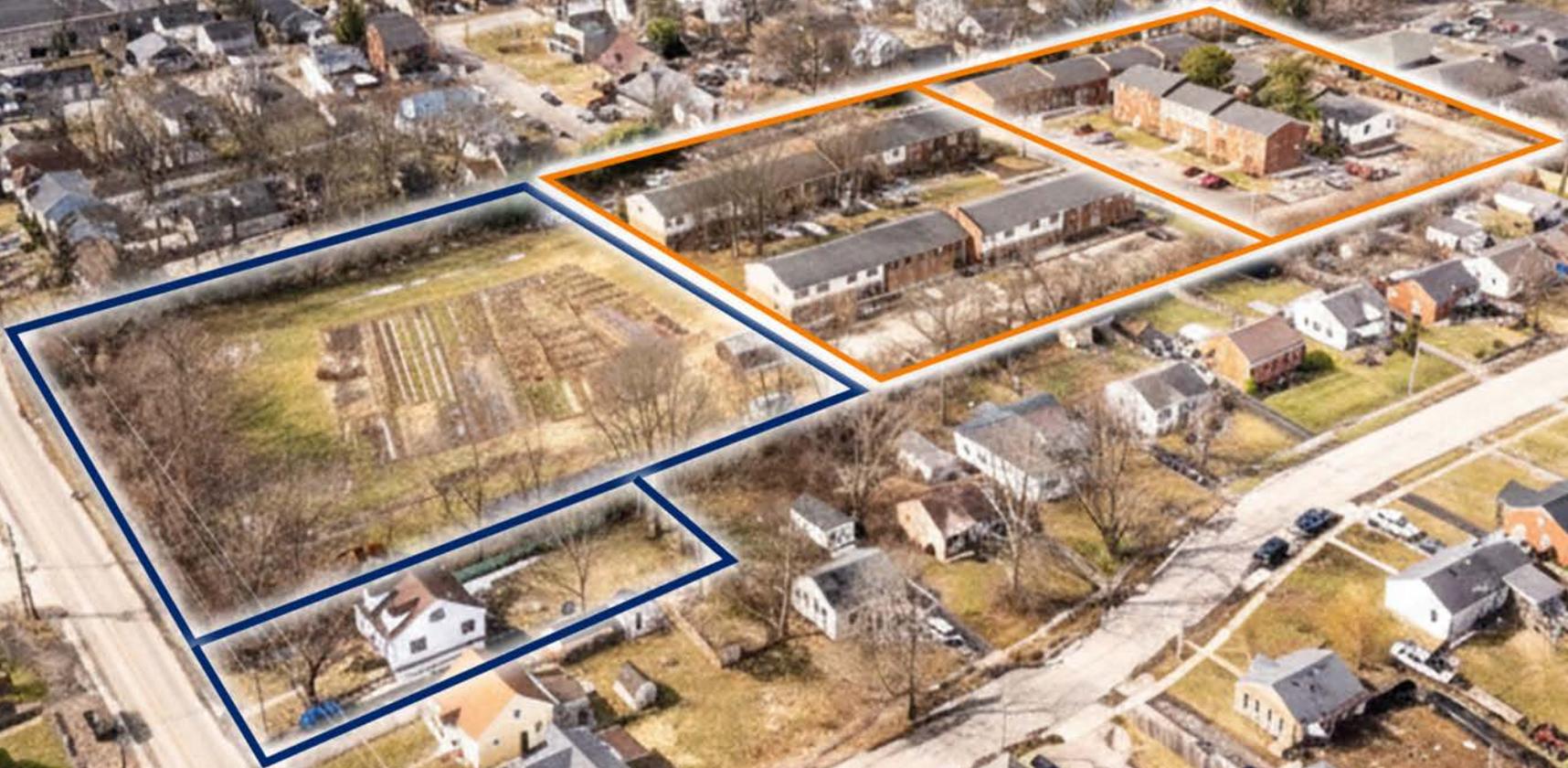


# Offering Memorandum

## Multifamily Opportunity Zone

### 78 Unit Complex + 2.02 Adjacent Acres

150 - 151 Northland Dr | 1425 & 1411 N. Limestone | Lexington, KY 40505



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# EXECUTIVE SUMMARY



# The Largest Available Qualified Multifamily OZ Investment in Lexington, KY

SVN Stone Commercial Real Estate is pleased to present the exclusive offering of **Biscayne Apartments** (78-unit multifamily community serving the rapidly transforming Northeast corridor of Lexington, Kentucky, 3.71 acres) + **1411/1425 N Limestone** (a combined 2.02 acres of entitled land ripe for affordable housing development)

**This 5.73-acre opportunity represents a rare convergence of *genuine* community need, *exceptional* market fundamentals, and one of the most *powerful* tax incentive structures available to American investors today.**

The current improvements consist of five masonry buildings offering a mix of spacious one- and two-bedroom residences on a 3.71-acre site. Ideally positioned just minutes from the trendy **NoLi (North Limestone) District** and the historic Greyline Station marketplace, Biscayne is perfectly situated to capture the organic growth of Lexington's urban core.

Current ownership has maintained a stable operational profile; however, significant "*Operational Alpha*" remains. The asset is located in both a **Qualified Census Tract** and an **Opportunity Zone**, providing new ownership with powerful tax-advantaged strategies.

Lexington continues to face a critical housing shortage, with a documented deficit of 22,000 housing units needed today to meet existing demand. This supply-demand imbalance, combined with proximity to downtown employment anchors like **Rupp Arena, Central Bank Center**, and the **UK Healthcare** system, ensures long-term occupancy stability.



# LEXINGTON, KENTUCKY: A MARKET IN SHORTAGE

## A CRITICAL SUPPLY / DEMAND IMBALANCE

**22,549**

Units Needed  
in Fayette Co. right now

**14,000**

Rental Units Short  
of total housing gap

**47%**

Rent Increase  
2019 to 2024

**54%**

Renters Cost-Burdened  
spending 30%+ on housing

**4.8%**

Vacancy Rate  
razor-thin market

Lexington-Fayette County is currently facing a documented housing crisis, with a reported deficit of **22,549 housing units** needed today to meet existing demand. Restricted by the **Urban Service Boundary**, Lexington's development footprint is capped.

## NORTHEAST NEW CIRCLE ROAD REVITALIZATION

Lexington has received **\$22 million in federal funding** from the **Safe Streets and Roads for All Grant**, which will address safety concerns and reconstruct critical roadways. With this grant, **critical upgrades can be made** that will help reduce pedestrian incidents and injuries, increase lighting, provide better neighborhood access, and create new shared-use paths.

### A Complete Streets Vision



## ECONOMIC ANCHORS & EMPLOYMENT

The Northeast submarket benefits from its proximity to major regional employment driver.

**\$69,479**

Median Household Income

**332,840**

Population

## MAJOR EMPLOYERS



Best City to Live in America



Best City for New College Grads



Best Large College City



Best Cities to Raise a Family



Most Diversified Metro Economics



Colleges and Univs. Within 40 Miles

# WHY BUILD AFFORDABLE?

## 2.02 ACRES READY FOR DEVELOPMENT

Adjacent to the Biscayne Apartments are two designated **Opportunity Zone** lots ready for Multifamily Development...

### INCOME PROFILE

Within 1 mile, 32% of households earn less than \$40,000 a year. Within 3 miles, that jumps to nearly 39% – roughly 14,000 households earning under \$40k. At the 3-mile ring alone, 9.2% of households earn less than \$10,000. That's not a rounding error. That's a structural affordability crisis sitting directly around this land.

The median household income decreases as you zoom in closer to the site – \$59,879 at 5 miles, dropping to \$50,864 at 3 miles, and \$55,233 at 1 mile. The land sits at the economic epicenter of the most income-stressed part of this corridor.

### RENTER MARKET

*More than half the households surrounding this site are **already renting**. This is not a homeownership neighborhood*

*The **demand base for rental housing is baked in**, and it's concentrated in the lower-income bands that need **affordability protections** most.*



## ASSESSING SITE DEMOGRAPHICS

Population	12,065	85,398	182,811
Median Household Income	\$55,233	<b>\$50,864</b>	\$59,879
Median Net Worth	\$71,623	<b>\$53,432</b>	\$76,516
Renter-Occupied Households	49%	54.4%	51.9%
Households Earning Under \$40k	-32%	<b>-39%</b>	-34%
Esri Wealth Index (avg = 100)	48	<b>57</b>	67
Median Age	39.1	32.9	34.7

Orange = most economically stressed ring for that metric - Source: Esri 2023 Demographic & Income Profile

## Lexington's 2025 "Stepped Up" Density Reform (UGM ZOTA)

In June 2025, the Lexington-Fayette Urban County Council approved the Urban Growth Management (UGM) Zoning Ordinance Text Amendment (ZOTA), advancing Lexington's "stepped up" density strategy to address housing shortages.

The changes allow developers to access higher-density zoning classifications when providing affordable ( $\leq 80\%$  AMI for 10 years) or workforce ( $\leq 120\%$  AMI) housing, effectively permitting "zone jumping" (e.g., R-3 developing at R-4 density).

Additional reforms – including eliminating minimum parking requirements and creating a Corridor Node zone for dense, mixed-use development – are intended to encourage more compact growth, though some neighborhood groups have raised infrastructure and community-impact concerns.

# BISCAYNE APTS SUMMARY

## PROPERTY SUMMARY

<b>PARCELS CONSIDERED:</b>	151 Northland Dr (Biscayne) 150 Northland Dr (Biscayne) 1411 N Limestone (Land, R-3 Zone) 1425 N Limestone (1,380 sf house, R-1C)
<b>YEAR BUILT (BISCAYNE):</b>	1970 Phase I, 1974 Phase II
<b>UNIT TYPES:</b>	1 Bedroom/1 Bath & 2 Bedroom/1 Bath
<b>AVERAGE IN PLACE RENT:</b>	\$857 per unit
<b>AVERAGE MARKET RENT:</b>	\$1,034 per unit
<b>ZONED:</b>	R-3
<b>OCCUPANCY:</b>	87%
<b>LOT SIZE:</b>	3.71 ACRES + 2.02 ADJACENT ACRES AVAILABLE
<b>PRICE:</b>	<i>Subject to offer</i>



## UNIT MIX

UNIT TYPE	COUNT	AVG. SQ. FT.	AVG. IN PLACE RENT	YEAR 1 MARKET RENT
1 Bed 1 Bath	30	660	\$724	\$955
2 Bed 1 Bath	48	880	\$944	\$1,083

## BISCAYNE APTS HIGHLIGHTS



- **Under-rented Asset with Significant Upside:** 78-unit community currently \$.36/sf under-rented.
- **Permanently Tax-Advantaged via Opportunity Zone & QCT Dual Designation:** Strategic location providing tax-advantaged investment benefits and long-term capital preservation.
- **Strategic Urban Core Proximity:** Located just minutes from the **NoLi District** and **Greyline Station**, Lexington's premier destination for local dining and retail.
- **High-Traffic Visibility:** Situated on a primary artery with **14,668 cars per day**, providing continuous organic marketing.
- **Transit-Oriented Connectivity:** Immediate access to **Lextran Bus Route 7 (North Limestone)**, connecting residents directly to Downtown Lexington and the Transit Center.
- **Highly Walkable Neighborhood:** A **Walk Score of 70/100**, indicating a "Very Walkable" environment near essential services and employers.
- **Employment Anchor Access:** Proximity to **Rupp Arena, Central Bank Center**, and **UK Healthcare** ensures a robust and diverse tenant base.
- **Durable Construction:** Masonry exteriors with pitched composition shingle roofing and ample grade-level parking (161 spaces).
- **Favorable Market Dynamics:** Insulated by Lexington's **Urban Service Boundary**, which restricts new competition and drives organic rent growth.
- Significant **investments** have been made in the property to enhance both its curb appeal and long-term value, including **landscaping, roof work**, and exterior repairs such as **paving**.

## BISCAYNE APTS AMENITIES

- Spacious Units
- On-Site Laundry Facilities
- Ample Surface Parking (161 Spaces)
- Private Balconies and Patios
- Washer/Dryer Hookups Available (in 2BR Units)
- Convenient Access to Public Transportation
- Professional On-Site Management Office
- Expansive On-Site Green Space/Garden
- Professionally Managed Community
- Convenient Access to North Broadway and *improved* New Circle Road



**SPACIOUS  
UNITS**



**ABUNDANT  
PARKING**



**PUBLIC  
TRANSIT  
ACCESS**



**5 MIN.  
TO  
DOWNTOWN**



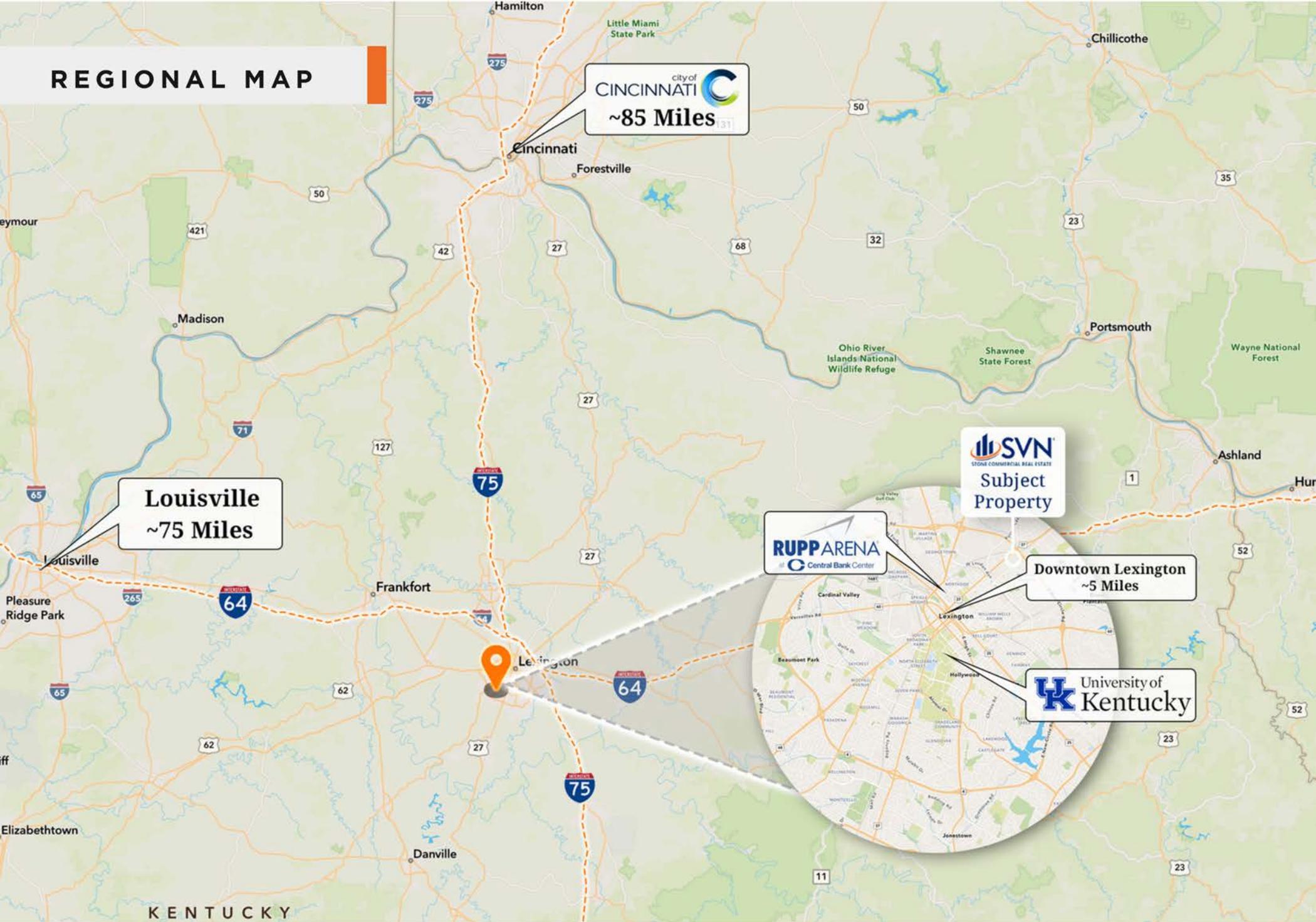
**LOCATED IN  
OPPORTUNITY  
ZONE**



# PROPERTY LOCATION



# REGIONAL MAP



city of  
**CINCINNATI**  
~85 Miles

**Louisville**  
~75 Miles

**RUPPARENA**  
of Central Bank Center

**SVN**  
STONE COMMERCIAL REAL ESTATE  
**Subject Property**

**Downtown Lexington**  
~5 Miles

**UK** University of Kentucky

 **LEXINGTON**  
Downtown Lexington

  
Speedway

**Save a lot** H&R BLOCK  
food stores  
**DOLLAR GENERAL**

  
LEXINGTON Legends

**GREYLINE**  
STATION

 Lextran

 Lextran

 Lextran

 Lextran

N Broadway | VPD 14,668+

 Lextran

N Limestone | VPD 7,670+

  
STONE COMMERCIAL REAL ESTATE  
150 & 151 Northland Dr  
Biscayne Apartments

  
STONE COMMERCIAL REAL ESTATE  
1425 & 1411 N Limestone  
2.02 Acres  
+/- 350' Frontage on N. Lime

# AERIAL

New Circle Rd Improvement Project Zone: Safety enhancements, pedestrian and bicycle paths, ADA transit stops, safe crossings.



N Limestone | VPD 7,670+



**5.73 Acres  
Total - All  
Four  
Properties**

**SVN**  
STONE COMMERCIAL REAL ESTATE  
1425 & 1411 N Limestone  
2.02 Acres  
+/- 350' Frontage on N. Lime

**SVN**  
STONE COMMERCIAL REAL ESTATE  
Biscayne  
Apartments



OVERHEAD

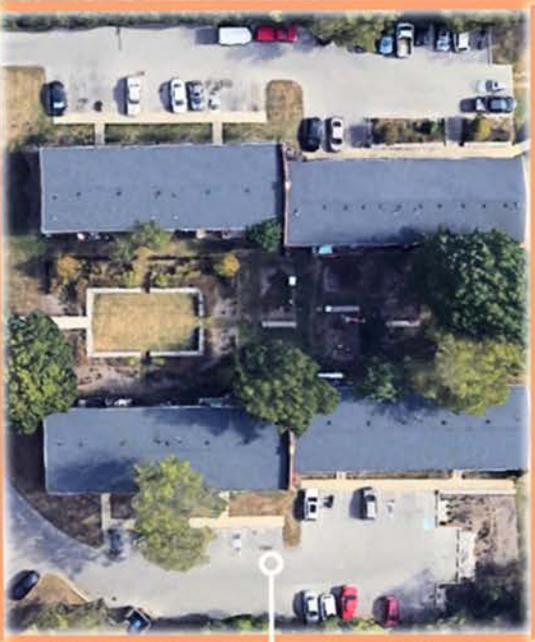


1425 N. Limestone  
0.16 Acres

+/- 350' Frontage on N. Limestone



Biscayne Apartments  
151 Northland Dr.



Biscayne Apartments  
150 Northland Dr.



1411 N. Limestone  
1.86 Acres

# AERIAL PHOTOS





# UNITS



**INTERIOR PHOTOS**



# INTERIOR PHOTOS



**INTERIOR PHOTOS**



## RENT COMPS (TRUE PEER ANALYSIS)

Based on submarket peers in the 40511/40505 Northeast corridor.

Property Name	Zip Code	1BR Rent	2BR Rent	Property Name
The Paddock	40511	\$1,150	\$1,231	The Paddock
Brittany Square	40511	\$950	\$1,150	Brittany Square
Fox Run	40511	\$934	\$1,034	Fox Run
<b>Biscayne (Targets)</b>	<b>40505</b>	<b>\$944</b>	<b>\$1,025</b>	<b>Biscayne (Targets)</b>





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