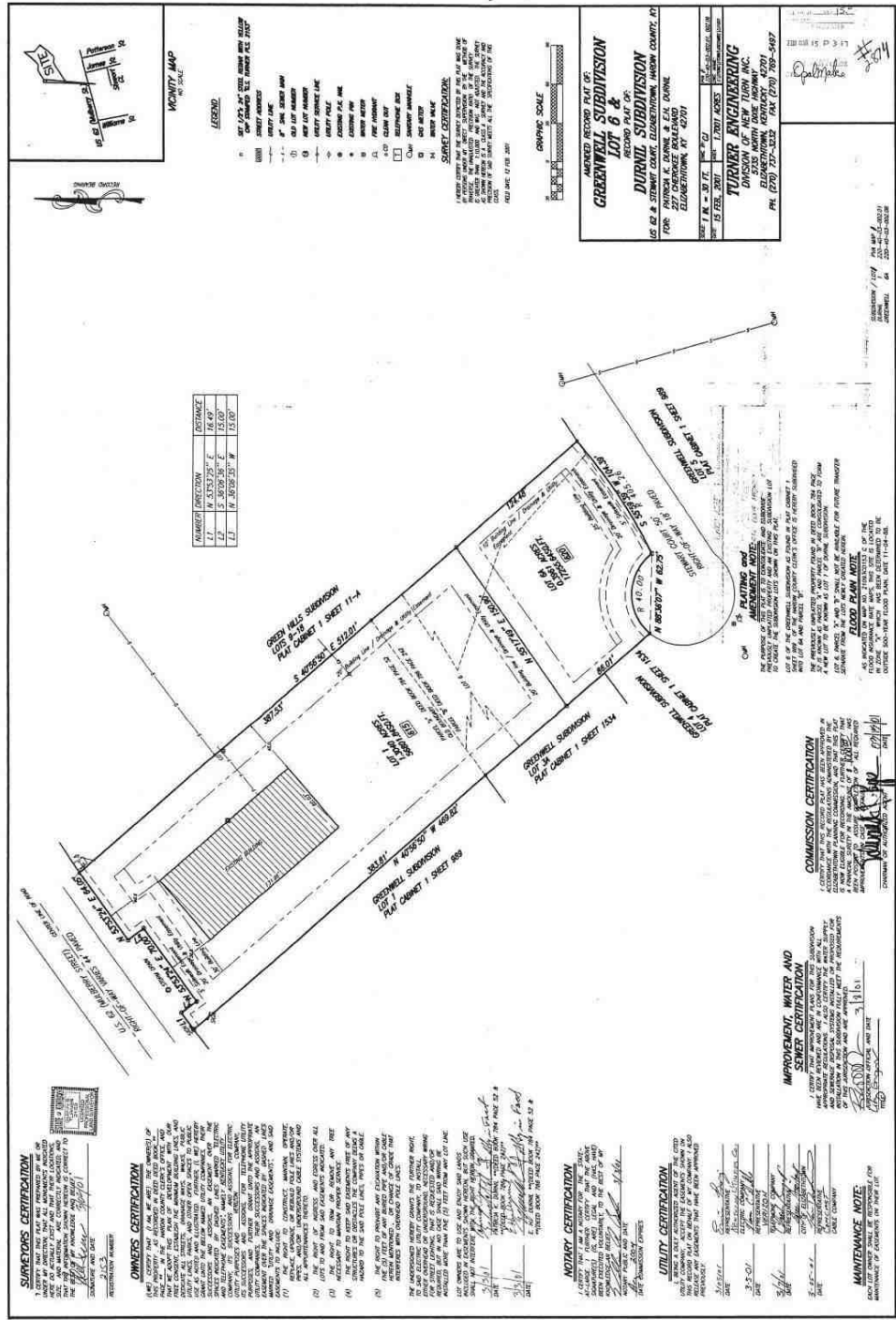
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**Lower Level Break Room**

Plat Map

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Legal Description Map

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Page 1 of 1

Type: DEEDS
 Kind: DEED
 Recorded: 12/29/2022 9:54:28 AM
 Fee Amt: \$765.00 Page 1 of 3
 Receipt#: 202200016644
 Revenue Tax: \$715.00
 Hardin County Clerk
 Debbie Donnelly Clerk

BK 1546 PG 87 - 89

GRANTOR: North South Consulting Group, LLC, a Kentucky limited liability company
 GRANTEE: North South Property Holdings, LLC, a Kentucky limited liability company
 PVA #220-40-03-002.01
 FMV: \$715,000.00
 ACV: No Monetary Consideration
 PROPERTY ADDRESS: 617 N Mulberry St, Elizabethtown, KY 42701
 LEGAL DESCRIPTION: Lot 1, Durnil Subdivision
 D E E D

THIS DEED made and entered into this 28th day of December, 2022, by and between North South Consulting Group, LLC, a Kentucky limited liability company, whose address is 1864 N. Dixie Blvd., Radcliff, KY 40160 Party of the First Part, and North South Property Holdings, LLC, a Kentucky limited liability company, whose address is 1134 Cave Run, Elizabethtown, KY 42701, (which address shall be the in-care-of address to which the property tax bill for the current year may be sent), Party of the Second Part;

WITNESSETH, that for other good and valuable consideration, but there being no monetary consideration, receipt of which is hereby acknowledged, Party of the First Part does hereby grant, bargain, sell and convey unto Party of the Second Part, its successors and assigns forever, the following described real estate located in Hardin County, Kentucky, to wit:

Being Lot 1, Durnil Subdivision to Elizabethtown, Hardin County, Kentucky, plat of same of record in Plat Cabinet 1, Sheet 2874 (incorrectly referred to as Plat Cabinet 1, Sheet 2874) in the Office of the Hardin County Court Clerk.

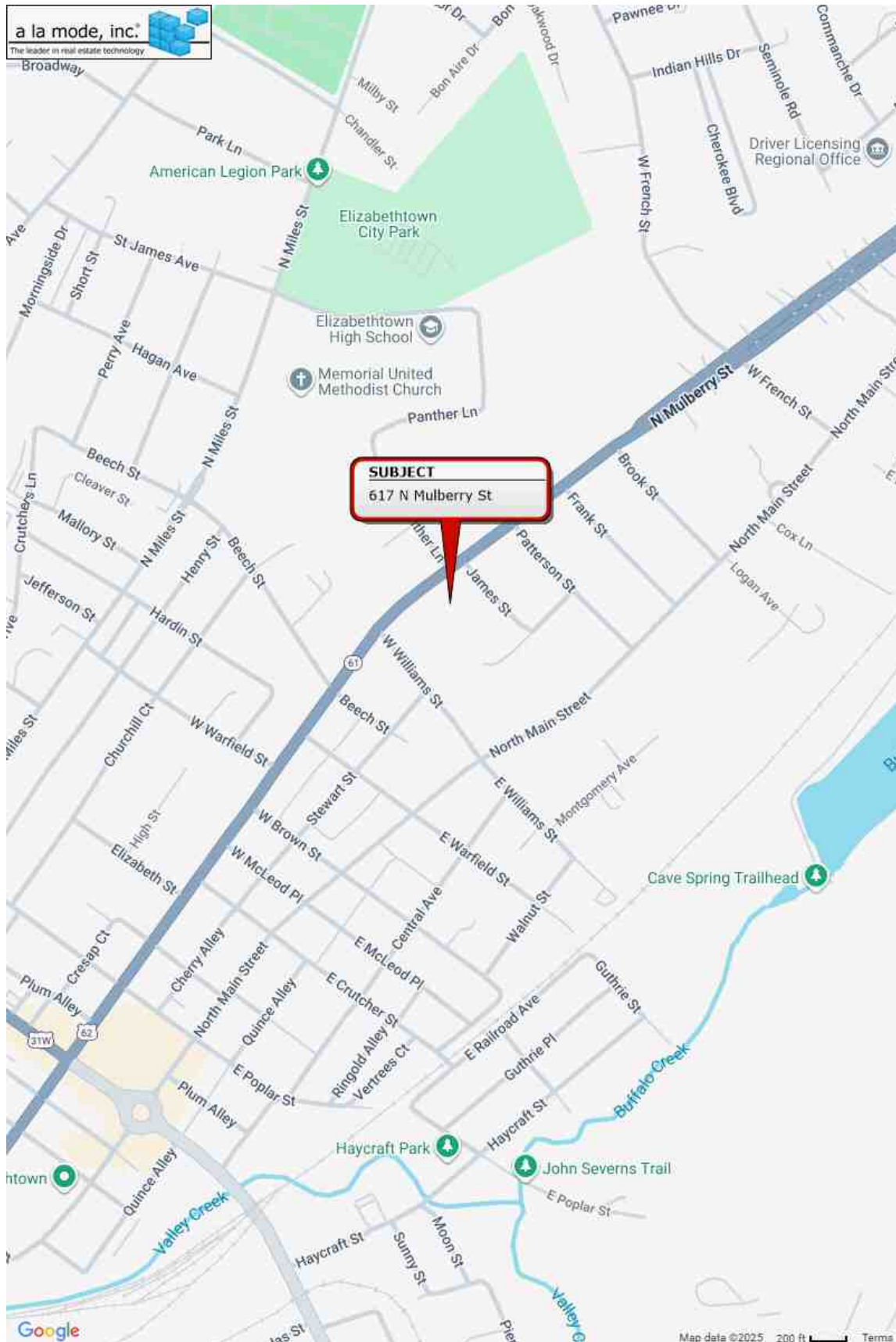
BEING the same property conveyed to North South Consulting Group, LLC from Communicare Inc., by Deed dated July 12, 2022, of record in Deed Book 1537, Page 1457 in the Office of the Hardin County Clerk.

TO HAVE AND TO HOLD same together with all appurtenances thereunto belonging unto Party of the Second Part, its successors and assigns forever, with a Covenant of General Warranty, subject however to all

ELL, HESS
 &
 ZANT, PLC
 9 Ring Road,
 O. Box 844
 zabethtown,
 tucky 42702
 telephone
 0) 765-4196
 Fax:
 0) 737-4790

Location Map

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Flood Map

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