

130 N Second Street Elkhart, IN / 16 Units



THE BUILDING HAS SEVERAL DOWN UNITS IN NEED OF REHAB. ALL INCOME AND EXPENSE INFORMATION HAS BEEN ESTABLISHED ON A PRO-FORMA BASIS.

XMark Midwest is pleased to present 130 N Second Street apartments, a 16 unit multifamily property located off of 130 N Second Street, Elkhart, IN. Built in 1926, this property sits on .31 acres. It contains 16 one-bedroom units of 530 sqft. This property has received light improvements including exterior landscaping and established contractors for trash, cleaning, and landscaping.

Elkhart is a diverse city with a resilient economy, driven by its leadership in RV manufacturing, automotive parts production, marine parts production, and aviation industries. The city's housing market reflects this economic strength, with steady growth in property values and robust rental demand. Elkhart's excellent quality of life is shown through its welcoming neighborhoods, high-level schools, and plentiful recreation opportunities. It also serves as a strategic location with easy access to major highways and nearby metropolitan areas. Looking ahead, Elkhart's balance of economic stability, appealing residential opportunities, and vibrant community suggests a promising future for residents and investors.



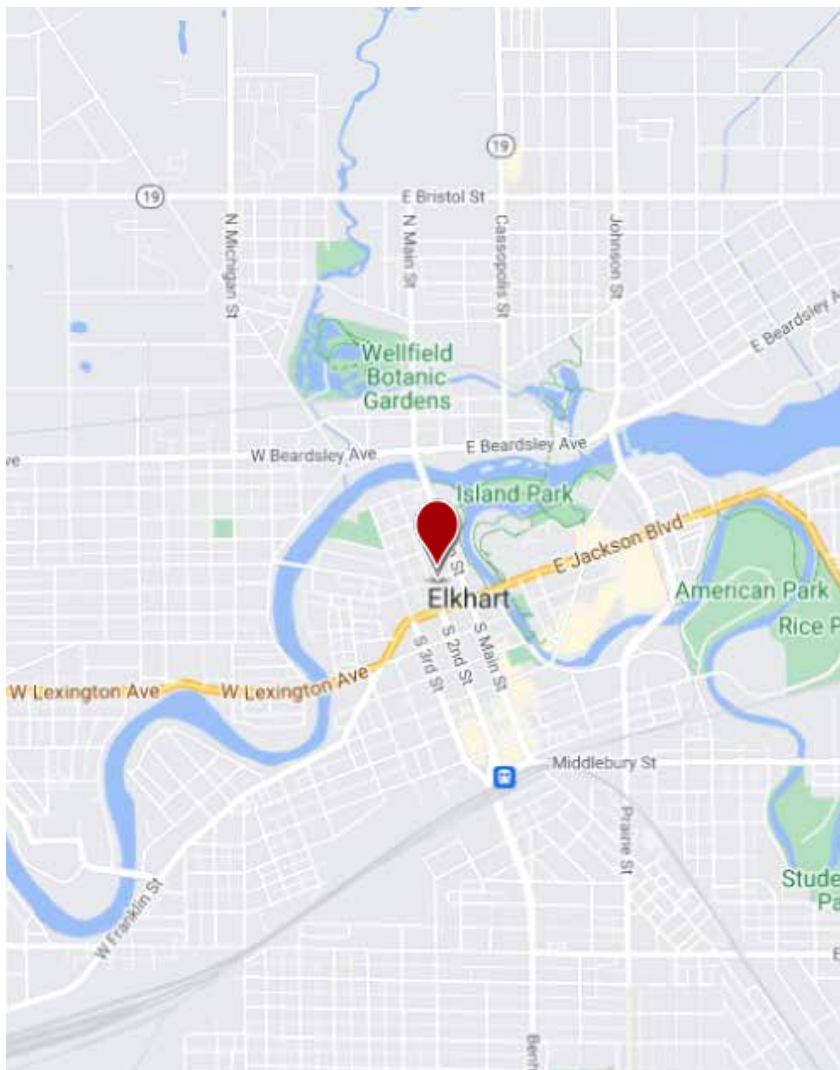
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PROPERTY DETAILS

Address	130 N Second Street, Elkhart, IN 46516
Number of Units	16
Number of Buildings	1
Number of Stories	3
Year Built	1910
Rentable Square Feet	8,480
Lot Size	0.31±

UNIT MIX

Unit Type	No. of Units	Average Size (SF)	Asking Rent	Rent/SF
1/1	16	530	\$750	\$1.42



PROPERTY HIGHLIGHTS

- Lower level space available for laundry or storage
- Dual staircase
- Historic charm with brick exterior and wood finishes
- Established contracts with building services (cleaning, landscaping, and trash)
- Nearby downtown restaurants and retail establishments

Elkhart County is a safe and family friendly community affording a leisurely lifestyle within easy access of large metropolitan populations within a couple hours. Chicago, Indianapolis and Lake Michigan are all just a short drive away for a range of activities from shopping and dining, to watching Nascar racing or swimming at the Indiana Dunes. Many local colleges and universities add zest to the lifestyle and culture of this region. Elkhart County is a great location for business and family.



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