

**806 SOUTH BEND AVENUE & 627 ST. PETER STREET**  
**South Bend, IN | 8 Units | 16 Bedrooms**



8 Units | 16 Beds



Contact Broker



6.86% CAP Rate

## STUDENT HOUSING | 8 UNIT | 16 BED

### HIGHLIGHTS

- Great Location
- Well Maintained
- Premium Materials & Finishes
- In-Home Washers & Dryers
- Each Mini-Suite Has a Kitchenette
- Spacious Common, Living and Dining Areas

XMark Midwest is pleased to offer this 100% occupied, two-building portfolio: 806 SOUTH BEND AVENUE and 627 St. Peter Street. These are two identical buildings each consisting of 4,200 finished square feet. In addition, they each offer four individual mini-suites for a total of 8 units.

Each mini-suite contains 2 bedrooms and one bathroom for a total of 16 bedrooms. Each suite has a separate kitchenette, and each bedroom includes its own vanity sink, a desk with chair, and bed frame. The bedrooms share access to a generous master bath with glass/tile steam shower.

The main level of each building includes a spacious common living room area furnished with leather sofa, a large dining room furnished with custom table/chairs, a generous kitchen with high-end appliances and a utility room with washer/dryer.



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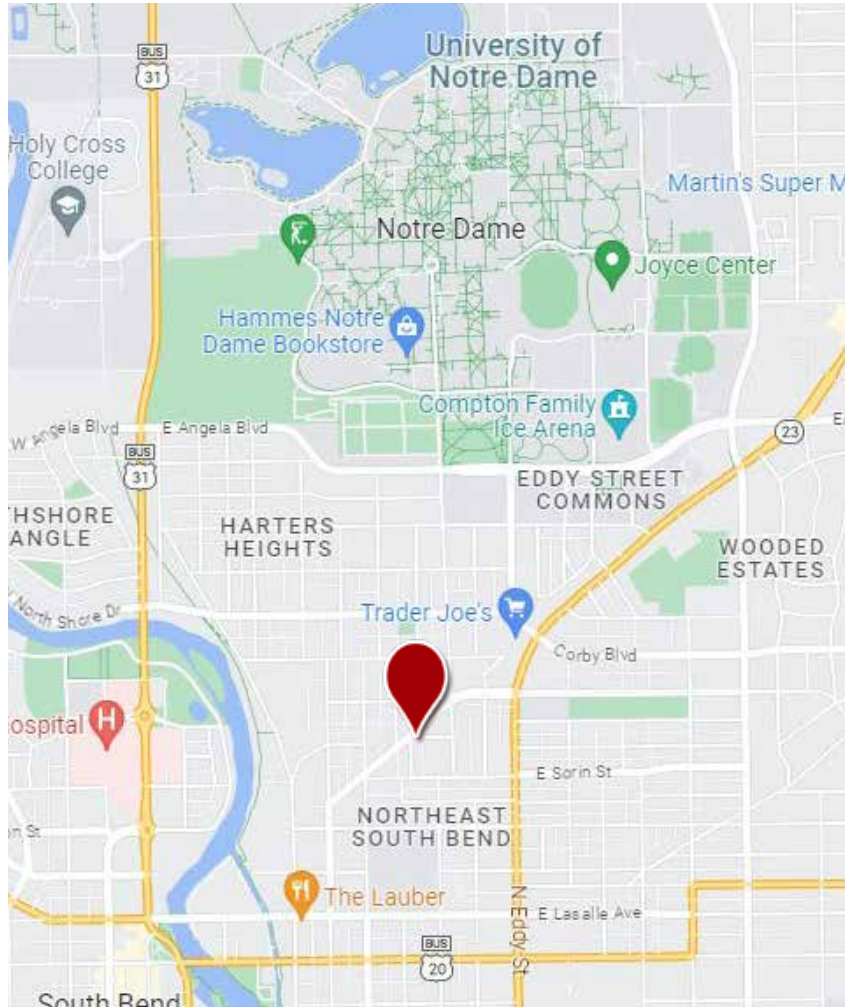
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# PROPERTY DETAILS

Address	806 S Bend Ave. & 627 St. Peter St., South Bend, IN 46117				
Number of Units   Beds	8   16				
Number of Buildings	2				
Number of Stories	2 plus lower level				
Year Built	2008				
Rentable Square Feet	8,400				
Lot Size	0.390±				

# UNIT MIX

Unit Type	No. of Units	No. of Beds	Average Size (SF)	Asking Rent	Rent/SF
2/1	8	16	1,050	\$1,800	\$1.71



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