

ABSOLUTE AUCTION

Tuesday, Oct. 17th 5:00 PM

AUCTION SITE: 2027-2031 Lexington Avenue, Owensboro, KY. Located on the corner of Lexington Ave and Ford Ave. **Watch for signs!**

In order to assist in liquidating their excess properties, Kurtz Auction & Realty has been authorized to sell the following property holdings of Premier Property Management, LLC to the highest bidder, **regardless of price:**

TWO MULTI-FAMILY HOMES

2027 Lexington Avenue

- Brick home with 3,024 square feet, currently configured as a triplex
- Downstairs unit consists of two bedrooms, two bathrooms, two living rooms, and two kitchens
 - * Currently rented for \$950 per month
 - * Previously configured as a duplex
- Each upstairs unit consists of one-bedroom, one-bath, living room and kitchen
 - * Currently rented for \$600 and \$650 per month
- (2) Two car detached garages
- Unfinished basement



2031 Lexington Avenue

- Corner lot home with 3,040 square feet, currently configured as a triplex
- Downstairs unit consists of two bedrooms, two bathrooms, living room and kitchen
 - * Currently rented for \$850 per month
- Each upstairs unit consists of one bedroom, one bath, living room and kitchen
 - * Currently rented for \$550 per month
- Three car garage
- Unfinished basement



Auctioneers Note: Options are endless with this offering. These two properties provide the rare opportunity to capitalize on one of the most desirable areas in Owensboro. Properties located in the heart of the Dogwood Azalea neighborhood such as these are rarely available. Purchasers will have the ability to realize multi-family income or to transform these properties into your forever home. Mark your calendars so you can make sure that you take advantage of this unique opportunity.

Terms: 10% down at the auction, balance on or before December 1st, 2023. Possession with deed subject to lease terms and tenant rights. Rents and 2023 property taxes will be pro-rated. Rental deposits are transferred to the buyers at closing.

For more information visit www.kurtzauction.com or call Clay Taylor or Tyler Edge, auctioneers.

OWNERS: Premier Property Management, LLC

800-264-1204

kurtzauction.com

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Announcements made at auction take precedence over printed material