



**SILVESTRI
CRAIG**
Realtors



Commercial & Residential Real Estate Professionals

FAYETTE CROSSING

APARTMENT COMMUNITY

LEXINGTON, KENTUCKY

MULTI-FAMILY OFFERING

249 East Reynolds Road Lexington, KY 160 Units

THE OFFERING

Number of Units.....160
 Year Built.....1971(Donabrook)
 1974(Fayette Crossing)
 Price.....\$8,900,000.00 (\$55,625/door)

INVESTMENT FEATURES

- Two pools and sundecks
- Ceiling Fans
- Fully Equipped Kitchens
- Spacious Floor Plans
- 24 Hour Maintenance Hotline
- Walk to shopping and dining
- Park Like Setting
- Laundry Facility
- Ample Parking
- Walk-in Closets
- Window Coverings
- Cable Ready
- Internet Ready

FAYETTE CROSSING APARTMENT COMMUNITY

Fayette Crossing Apartment community is comprised of Fayette Crossing (154 units) and Donabrook Apartments (6 units). Fayette Crossing Apartment Community is located on Nicholasville Road, one of Lexington's hot spots and approximately 0.5 mile from one of Kentucky's Largest Mall, The Fayette Mall (1,183,982 sq ft). Some of the best shopping and dining in Lexington can be found within minutes of Fayette Crossing Apartment Community.

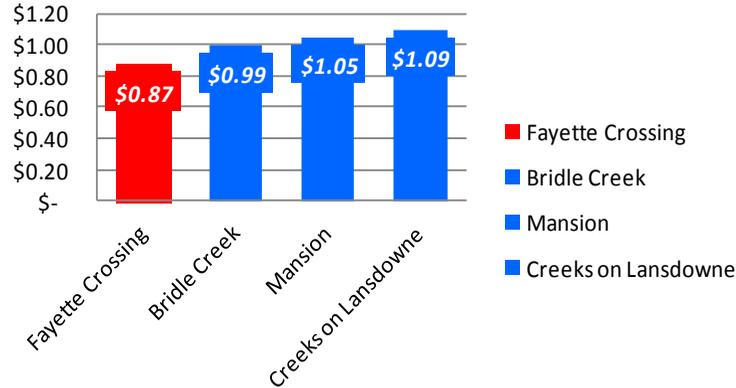
UNIT MIX

	Unit type	No.	Sq Ft	Current rent
Fayette Crossing	1 Bedroom/1 Bath	48	660	\$575.00
Fayette Crossing	1 Bedroom/1 Bath	8	780	\$605.00
Fayette Crossing	2 Bedroom/1.5 Bath	72	920	\$675.00
Fayette Crossing	2 Bedroom/1 Bath	4	985	\$705.00
Fayette Crossing	3 Bedroom/2 Bath	24	1070	\$775.00
Donabrook	2 Bedroom/1 Bath	6	800	\$625.00
		160	866	\$663.81

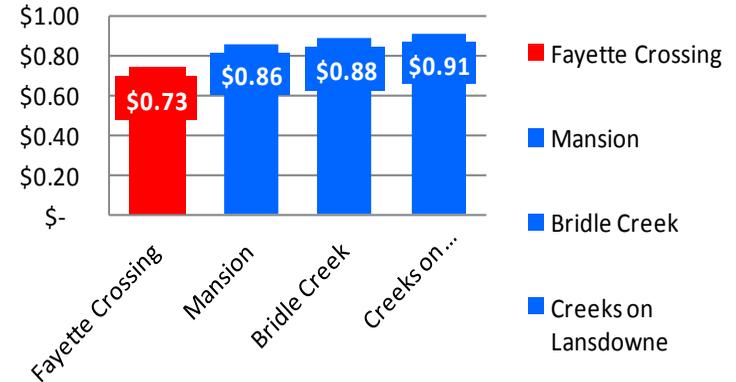


VALUE ADD POTENTIAL

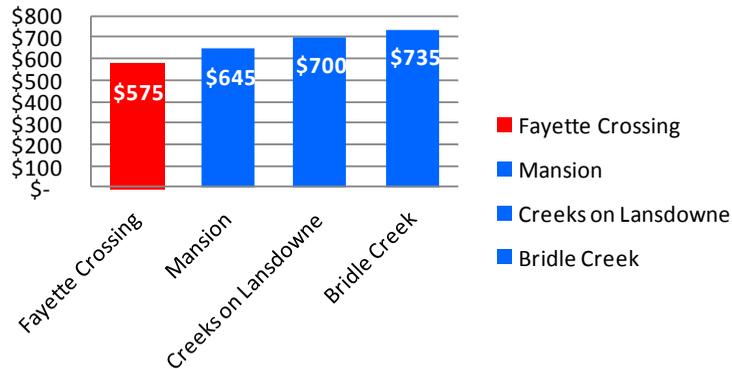
Price Per Sq Ft - One Bedroom



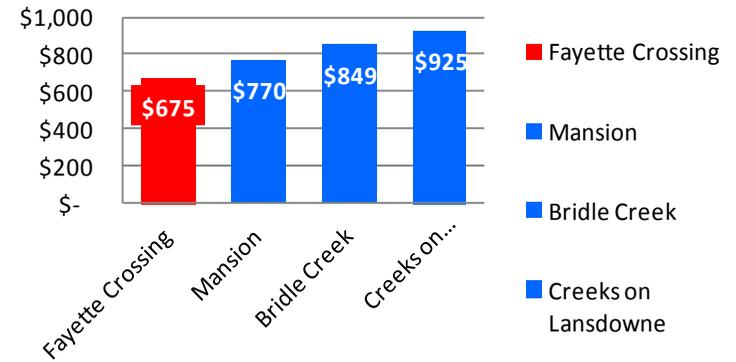
Price Per Sq Ft - Two Bedroom



1 BR Pricing



2 BR Pricing



Fayette Crossing Apartment Community is currently 13%-17% (per sq ft) **lower** than the local market leaving room for some Value Add Potential. With occupancy consistently above 95%, there is visible opportunity for rental growth.

SILVESTRI
COMMERCIAL GROUP



KEN SILVESTRI

OWNER – PARTNER

SILVESTRI-CRAIG REALTORS

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LEXINGTON, KY 40509

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Confidentiality Agreement

This CONFIDENTIALITY AGREEMENT (“Agreement”) is made and entered into by **Silvestri-Craig Realtors (“Broker”)**, and _____ (“Purchaser”), regarding the Property known as **Fayette Crossing, 260 East Reynolds Road, Lexington, KY 40517 and Donabrook Apartments, 107 Donabrook Court., Lexington, KY 40517 (the “Property”)** . Purchaser has requested information with regard to the Property from the Broker for the purpose of evaluating a possible acquisition of the Property. The Broker will deliver financial and other information concerning the Property (“Information”) to the Purchaser, much of which Information is proprietary and highly confidential.

The parties agree, in consideration of the covenants and agreements contained herein, as follows:

1. Purchaser will not disclose, permit the disclosure of, release, disseminate, or transfer any Information obtained hereunder to any other person or entity, other than (a) to employees, officers, directors, partners, agents and representatives of Purchaser who are assisting in the evaluation of the Property, or (b) as required by law. *It is understood that the potential Purchaser is not to disclose any aspect of this property to any other real estate agent or appraiser until a signed contract or letter of intent is executed.*
2. If Purchaser is a corporation, partnership, limited liability company, or other non-natural legal entity, the person(s) signing this Agreement on its behalf will take all appropriate precautions to limit the dissemination of the Information only to those persons within the entity or agents thereof who have need to know of the Information and who are specifically aware of the Agreement and agree to honor it, except as may be required by law.
3. This Agreement applies to all Information received from Broker, now or in the future, which is not readily available to the general public. Purchaser understands that all Information shall be deemed confidential, valuable, and proprietary such that its unauthorized disclosure, even without intent to harm, could cause substantial and irreparable harm to Owner.
4. All Information shall be used for the sole purpose of evaluating the potential acquisition of the Property, and it shall not at any time or in any manner be used for any other purpose.
5. Purchaser shall not contact directly any persons concerning the Property other than Broker, without Broker’s written permission. Such persons include, without limitation, Owner, Owner’s employees, suppliers, and tenants.
6. Purchaser acknowledges that it is either a principal or an authorized agent on behalf of another party in conjunction with the purchase of the Property and agrees that all communication and contracts will be presented through Silvestri-Craig Realtors.
7. The Broker makes no representation or warranty, express or implied, as to the accuracy or completeness of any Information provided by it. Purchaser assumes full and complete responsibility for confirmation and verification of all Information received and expressly waives all rights of recourse against Broker with respect to the same.
8. If a contract for purchase of the Property is not executed between Owner & Purchaser or if closing does not occur pursuant to such a contract, Purchaser shall, upon written notice from Broker or Seller, promptly deliver to Broker all Information furnished to Purchaser, whether furnished before or after the date of this Agreement, without retaining copies thereof.
9. The persons signing on behalf of Purchaser and Broker represent that they have the authority to bind the party for whom they sign.
10. This Agreement shall be governed by and construed in accordance with the laws of the Common Wealth of Kentucky.

PURCHASER

Name: _____

Email: _____

Company: _____

Phone: _____

Title: _____

Signature: _____

Date: _____

BROKER: _____ **Date:** _____