

119-125 Park Ridge Road Bloomington, IN / 16 Units



16 Units



Contact Broker



7.09% CAP Rate

STUDENT HOUSING ONLY 2.1 MILES TO INDIANA UNIVERSITY

INVESTMENT HIGHLIGHTS:

- Proximity to Indiana University – Just minutes from campus, ensuring strong rental demand.
- High Occupancy Rates – Proven leasing history and fully occupied units.
- Strong Market Fundamentals – IU Bloomington's continued growth, and the city's addition of high paying jobs solidifies economic demand drivers and bolsters rental housing.
- Highly Efficient Unit Mix Maximizing Value – The efficient unit design of 420-500 square feet drives a higher rent per square foot, optimizing rental income.

XMark Midwest is pleased to present two apartment assets in Bloomington, Indiana which have a mix of student and market rate tenants. Located just 2.1 miles from Indiana University, 119 and 125 Park Ridge Road offer stable occupancy, strong rental demand in one of the nation's top student housing markets.

These properties feature 15 one-bedroom units, and one studio unit situated in the Park Ridge East neighborhood, for a total of 16 beds. The property not only provides convenient access to Indiana University, but is just 1.6 miles from the College Mall, and 7.8 miles from Lake Monroe.

With IU's increasing student population, and Bloomington's economic development, the city's rental market continues to thrive. Bloomington's student population reached 48,424 last year with college applications up 25% year-over-year.



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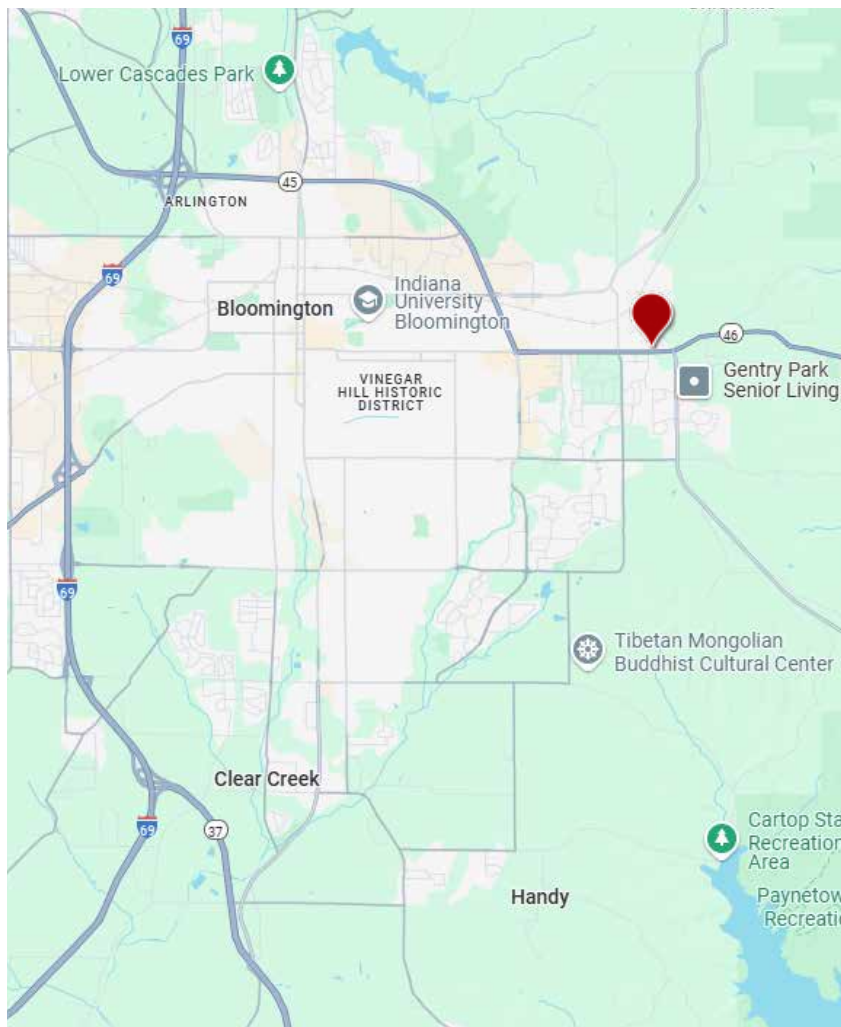
829 Main Street
Indianapolis, IN 46220
O: 317 756 9895
C: 773 294 6349

PROPERTY DETAILS

Address	119-125 S Park Ridge Road, Bloomington, IN 47401
Number of Units	16
Number of Buildings	2
Number of Stories	2
Year Built	1966
Rentable Square Feet	7,945
Lot Size	0.650±

UNIT MIX

Unit Type	No. of Units	Average Size (SF)	Asking Rent	Rent/SF
Studio	1	420	\$850	\$2.02
1/1	15	502	\$899	\$1.79



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