

NORTHWESTERN INDIANA PORTFOLIO

PROPERTIES: 3 | **UNITS:** 141
HAMMOND, VALPARAISO, HIGHLAND



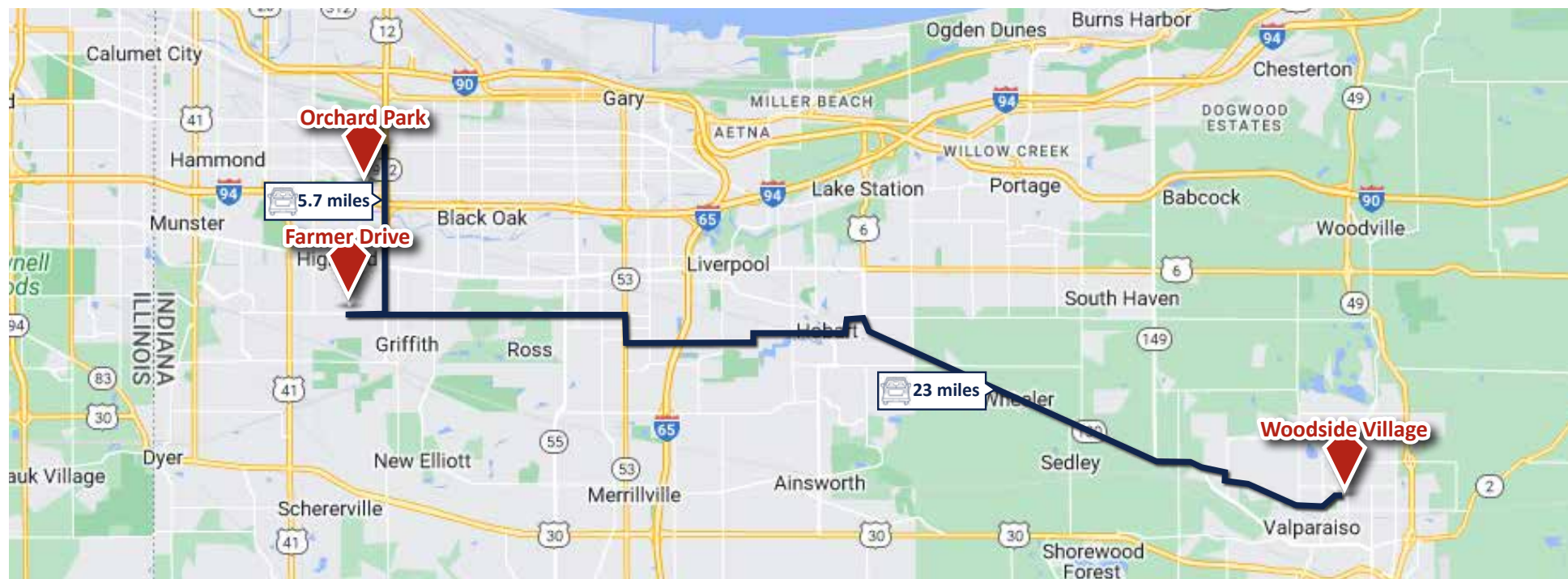
XMark Midwest is pleased to present the three property Northwestern Indiana Portfolio. The portfolio consists of three multifamily properties located in the northwestern portion of Indiana which includes Orchard Park Apartments, Woodside Village Apartments and Farmer Drive Apartments. Combined, the portfolio offers 141 units within approximately 23 miles of each other.

The largest of the properties, Orchard Park Apartments, is in Hammond, Indiana and offers 80 units. Next is Woodside Village apartments, located in Valparaiso, Indiana with 32 units. And finally, Farmer Drive Apartments, located in Highland, Indiana with 29 units. The unit mix consists of one-, two-, and three-bedroom units ranging in size from 770 square feet to 1,300 square feet.

All three properties have undergone a significant amount of capital improvement.

SITE DESCRIPTION	
Number of Units	141
Number of Buildings	14
Number of Stories	2 & 3
Rentable Square Feet	153,944
Acres	6.143±

UNIT MIX					
Number of Units	Unit Type	Average Size (SF)	Asking Rent	Rent PSF	Percent of Unit Mix
15	1/1	799	\$1,213	\$1.52	11%
114	2/1	883	\$1,386	\$1.57	81%
8	2/1.5	996	\$1,517	\$1.52	6%
4	3/1.5	1,300	\$1,725	\$1.33	3%





Orchard Park Apartments is a 80-unit multifamily property located at 3610-3620 165th Street and 3607-3645 Orchard Drive, Hammond, Indiana. Built in 2002, Orchard Park offers 69,888 square feet of rentable space with seven residential buildings encompassing 4.423± acres of ground. These are located only a mile-and-a-half from each other allowing for easy management.

3607-3645 Orchard Drive has five buildings encompassing 3.293± acres. Orchard Drive has 60 units with a unit mix of 10 one-bedroom and 50 two-bedroom units.

3610-3620 165th Street has two buildings and is situated on 1.13± acres. This property has 20 units with a unit mix of 4 one-bedroom and 16 two-bedroom units.

Amenities include laundry facilities, nicely equipped kitchens, plank flooring and the property is pet friendly.

SITE DESCRIPTION

Address..... 3607-3645 Orchard Drive, Hammond, IN 46323
3610 165th Street, Hammond, IN 46323
 Number of Units.....80
 Number of Buildings..... 7
 Number of Stories 2 & 3
 Year Built2002
 Rentable Square Feet 69,888
 Acreage..... 4.423±

No. of Units	Unit Type	Approximate Square Feet	Percentage of Mix
12	1/1	791	15%
64	2/1	888	80%
4	2/1.5	891	5%

RECENT CAPITAL IMPROVEMENTS

- Blinds In All Apartments
- Hard Surface Flooring In All Apartments
- All New Appliances
- All New Roofs
- Mill & Paved 80% Of Parking Lot
- Exterior Lights
- Miscellaneous Concrete Repairs
- Painted All Common Hallways



Woodside Village Apartments is a 32-unit multifamily property located in Valparaiso, Indiana.

Built in 1972, Woodside Village offers 56,160 square feet of rentable space with eight residential buildings encompassing 2.0± acres of ground.

The unit mix consists of 28 two-bedroom units and 4 three-bedroom units ranging in size between 770 square feet to 1,300 square feet.

Amenities include laundry facilities, nicely equipped kitchens, washer/dryer hookups, ceiling fans, granite countertops and balcony/patio.

SITE DESCRIPTION

Address..... 1005 McCord Road, Valparaiso, IN 46323
 Number of Units..... 32
 Number of Buildings..... 8
 Number of Stories 2
 Year Built 1972
 Rentable Square Feet 56,160
 Acreage..... 2.0±
 Parcel Number..... 64-09-13-426-046.000-004

No. of Units	Unit Type	Approximate Square Feet	Percentage of Mix
24	2/1	770	75%
4	2/1.5	1,100	13%
4	3/1.5	1,300	13%

RECENT CAPITAL IMPROVEMENTS

- New Appliances
- New Cabinets, Countertops, And Flooring In Kitchens And Bathrooms
- Hard Surface Flooring Throughout On First Floor, And All Except Bedrooms On Second Floor
- All New Copper Branch Lines In 24 Of 32 Panels
- Converted Laundry Room To A Full Two-Bedroom, One-Bathroom Unit
- Added Laundry Connections To Each Apartment
- Mill And Paved Entire Parking Lot
- New Commercial Front Doors On Multi-Unit Buildings
- Replace One Roof
- Repaired Balconies As Needed
- Replaced All Awning Material On First Floor Apartments
- Tree Trimming Throughout Property
- Siding Replacement On One Building
- Several Window Replacements



Farmer Drive Apartments is a 29-unit multifamily property located at 9616-9620 Farmer Drive and 9617 Farmer Drive, Highland, Indiana. Built in 1964 and 1966, Farmer Drive offers 27,896 square feet of rentable space with one residential building encompassing 0.85± acres of ground.

The unit mix consists of 3 one-bedroom units and 26 two-bedroom units ranging in size between 832 square feet to 977 square feet.

Amenities include laundry facilities, nicely equipped kitchens, plank floor and the property is pet friendly.

SITE DESCRIPTION

Address..... 9616-9620 Farmer Drive, Highland, IN 46322
 9617 Farmer Drive, Highland, IN 46322
 Number of Units..... 29
 Number of Buildings..... 2
 Number of Stories 3
 Year Built 1966
 Rentable Square Feet 27,896
 Acreage..... 1.26±

No. of Units	Unit Type	Approximate Square Feet	Percentage of Mix
3	1/1	832	10%
26	2/1	977	90%

RECENT CAPITAL IMPROVEMENTS

- Currently Painting Hallways And New Flooring
- Currently Upgrading Laundry Rooms
- Various Sidewalk Replacement
- Renovations Upon Unit Turn As Needed



The information contained herein was obtained from sources we consider reliable. We cannot be responsible for errors, omissions, prior sale or lease, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend the lessee's/purchaser's independent investigation.

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