Apartments at 60 & 90 W. Harrison St.

Martinsville, IN

$495,000

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INVESTMENT OVERVIEW

60 & 90 W. Harrison Street present an opportunity to acquire two adjacent four-unit apartment buildings in Martinsville, Indiana. The portfolio contains eight approximately 700-square-foot, two-bedroom/one-bath units, offering an efficient and highly marketable unit mix within a single contiguous investment.

Five units have been renovated within the past three years, with an additional unit currently undergoing renovation. As of August 12, 2026, six units were occupied, one was vacant with a prospective tenant in the approval process, and one was being renovated.

Residents are responsible for their individual electricity and water expenses, helping limit the owner's utility exposure. Apartment 1 features central air conditioning, while the remaining units utilize electric heat and wall-mounted air-conditioning units. The adjacent-building configuration offers straightforward management and operational efficiency across the eight-unit portfolio.

8
Units

75%
Occupancy

3,720/Ea
Buildings SF

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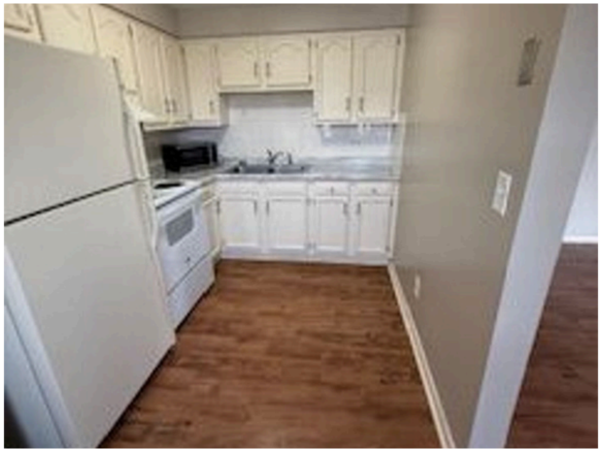
INVESTMENT HIGHLIGHTS

- Two adjacent 4-unit apartment buildings
- Eight total 2-bedroom/1-bath units
- Approximately 700 SF per unit
- Five units renovated in the past three years
- One additional unit currently being renovated
- 75% occupied as of August 12, 2026
- Residents pay electricity and water
- Contiguous location for efficient ownership and management



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CURRENT RENT ROLL & EXPENSES

Units	SF	Bed/Bath	Status	CUR Mo. Rent
1	700	2Bd/1Ba	Rented	$825
2	700	2Bd/1Ba	Rented	$725
3	700	2Bd/1Ba	Vacant-Rented	
4	700	2Bd/1Ba	Vacant-Unrented	
5	700	2Bd/1Ba	Rented	$700
6	700	2Bd/1Ba	Notice-Rented	$850
7	700	2Bd/1Ba	Rented	$850
8	700	2Bd/1Ba	Rented	$550
Monthly				**$4,500**
Annual				**$54,000**

Expenses	Cost Per Year for Both Buildings
Property Taxes	$6,400
Insurance	$3,462
Common area	$2,100
Mowing	$700
Snow Removal	$1,500
Power (Duke Energy)	Tenant Pays
Water	Tenant Pays
Total	**$14,162**

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Investment Contacts

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