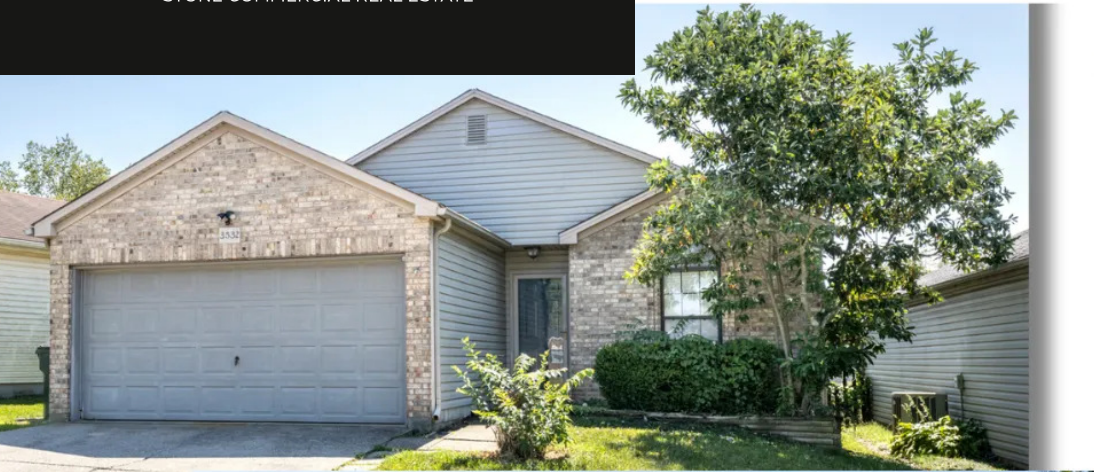




SF Portfolio: S. Richmond Rd Area



**3532 Brookwind Way
309 Squires Road
321 Squires Road**

LEXINGTON, KY 40515

PRESENTED BY:

NEAL METCALFE

C: 859.312.8069

neal.metcalfe@svn.com

PROPERTY SUMMARY

3 SFR FOR SALE - S. RICHMOND RD AREA, LEXINGTON KY

3532 BROOKEWIND WAY
309 SQUIRES RD
321 SQUIRES RD
LEXINGTON, KY 40515

OFFERING SUMMARY

SALE PRICE:	\$979,000
BUILDING SIZE:	1,300 SF
LOT SIZE:	0.09 Acres
PRICE / SF:	\$753.08



PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present for sale: A three-home Single Family Rental portfolio off the South Richmond Rd area in 40515.

The properties are all currently rented well below market SF rents & have consistently been occupied during this current ownership. 3532 Brookewind Way, 309 & 321 Squires Road are being sold as a package. Tenants pay rent, utilities, and maintain the property, Owner pays taxes and insurance. NO HOA. There are month to month leases in place, so a new owner could make some changes if desired.

Please allow a 48 hour notice to schedule any tours by contacting Neal Metcalfe, Senior Advisor, SVN Stone Commercial 859-312-8069, or neal.metcalfe@svn.com.

PROPERTY HIGHLIGHTS

- Three SF properties:
- 3532 Brookewind Way
- 309 Squires Rd
- 321 Squires Rd
- Tenant pays rent + utilities and maintenance. Owner pays insurance and taxes. NO HOA, no washer - dryer provided.



TENANTS
IN PLACE



DESIRABLE
RICHMOND RD
CORRIDOR



TENANT PAYS RENT,
UTILITIES & MAINT.



309 Squires Road
1,220 SF | 3 Bed 2 Bath
\$1,800 Monthly Rent





3532 Brookewind Way
1,162 SF | 2 Bed 2 Bath
\$1,600 Monthly Rent





321 Squires Road
1,223 SF | 3 Bed 2 Bath
\$1,600 Monthly Rent

ADDITIONAL PHOTOS





NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

Cell: **859.312.8069**

PROFESSIONAL BACKGROUND

Neal Metcalfe is a Senior Advisor with SVN Stone Commercial Real Estate, specializing in the sale and leasing of retail, office, industrial, and land properties, as well as property management across Central and Eastern Kentucky. With his SVN practice dating to 2012, Neal brings a client-first approach grounded in deep market knowledge and long-standing community relationships.

Before transitioning to commercial real estate, Neal built over two decades of commissioned sales experience in broadcasting and digital media marketing, including roles with NBC affiliate WLEX-TV, WVLC AM/FM, and multiple corporate radio and marketing groups. That background gave him a strong foundation in B2B relationship-building, marketing strategy, and working directly with business owners and decision-makers — skills he applies daily in his real estate practice.

Neal is deeply rooted in the Central Kentucky community. He has served on the CCIM Lexington Board, the Commercial Property Association of Lexington (CPAL), the Richmond Chamber of Commerce Governing Board, the Economic Development Committee, the Madison County Planning and Zoning Board, and the KCREA Board. He also supports Young Life Madison County, Immanuel Baptist Church, and other local nonprofits and ministries.

Outside of work, Neal enjoys golf, travel, Airstream camping, and working on his home. He resides in Richmond, Kentucky with his wife, Christy, and they have two daughters, Mayson and Emma. You can contact Neal at 859-312-8069 or neal.metcalfe@svn.com.

EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A. Communications- University of Kentucky, Lexington, KY

MEMBERSHIPS

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.