

JUST LISTED!

SENIOR WORLD

📍 2305 S Rotherwood Ave, Evansville, IN 47714

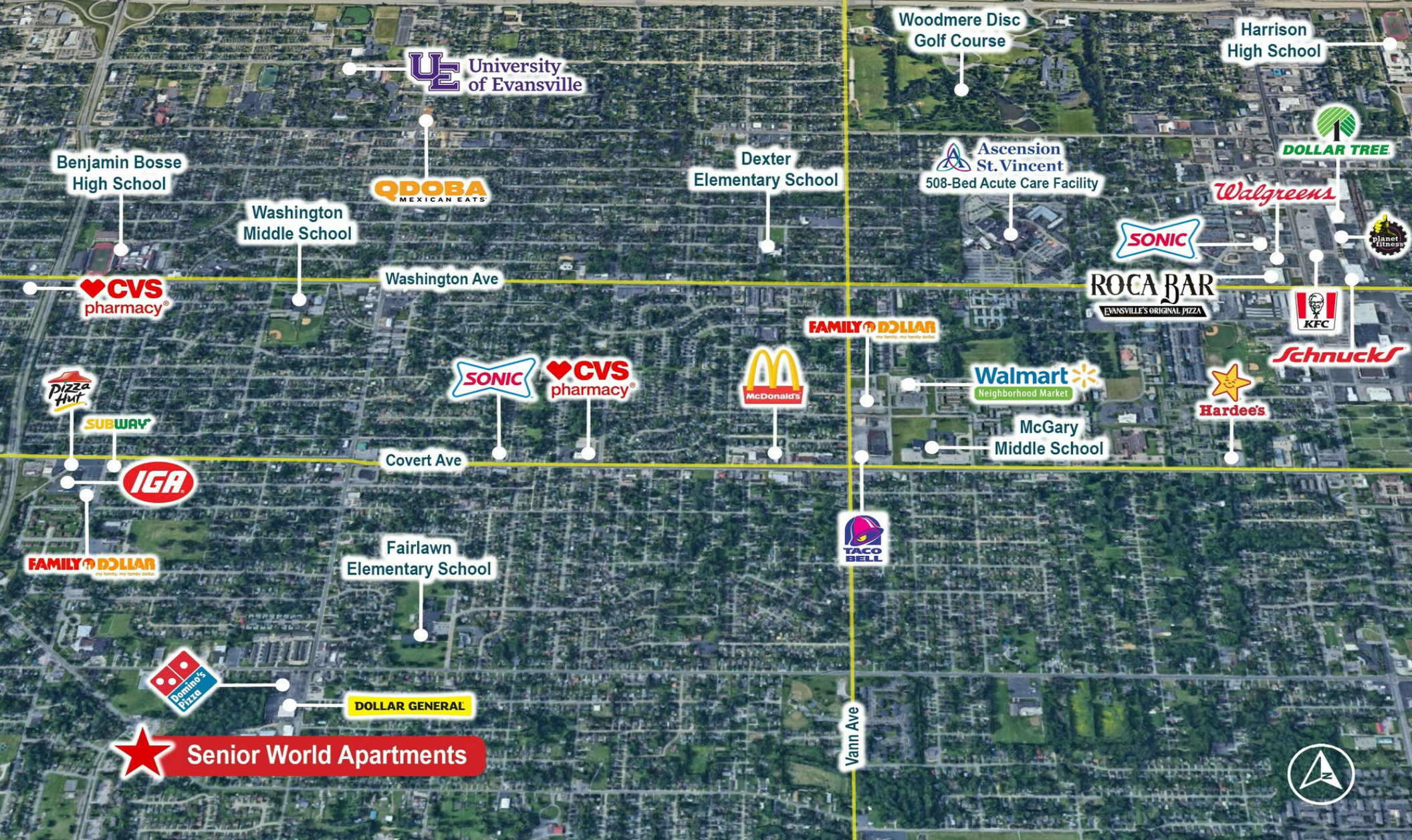
INVESTMENT HIGHLIGHTS

- 20-Unit Project-Based Section 8 (HUD) Community offering stable, government-backed rental income supported by long-term affordable housing fundamentals.
- Purpose-Built Affordable Housing Asset Built in 1983 featuring twenty 1-bedroom/1-bath units averaging approximately 566 SF, providing an efficient and easy-to-manage unit mix
- Reliable Cash Flow supported by a long-term Housing Assistance Payments (HAP) contract, helping insulate ownership from many of the risks associated with conventional multifamily assets
- Operational Improvement Opportunity through strategic expense management and professional ownership, while maintaining stable occupancy and government-supported revenues. New ownership can benefit from consistent demand for affordable housing and historically resilient occupancy through multiple economic cycles
- Long-Term HAP Contract with approximately 12 years of remaining term
- Historically High Occupancy supported by strong demand for affordable housing
- Proven Collection Stability due to government-backed rental payments
- Convenient Evansville East Side Location with immediate access to Interstate 69, major retail corridors, and everyday amenities
- Located Minutes from Major Healthcare Providers, including Deaconess Health System and Ascension St. Vincent Evansville
- Supported by a Diverse Employment Base, anchored by major employers including Toyota Motor Manufacturing Indiana, Deaconess Health System, Berry Global, and the University of Evansville
- Evansville Serves as the Economic and Commercial Hub of the Tri-State Region, drawing residents and employment from Southern Indiana, Western Kentucky, and Southeastern Illinois

INVESTMENT DETAILS

Asking Price	\$1,100,000
Price Per Unit	\$55,000
Price Per SF	\$97.17





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CADE JAGGERS (LEAD)
Senior Associate
TN #383716
615.208.3451
cade.jaggers@franklinst.com

JONATHAN HAWKS
Senior Director
TN #351239
706.372.4177
jonathan.hawks@franklinst.com

ZACHARY MOORE (BOR)
Senior Director, Broker Of Record
TN #331635
813.839.7300
zachary.moore@franklinst.com

SCOTT REID (BROKER OF RECORD)
Broker - Parasell, Inc.
IN #RC51900187
949.942.6578
broker@parasellinc.com