

LEGACY COMMONS

Evansville, IN / 140 Units



140 Units



Contact Broker



7.47% CAP Rate

SIGNIFICANT CAPITAL IMPROVEMENTS

INVESTMENT HIGHLIGHTS:

- Recently Renovated Units
- All New Roofs
- New Individual HVAC
- Newly Paved/Striped Lot
- Excellent Amenities
- On-Site Leasing Office
- On-Site Laundry Facilities
- Strong Economic Demand Drivers

XMark Midwest is pleased to offer Legacy Commons Apartments, a 140-unit multifamily asset located on the near east side of Evansville, Indiana. Built between 1970-1977 and fully renovated in 2025; the property consists of 8 two-story buildings situated on a 3.61-acre site.

Legacy Commons features 2 studios, 46 one-bedroom and 92 two-bedroom units. Recent capital improvements include new mechanicals HVAC systems, electrical, individual 40g hot water heaters, and new roofs. Spacious unit interiors also feature new flooring, new light fixtures and cabinets, 1 ¾" thick quartz countertops, stainless steel appliances, and balconies on 48 units.



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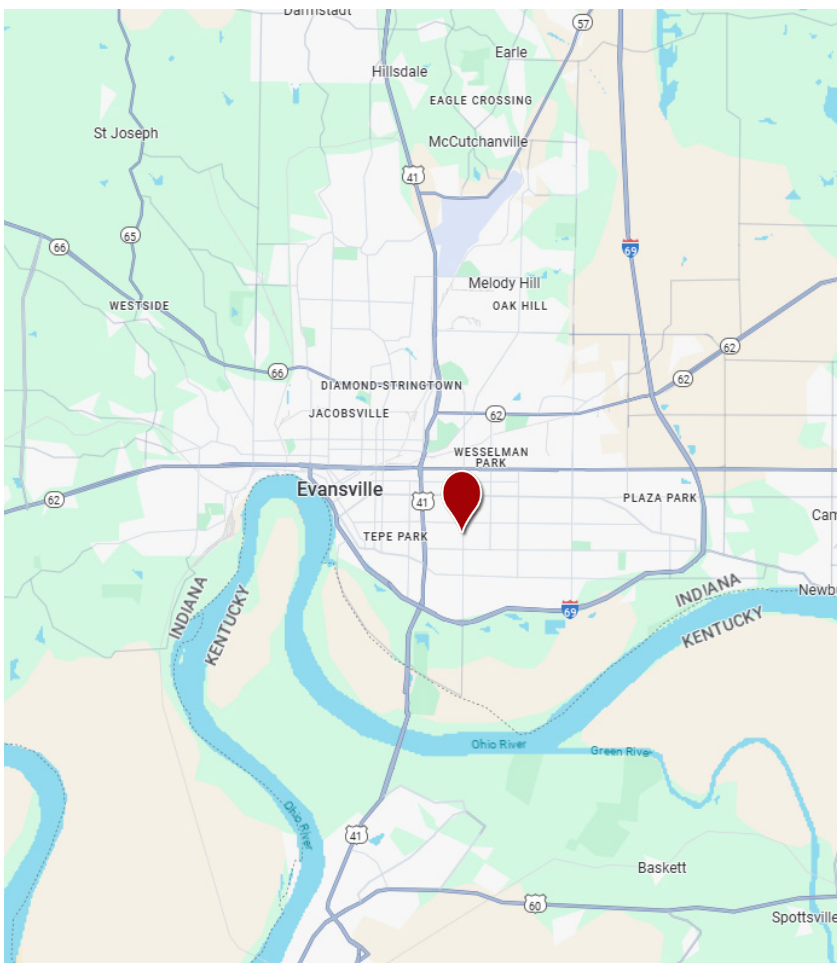
829 Main Street
Indianapolis, IN 46220
O: 317 756 9892
C: 786 385 7827

PROPERTY DETAILS

Address	1100-1130 S Weinbach Avenue, Evansville, IN 47714
Number of Units	140
Number of Buildings	8
Number of Stories	3
Year Built	1970 - 1977
Rentable Square Feet	115,175
Lot Size	3.61± acres

UNIT MIX

Unit Type	No. of Units	Average Size (SF)	Asking Rent	Rent/SF
Studio	2	450	\$675	\$1.50
1/1	46	738	\$946	\$1.28
2/1	92	873	\$1,105	\$1.26



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