



The **ROTHERWOOD APARTMENTS**, built in the 1920's, consists of one, six-story, building and encompasses .42± acres. The Rotherwood apartments feature a limestone façade, marble terrazzo entry, oak floors and crown molding.

The unit mix consists of studio-, one- and two-bedroom units ranging in size between 350 square feet and 800 square feet.

Amenities include covered parking, a laundry care center and an elevator.

UNIT MIX					
Number of Units	Unit Type	Average Size (SF)	Asking Rent	Rent PSF	Percent of Unit Mix
28	Studio	350	\$577	\$1.65	47%
28	1/1	548	\$697	\$1.27	47%
4	2/1	800	\$799	\$1.00	7%

## SITE DESCRIPTION

Address.....1503 N. Pennsylvania Street  
Indianapolis, IN 46208

Number of Units..... 60

Number of Buildings..... 1

Number of Stories ..... 6

Year Built ..... 1920's

Rentable Square Feet .....28,340

Acreage.....0.42±



## HIGHLIGHTS

- » 60 Units
- » Prime Location Near Downtown Which Is Undergoing Drastic Revitalization
- » Extremely Attractive Price Per Unit
- » High Upside Potential Upon Unit Renovations And Property Upgrades
- » Perfect Unit Mix For Young Professionals Seeking Downtown Locations