



EXCLUSIVE OFFERING
MEMORANDUM

SINGLE FAMILY RENTAL PORTFOLIO

METROPOLIS | SOUTHERN ILLINOIS



BROKERED BY
exp
REALTY

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Metropolis overlooking the Ohio River



Metropolis, IL

TABLE OF CONTENTS

- 01 PORTFOLIO OVERVIEW
- 02 LOCATION OVERVIEW
- 03 LOCATION MAP
- 04 RENT ROLL



PORTFOLIO OVERVIEW

15 Single Family
Rentals Offered at
\$1,199,000

Property addresses:

11 Neihoff Ln	Metropolis	IL 62960
701 W 19th St	Metropolis	IL 62960
204 Lindsey Ave	Metropolis	IL 62960
212 Lindsey Ave	Metropolis	IL 62960
213 Oak Dr	Metropolis	IL 62960
313 Lindsey Ave	Metropolis	IL 62960
213 W 16th St	Metropolis	IL 62960
215 W 16th St	Metropolis	IL 62960
1804 Ferry St	Metropolis	IL 62960
311 E 12th St	Metropolis	IL 62960
102 E 17th St	Metropolis	IL 62960
803 E 6th St	Metropolis	IL 62960
807 E 6th St	Metropolis	IL 62960
805 E 6th St	Metropolis	IL 62960
905 E 6th St	Metropolis	IL 62960





PORTFOLIO OVERVIEW

15-Unit Residential Rental Portfolio | Metropolis, Illinois

An exceptional opportunity to acquire a stabilized, income-producing residential portfolio strategically located throughout Metropolis, Illinois. This professionally managed collection of assets offers immediate cash flow, operational efficiency, and strong long-term upside driven by regional economic growth.

Portfolio Highlights

- 15 Residential Units located within close geographic proximity throughout Metropolis, Illinois
- Currently 87% occupied, this portfolio provides immediate in-place cash flow from day one
- Stable, Long-Term Tenant Base with strong occupancy history and established landlord-tenant relationships
- Below-Market Rents create a clear value-add opportunity through future rent increases and revenue optimization
- Operationally Efficient Portfolio due to the concentrated location of the assets, allowing for streamlined management and reduced operating costs
- Professionally Maintained & Managed with consistent rental performance and strong tenant retention





PORTFOLIO OVERVIEW (continued)

Strong Market Fundamentals

- Positioned to benefit from the ongoing economic expansion surrounding the DOE Site development across the river in Kentucky
- Thousands of new jobs expected throughout Southern Illinois and Western Kentucky over the next two years
- Increasing employment growth is already driving stronger housing demand and rental rate pressure throughout the region
- Limited local housing supply continues to place a premium on well-located rental properties in the market

Investment Appeal

- Ideal opportunity for a first-time investor seeking immediate scale and stable income
- Attractive addition for a seasoned investor looking to expand an existing residential rental portfolio
- Combination of current cash flow + future upside potential offers both stability and growth
- Opportunity to capitalize on a market poised for continued economic and population growth

This portfolio represents a rare chance to acquire a scalable, efficiently operated residential investment platform in one of Southern Illinois' emerging growth markets.



LOCATION OVERVIEW



Metropolis, IL



Superman Statue in Metropolis

METROPOLIS, ILLINOIS

Metropolis, IL, is a city in Massac County with a population of around 5,900 and a median age of 46. The city is known as the "Home of Superman" and offers attractions like the Superman Statue and Super Museum, along with outdoor activities at Fort Massac State Park. Current economic data shows a median household income of about \$51,548 and a median home value of \$93,700.

Current overview

Population: Around 5,900 (a slight decrease since the last census)

Median Age: 46.3 years

Median Household Income: \$51,548 (with a 11.1% increase from 2022 to 2023)

Median Home Value: \$93,700

Homeownership Rate: 67.3%

Commute: Average commute time is around 17.4 minutes

Things to do and points of interest

Superman attractions: Visit the Superman statue, Super Museum, and other related landmarks.

Outdoor activities: Explore Fort Massac State Park, go kayaking on the Ohio River, or enjoy parks like Dorothy Miller Park.

Annual events: Attend the annual four-day Superman celebration.

Casinos: Visit Harrah's Metropolis.

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."*





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



Paducah Downtown

The National Quilt Museum, Paducah

- **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.





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.



Marquette Transportation

- **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. The Paducah Sports Park is undergoing a phased opening, hosting its inaugural tournament for 65 youth baseball teams on the weekend of May 23, 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.



Paducah Sports Park

- **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.



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.

Barkley Regional Airport



Barkley Regional Airport

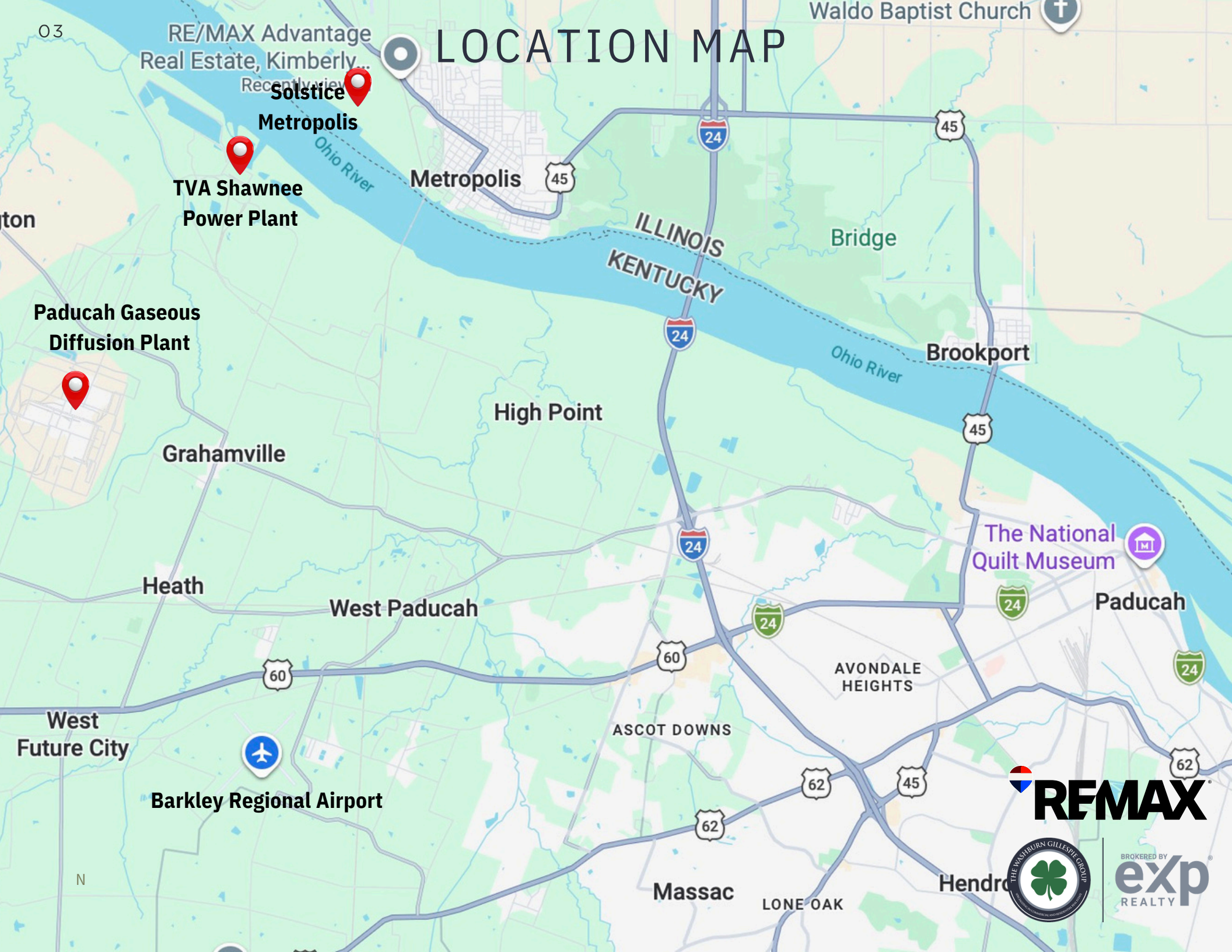


 **REMAX**



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LOCATION MAP



RE/MAX Advantage
Real Estate, Kimberly...

Solstice

Metropolis

TVA Shawnee
Power Plant

Paducah Gaseous
Diffusion Plant

Grahamville

Heath

West Paducah

West
Future City

Barkley Regional Airport

Metropolis

High Point

ILLINOIS
KENTUCKY

Bridge

Brookport

The National
Quilt Museum

Paducah

AVONDALE
HEIGHTS

ASCOT DOWNS

Massac

LONE OAK

Hendro



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Rent Roll

The image shows a blurred screenshot of a rent roll spreadsheet. A large, bold, red watermark is superimposed over the center of the page, reading "CONFIDENTIALITY AGREEMENT REQUIRED". The background shows a table with multiple columns and rows of data, including what appears to be property addresses and numerical figures, but the text is too blurry to read accurately.