

FOR SALE
\$1,900,000



Shady Cliff Resort - Lake Malone

530 Lake Malone Road
Lewisburg, KY 42256



Katie Renfro

502.345.3667

katie@renfro.group
www.expcommercial.com

Table of Contents

FOR SALE

TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY SUMMARY	4
PROPERTY DESCRIPTION	5
COMPLETE HIGHLIGHTS	6
LOCATION INFORMATION	7
REGIONAL MAP	8
AERIAL MAP	9
SALE COMPARABLES	10
SALE COMPS	11
SALE COMPS MAP & SUMMARY	12
ADDITIONAL PHOTOS	13
ADVISOR BIOS	14
ADVISOR BIO 1	15

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from eXp Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither eXp Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. eXp Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. eXp Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. eXp Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

Katie Renfro
502.345.3667
katie@renfro.group



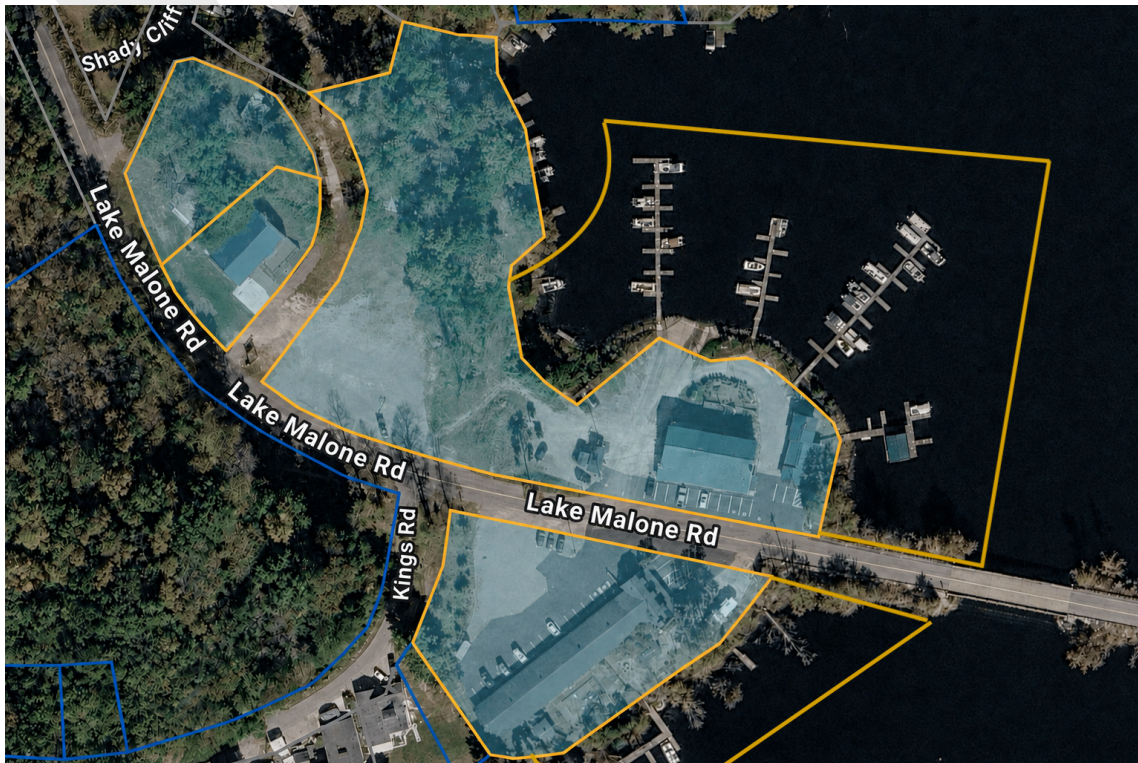
eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Property Information



Property Summary

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Shady Cliff Marina presents a unique waterfront hospitality and marina opportunity directly on Lake Malone in Lewisburg, Kentucky. Appraised at \$2.8 million and offered at \$1.9 million, the property combines lodging, marina operations, food and beverage, retail, and event-space potential in one destination.

The property includes 24 hotel rooms, three apartments, six RV sites, a store, gas service, restaurant space, approximately 64 boat slips, and dedicated wedding and event space. This diverse mix of amenities creates multiple potential revenue streams while serving overnight guests, boaters, local residents, and special-event customers. All equipment & furniture is included in the sale.

Conveniently located within approximately one hour of Nashville and Bowling Green, Shady Cliff Marina offers a compelling opportunity to acquire a versatile Lake Malone property at a substantial discount to its appraised value.

PROPERTY HIGHLIGHTS

- Waterfront resort and marina located directly on Lake Malone
- Offered at \$1.9 million; appraised at \$2.8 million
- Approximately \$900,000 below appraised value
- 24 hotel rooms for overnight accommodations
- 3 apartments providing additional residential or staff housing potential
- 6 RV sites
- Approximately 64 boat slips
- On-site gas service and store
- Restaurant space serving guests, boaters, and the local community
- Dedicated wedding and event space
- Diverse mix of hospitality, marina, retail, dining, and event-income potential
- Convenient access to Nashville, Bowling Green and Owensboro

Katie Renfro
502.345.3667
katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Property Description

FOR SALE



PROPERTY DESCRIPTION

Situated on approximately 2.94 acres along Lake Malone, Shady Cliff Resort features four buildings and a diverse combination of hospitality, residential, dining, marina, retail, RV, and event facilities.

The 10,840-square-foot hotel and lodge includes a welcoming lobby, 24 guest rooms, a two-bedroom apartment, and an on-site laundry room. The restaurant building includes a 3,877-square-foot furnished restaurant with equipment included in the sale. The second floor provides approximately 1,958 square feet of residential space, consisting of one one-bedroom, one-bathroom apartment and one two-bedroom, one-bathroom apartment.

The marina features 64 boat slips, six RV sites, and a 786-square-foot marina store. A fully furnished 2,612-square-foot event center with two restrooms provides space for weddings, private gatherings, and community events. Together, these improvements offer the infrastructure to support lodging, dining, marina services, RV accommodations, residential use, retail operations, and special events at one Lake Malone destination.

LOCATION DESCRIPTION

Shady Cliff Resort is located in Lewisburg, Kentucky, offering a peaceful setting surrounded by outdoor recreation, local history, and small-town charm. Located on Lake Malone, it provides opportunities for boating, fishing, hiking, and scenic lake activities.

The resort is also conveniently positioned within approximately one hour of Nashville, TN, and Bowling Green, KY, and just over an hour from Owensboro, KY. Evansville, IN, is approximately a two-hour drive away. This accessible location gives guests an easy escape from nearby regional hubs while maintaining the relaxed atmosphere that makes Shady Cliff Resort an appealing destination.

Katie Renfro
502.345.3667
katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Complete Highlights

FOR SALE



PROPERTY HIGHLIGHTS

- Waterfront resort and marina located directly on Lake Malone
- Offered at \$1.9 million; appraised at \$2.8 million
- Approximately \$900,000 below appraised value
- 24 hotel rooms for overnight accommodations
- 3 apartments providing additional residential or staff housing potential
- Fully furnished with Lazy boy hotel furniture
- 6 RV sites
- Approximately 64 boat slips
- On-site gas service and store
- Restaurant space serving guests, boaters, and the local community
- All Equipment is included.
- Dedicated wedding and event space
- Diverse mix of hospitality, marina, retail, dining, and event-income potential
- Convenient access to Nashville, Bowling Green, Owensboro, and, and the broader regional market

Katie Renfro
502.345.3667
katie@renfro.group

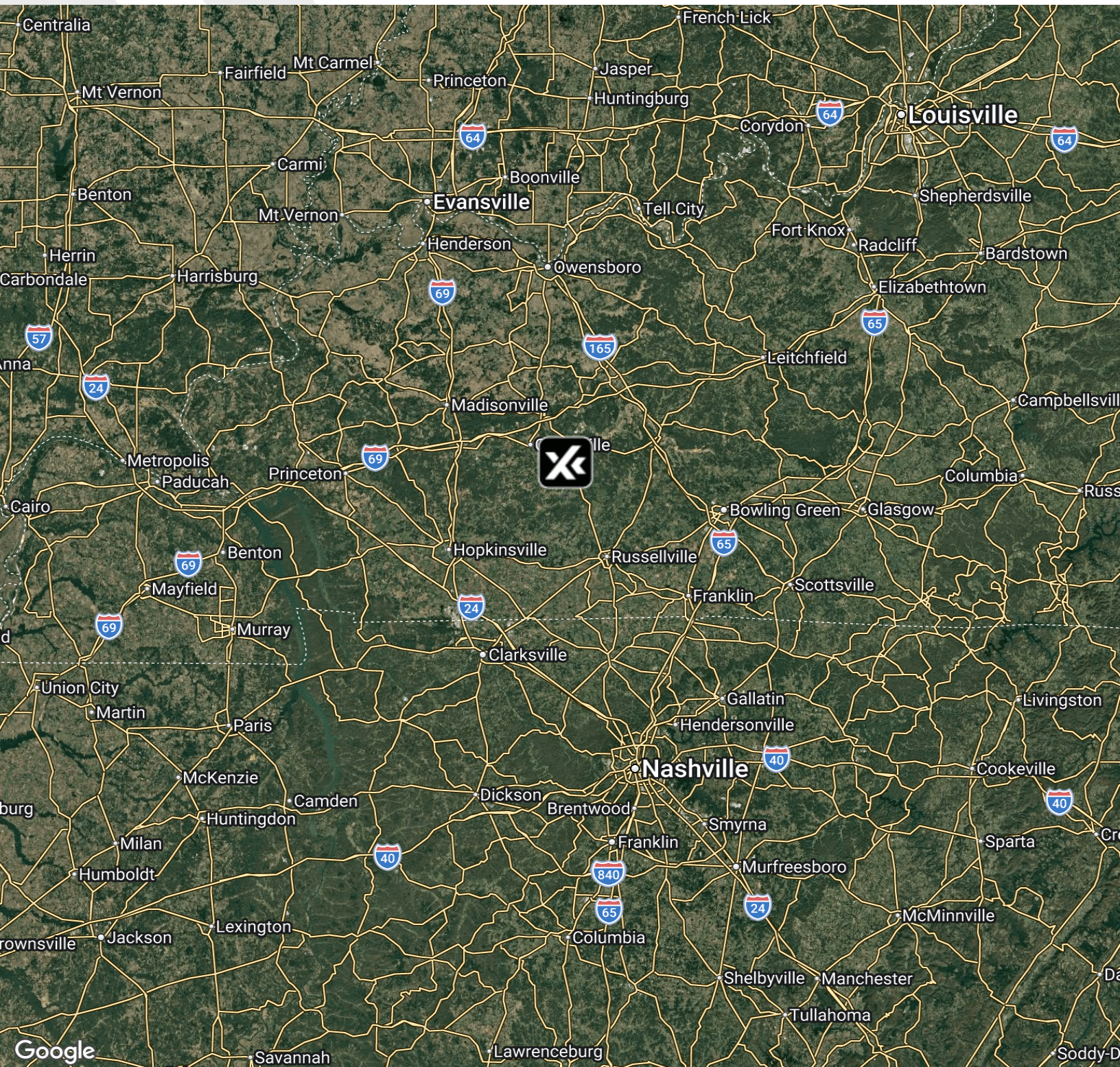


eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Location Information

Regional Map

FOR SALE



Katie Renfro
502.345.3667
katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Aerial Map

FOR SALE



Katie Renfro
502.345.3667
katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Sale Comparables



Sale Comps

FOR SALE



SHADY CLIFF RESORT - LAKE MALONE

530 Lake Malone Road, Lewisburg, KY 42256

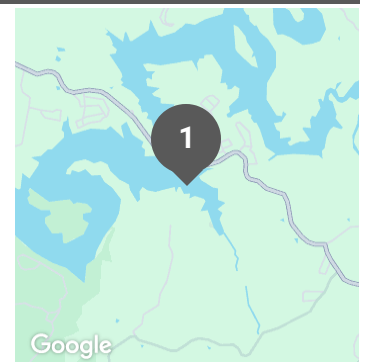
Price: \$1,900,000 Bldg Size: 20,073 SF
 Lot Size: 2.94 Acres No. Units: 97
 Year Built: 1991



MOON RIVER MARINA

3025 Rockcastle Rd , Cadiz, KY 42211

Price: \$2,999,000



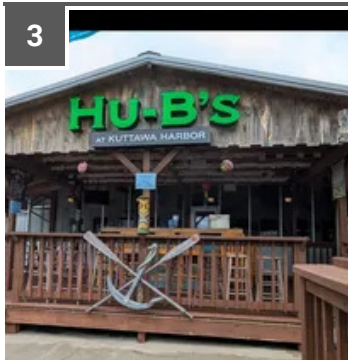
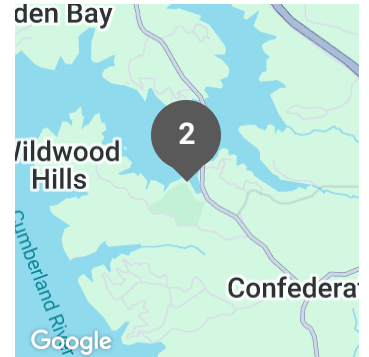
OFFERING SUMMARY			
Description:			
Number of Units:			
Lot Size:			
Building Size:			
DEMOGRAPHICS		0.25 MILES	0.51
Total Households		7	28
Total Population		15	61
Average HH Income		\$91,913	\$86,000



EDDY CREEK MARINA RESORT

7612 KY-93 South , Eddyville, KY 42038

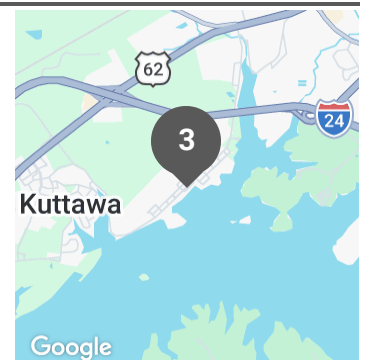
Price: \$3,750,000



HUB'S / KUTTAWA HARBOR

1709 Lake Barkley Dr , Kuttawa, KY 42055

Price: \$8,300,000



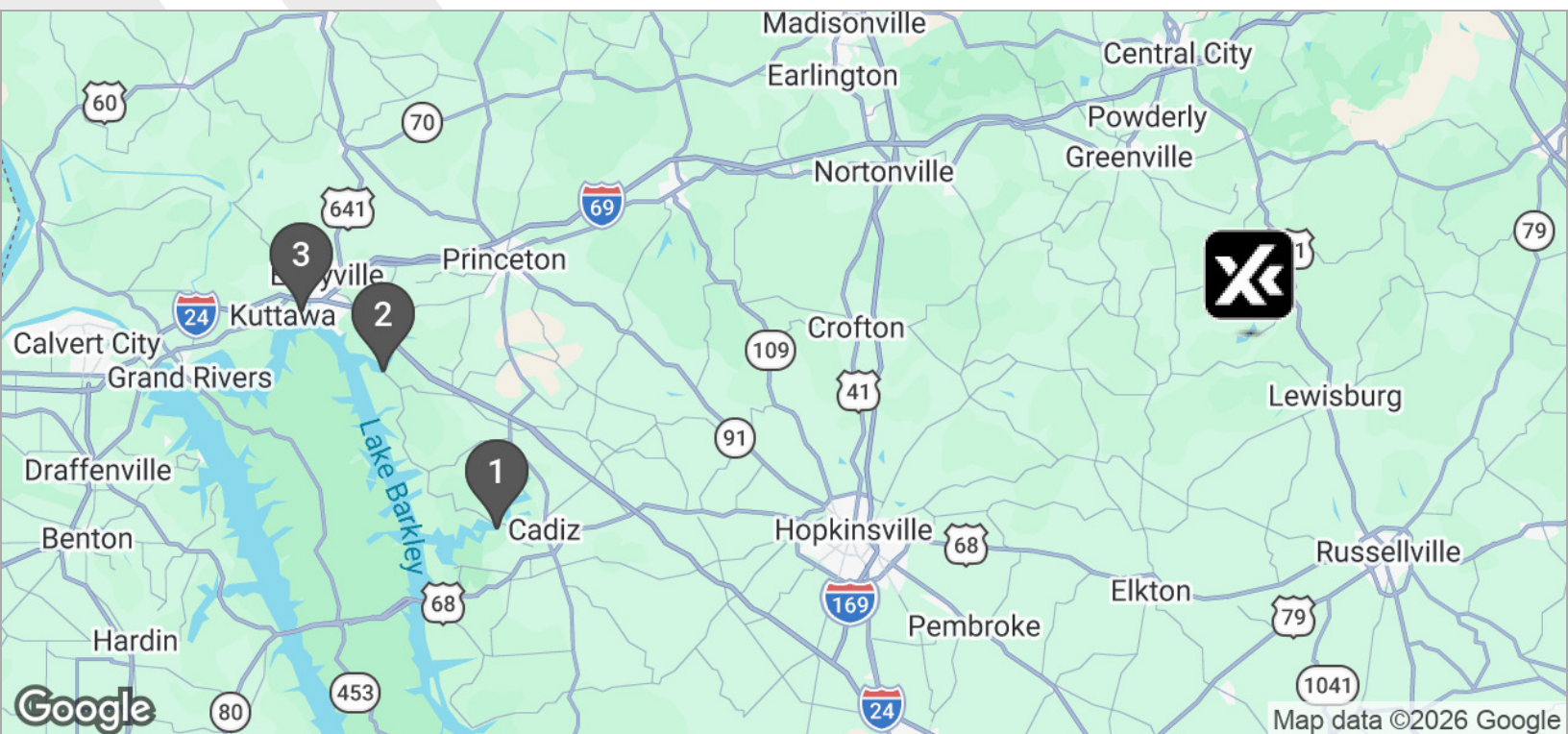
Katie Renfro
 502.345.3667
 katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Sale Comps Map & Summary

FOR SALE



	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS
★	Shady Cliff Resort - Lake Malone 530 Lake Malone Road Lewisburg, KY 42256	\$1,900,000	20,073 SF	2.94 Acres	97
1	Moon River Marina 3025 Rockcastle Rd Cadiz, KY 42211	\$2,999,000	-	-	-
2	Eddy Creek Marina Resort 7612 KY-93 South Eddyville, KY 42038	\$3,750,000	-	-	-
3	HuB's / Kuttawa Harbor 1709 Lake Barkley Dr Kuttawa, KY 42055	\$8,300,000	-	-	-
AVERAGES		\$5,016,333	NAN SF	NAN ACRES	

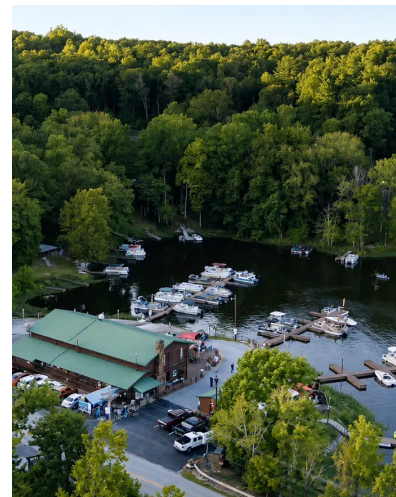
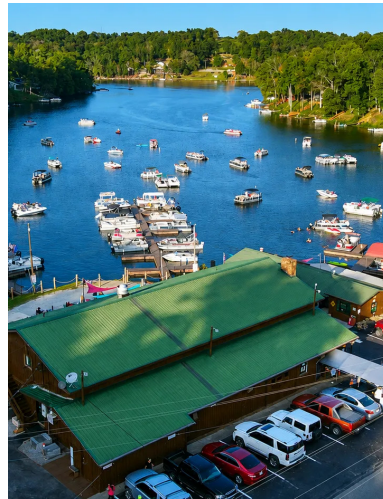
Katie Renfro
502.345.3667
katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Additional Photos

FOR SALE



Katie Renfro
502.345.3667
katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Advisor Bios



Advisor Bio

FOR SALE



KATIE RENFRO

katie@renfro.group

Direct: **502.345.3667** | Cell: **502.345.3667**

Website: <https://ky-incre.com/>

KY # 271918

PROFESSIONAL BACKGROUND

Katie Renfro is a Commercial Real Estate specialist in Louisville, bringing a unique blend of real estate expertise and hands-on business experience to every transaction. Licensed in both Kentucky and Indiana, she also leverages her network to provide seamless real estate services to clients nationwide.

Katie has been involved in significant sales and leasing transactions, giving her valuable experience navigating complex deals and delivering results in competitive markets. Her understanding of real estate investment, development, and business operations intersects, allowing her to identify opportunities others may overlook.

Before transitioning into commercial real estate, Katie successfully operated businesses in the construction, development, and manufacturing sectors. This experience sharpened her skills in negotiation, project management, and strategic planning—tools she now uses to advocate for her clients and help them make confident, well-informed decisions.

Known for her strong work ethic and client-first approach, Katie is committed to understanding each client's goals and aligning them with smart, strategic real estate solutions. Whether working with investors, developers, or business owners, she brings insight, energy, and a results-driven mindset to every project.

MEMBERSHIPS

CREW

KREE

Louisville Family Business

eXp Commercial

2303 Hurstbourne Village Dr Ste 300 ,
Louisville, KY 40299
855.440.1167

Katie Renfro
502.345.3667
katie@renfro.group



eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith, either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

Thank you!



Katie Renfro

502.345.3667

katie@renfro.group

www.expcommercial.com