

SALE



MULTIFAMILY

GOLD APARTMENTS



118 RHODES STREET, ROSELAND, IN 46637

PROPERTY OVERVIEW

118 Rhodes St, more commonly known as "Gold Apartments", is an 8-unit multifamily building located just off of IN-933 in Roseland, IN. The property is in close proximity to the University of Notre Dame, Holy Cross College, Saint Mary's College, retail amenities, and downtown South Bend. There are 8 - two-bedroom units, each with kitchenette, living room, utility closet, two bedrooms, and two bathrooms. This is an exciting opportunity to acquire a great investment opportunity in the Notre Dame corridor.

PROPERTY HIGHLIGHTS

- Eight two-bedroom two-bathroom units listed at \$1,400 per month
- Nicely finished units and entryway
- Some units come partially furnished
- Ample surface parking available right outside complex
- Proximal location near the University of Notre Dame, St. Mary's, and Holy Cross College
- Excellent location that also offers great access for any tenants that need to commute for work or take advantage of downtown South Bend amenities
- Value Add opportunity -Tenants currently do not pay their own utilities, however, the building is separately metered for electric and could be transitioned to tenant paid utilities

SALE PRICE	\$900,000
Number of Units:	8
Price/Unit:	\$112,500
Lot Size:	0.33 Acres
Building Size:	8,418 SF
Year Built:	2007
Zoning:	Residential



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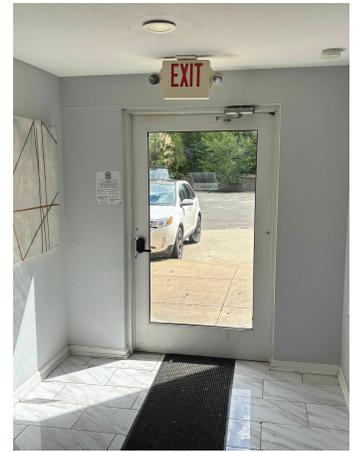
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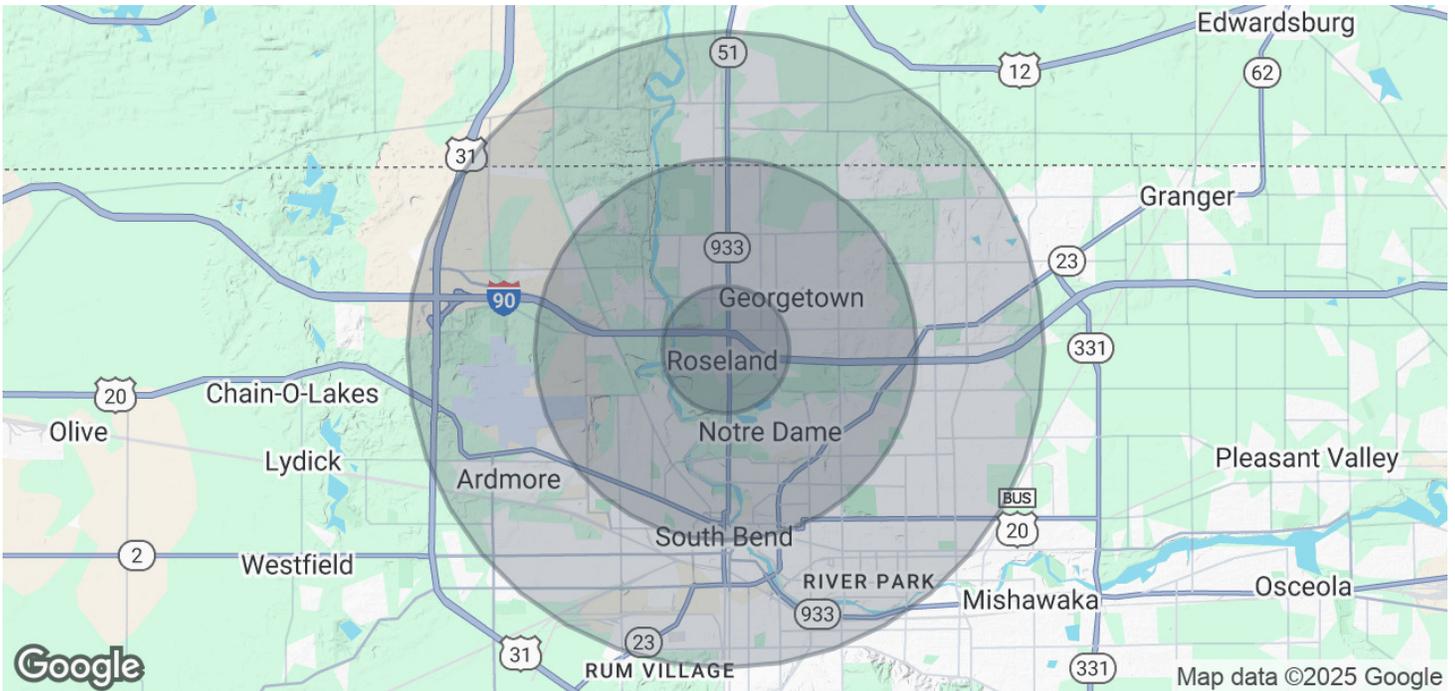


DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,949	64,581	154,074
Average Age	40	37	38
Average Age (Male)	43	37	37
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,349	24,108	60,460
# of Persons per HH	2.9	2.7	2.5
Average HH Income	\$84,753	\$80,514	\$81,785
Average House Value	\$216,545	\$222,751	\$211,548

Demographics data derived from AlphaMap

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