

EXCLUSIVE OFFERING
MEMORANDUM

37-DOOR SINGLE FAMILY PORTFOLIO

PADUCAH, KENTUCKY
MIDTOWN AREA



**Income Producer!!
Investment Opportunity!**



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FOR SALE: \$4,226,000



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37-DOOR SF PORTFOLIO

This 37-door residential portfolio offers investors a rare opportunity to acquire a well-managed, geographically concentrated, and operationally efficient collection of assets across Paducah, Kentucky. 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:

37 residential doors strategically located across Paducah, KY 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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37-DOOR SF 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.



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37-DOOR SF PORTFOLIO

NEIGHBORHOOD OVERVIEW

Paducah's Midtown area is a friendly, highly walkable neighborhood known for its deep historic roots, timeless architecture, and emerging local businesses. It perfectly balances tight-knit residential charm with revitalized, industrial-chic spaces and is recognized for its ongoing community-driven revitalization.

Historic Architecture & Residential Charm

- **Iconic Housing Styles:** Midtown is famous for its timeless Tudor, classic bungalow, and grand Victorian homes.
- **Streetcar Suburb Legacy:** Jefferson Street and Fountain Avenue are the architectural anchors of the area. They previously functioned as streetcar suburbs and are officially listed on the National Register of Historic Places.
- **Revitalization Initiatives:** Many properties have been meticulously restored through local preservation incentives, creating highly sought-after, tree-lined residential streets
- **Close-Knit & Stable:** According to neighborhood metrics, Midtown boasts a large percentage of homeowners who value the welcoming, community-oriented atmosphere.
- **Affordability:** It is considered one of Paducah's most accessible and affordable neighborhoods, making it highly attractive for families, young professionals, and creatives.

INCOME OPPORTUNITIES

Economic Boom:

Paducah 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 Midtown Area of Paducah

PRIME PADUCAH PORTFOLIO LOCATION - Minutes to Downtown,
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 one of Paducah's most historic areas, this property portfolio offers tenants close access to:

Downtown Shops and Galleries Paducah Riverfront
The National Quilt Museum

Paducah's Best Restaurants, like Freight House, Cynthia's, Doe's Eat Place

Dry Ground Brewing Co & Paducah Beer Werks

Great coffee shops, like Etcetera Coffeehouse & Kirchoff's Bakery & Deli

Riverfront, Market House Theatre, Carson Center

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."





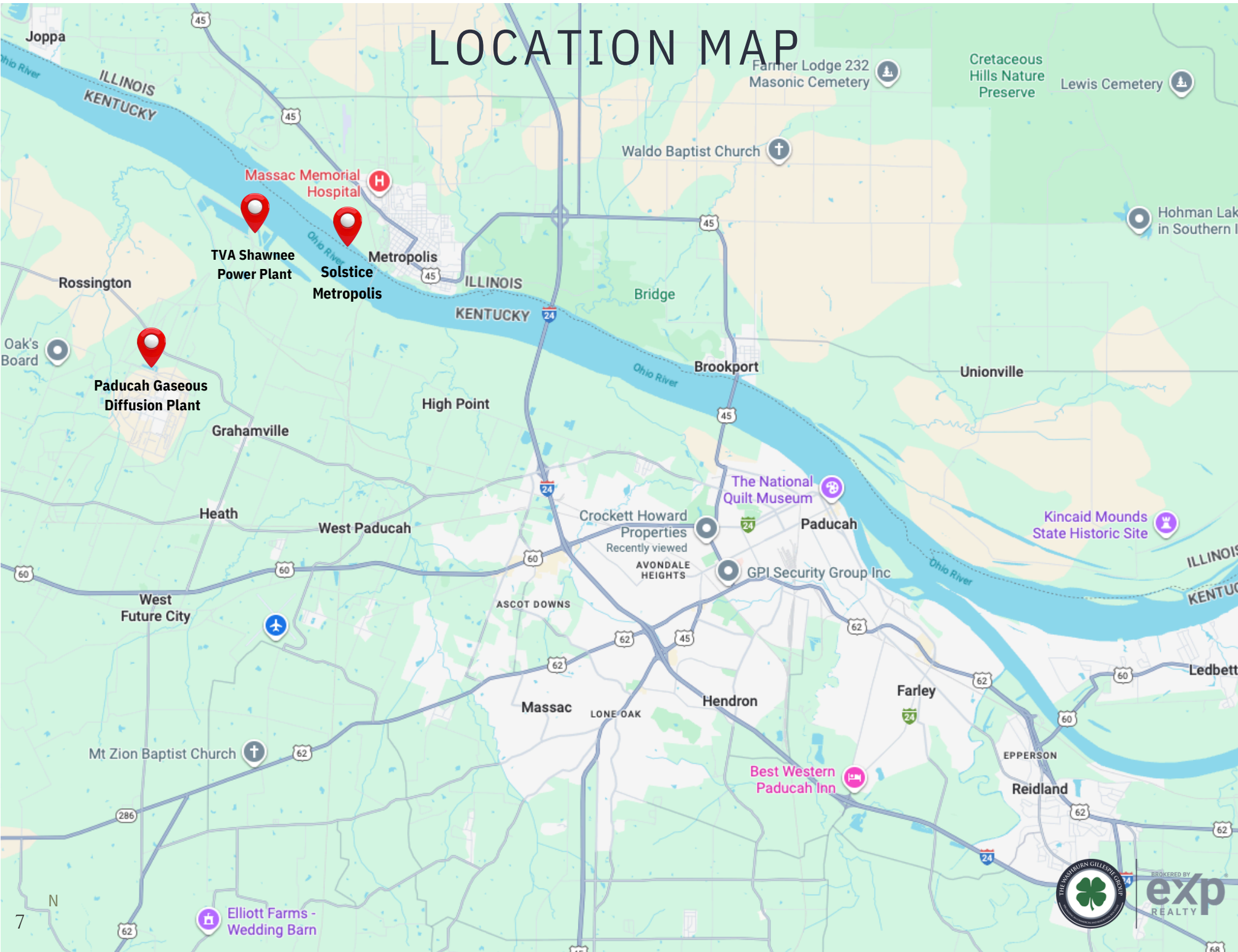
AppFolio is an all-in-one, cloud-based platform that centralizes and automates tasks like marketing, leasing, accounting, and maintenance. Its key strengths include AI-powered automation, a unified interface that streamlines workflows, online rent collection and payment tracking, and mobile accessibility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





LOCATION OVERVIEW

Paducah Demographics

Paducah is the only incorporated community in McCracken County. Paducah is located along the Ohio River below the mouth of the Tennessee River. McCracken County covers an area of approximately 249 square miles. Paducah is situated half way between St. Louis, Missouri and Nashville, Tennessee along Interstate-24.

Population (2020 Census)

According to the U.S. Census Bureau, in 2020 Paducah had a population of 27,137. In 2010, Paducah's population was 25,024. The City experienced an 8.44% growth between 2010 and 2020. McCracken County had a population of 67,875 reported in the 2020 Census. McCracken County also has grown since its 2010 population of 65,565.

Demographic Profile (2020 & 2023 Census)

According to the U.S. Census Bureau, 53.6% of the population of Paducah is comprised of females and 46.4% is comprised of males.

Median Age: 41.8 years

Median Household Income: \$48,500

Median Home Value: \$141,000

Homeownership Rate: 53%

Commute: Average commute time is around 16.4 minutes



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Paducah Downtown

The National Quilt Museum, Paducah

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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.

- **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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The image shows a large, multi-column table that is almost entirely illegible due to heavy blurring. A prominent red watermark is overlaid diagonally across the center of the table, reading "CONFIDENTIALITY AGREEMENT REQUIRED". The table appears to have a header row and several data rows, but the specific content within the cells cannot be discerned.

Rent Roll

The image shows a blurred screenshot of a rent roll spreadsheet. A large, bold, red watermark is superimposed diagonally across the center, reading "CONFIDENTIALITY AGREEMENT REQUIRED". The spreadsheet has several columns, including what appears to be a date column (with values like 2/1/2020) and numerical columns. The text in the spreadsheet is mostly illegible due to the watermark and blurring.