

# Ritter Park & Layman Avenue Apartments

Indianapolis, IN | 32 Units



**PRICE REDUCED**



32 Units



Price

Contact Broker



9.25% CAP Rate

**THIS INVESTMENT OFFERS A PORTFOLIO OF TWO WELL LOCATED ASSETS TOTALING 32 UNITS.**

## PROPERTY HIGHLIGHTS

**RECENTLY RENOVATED UNITS**

**RENT UPSIDE**

**UPDATED ROOFING**

**CENTRAL AIR**

**ON-SITE LAUNDRY FACILITIES**

**AMPLE SURFACE PARKING LOT**

XMark Midwest is pleased to present two multifamily properties located in Indianapolis, IN. This investment offers a portfolio of two well located assets totaling 32 units.

Built in 1960, Ritter Park Apartments is an 18-unit multifamily community located in Indianapolis, Indiana. The property is situated on 0.64± acres encompassing a net rentable area of 14,000 square feet. Ritter Park Apartments offers 15 two-bed, 2 one-bed, and one studio unit ranging from 600-800 square feet.

Built in 1967, Layman Avenue Apartments is a 14-unit multifamily community directly across the street from Ritter Park Apartments. The property is situated on 0.74± acres encompassing a net rentable area of 8,400 square feet. Layman Avenue Apartments offers all one-bedroom units with an average size of 600 square feet.

Amenities include controlled access entry, privacy fences, free surface parking lots, nicely equipped kitchens, patio/balcony, on-site laundry facilities, and central HVAC.



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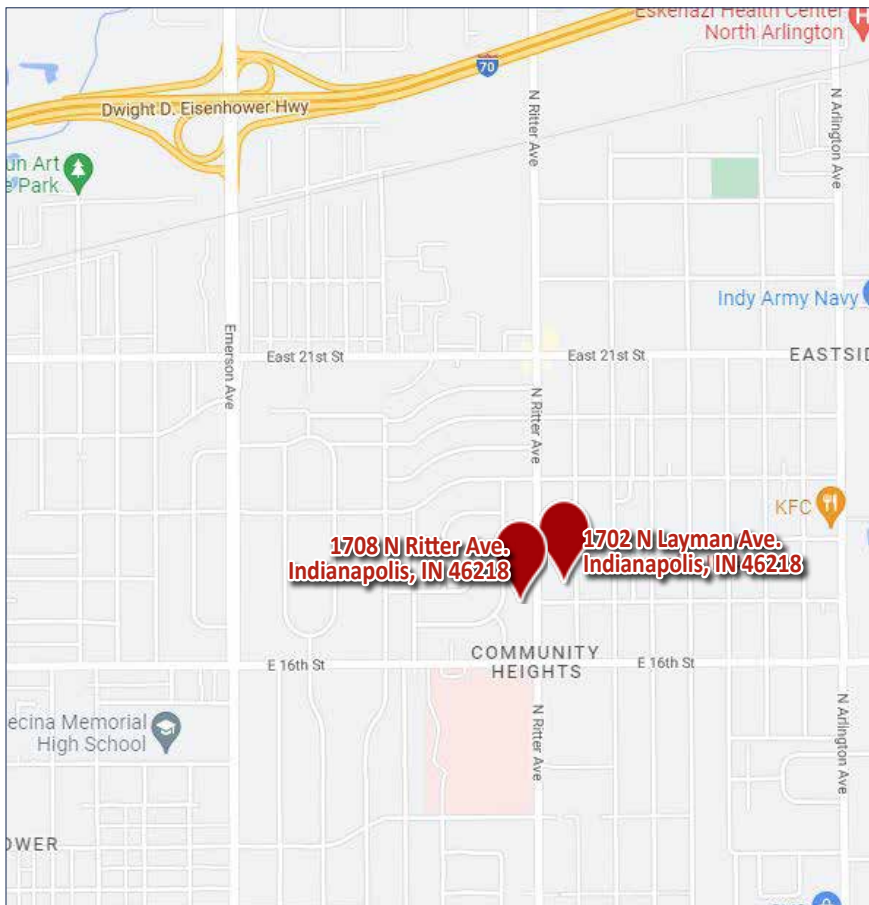
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# PROPERTY DETAILS

Address	1708 N Ritter Ave & 1720 N Layman Ave, Indianapolis, IN
Number of Units	32
Number of Buildings	2
Number of Stories	3
Year Built	1960 & 1967
Rentable Square Feet	22,400
Lot Size	1.38±

# UNIT MIX

Unit Type	No. of Units	Average Size (SF)	Asking Rent	Rent/SF
Studio	1	600	\$750	\$1.25
1/1	16	613	\$965	\$1.58
2/1	15	800	\$1,140	\$1.43



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