



ALO Property Group presents:

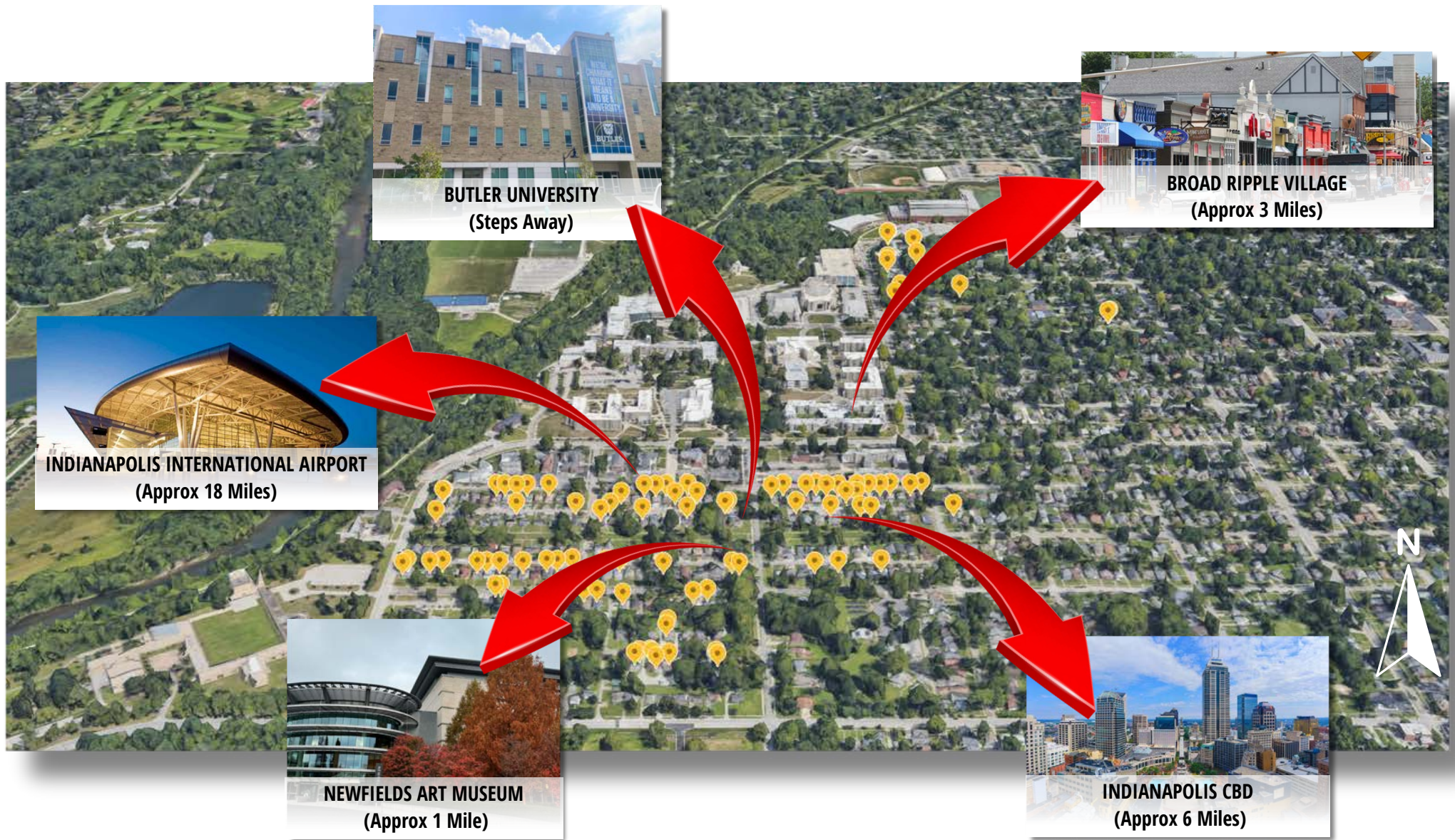
## **STUDENT HOUSING PORTFOLIO**

**INDIANAPOLIS, IN | 90 UNITS | 399 BEDS**





# AERIAL OVERVIEW



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9075 N Meridian St, Suite 175  
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# MIDTOWN, INDIANAPOLIS

## *What is Midtown, Indianapolis?*

- Midtown is a vibrant and diverse urban neighborhood located just north of downtown Indianapolis.
- Known for its mix of historic architecture and modern developments, offering a blend of residential, commercial, and cultural spaces.
- Home to Butler University, and popular attractions such as Broad Ripple Village, the Indianapolis Museum of Art at Newfields, and the new RH Indianapolis, The Gallery at the DeHaan Estate.
- Features a variety of dining options, from trendy cafes and restaurants to local eateries serving diverse cuisines.
- Known for its community-focused initiatives, including neighborhood associations and events that promote local businesses, arts, and cultural activities.

Image by: [Midtown Magazine via Reddit.com](#)



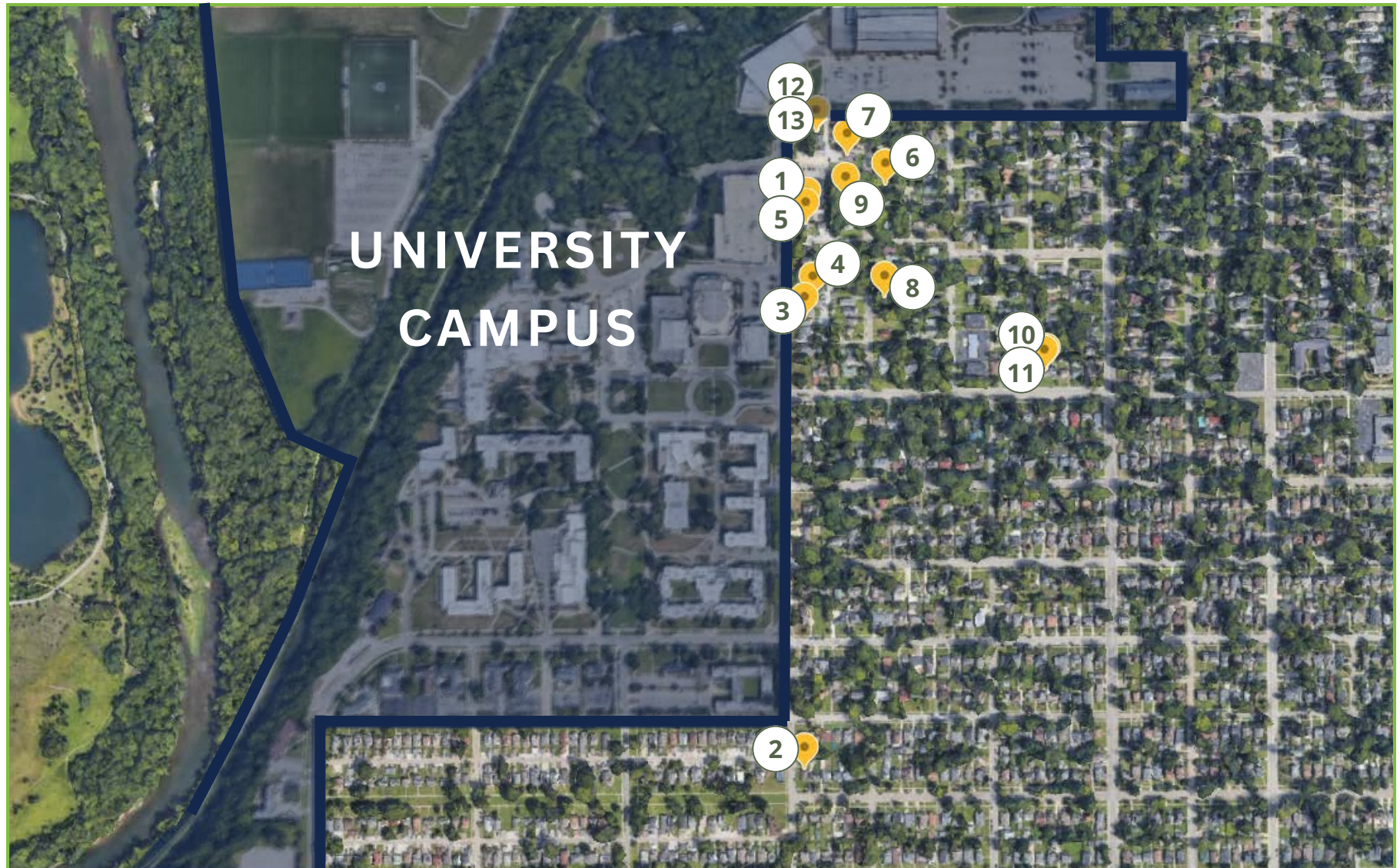
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# MAP OVERVIEW - GROUP 1



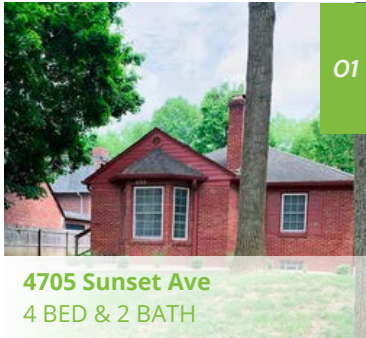
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# PROPERTY PROFILES - GROUP 1



01

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

**4705 Sunset Ave**  
4 BED & 2 BATH



02

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

**4329 Sunset Ave**  
7 BED & 3 BATH



03

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**4617 Sunset Ave**  
2, 6 or 8 BED



04

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

**4625 Sunset Ave**  
7 BED & 3 BATH



05

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

**4703 Sunset Ave**  
3, 4, or 7 BED

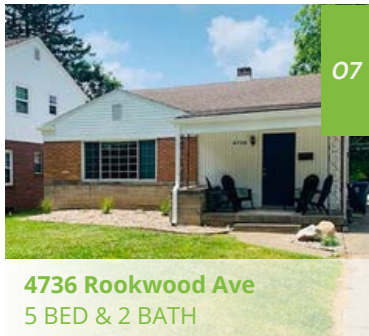


06

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**4717 Rookwood Ave**  
4 BED & 2 BATH

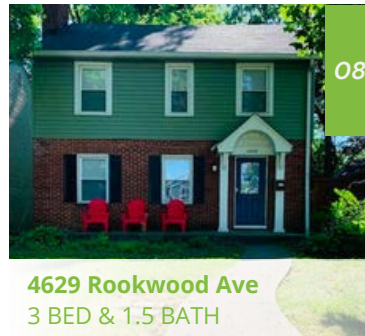


07

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**4736 Rookwood Ave**  
5 BED & 2 BATH



08

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**4629 Rookwood Ave**  
3 BED & 1.5 BATH



09

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**4716 Rookwood Ave**  
4 BED & 3 BATH

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# PROPERTY PROFILES - GROUP 1



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

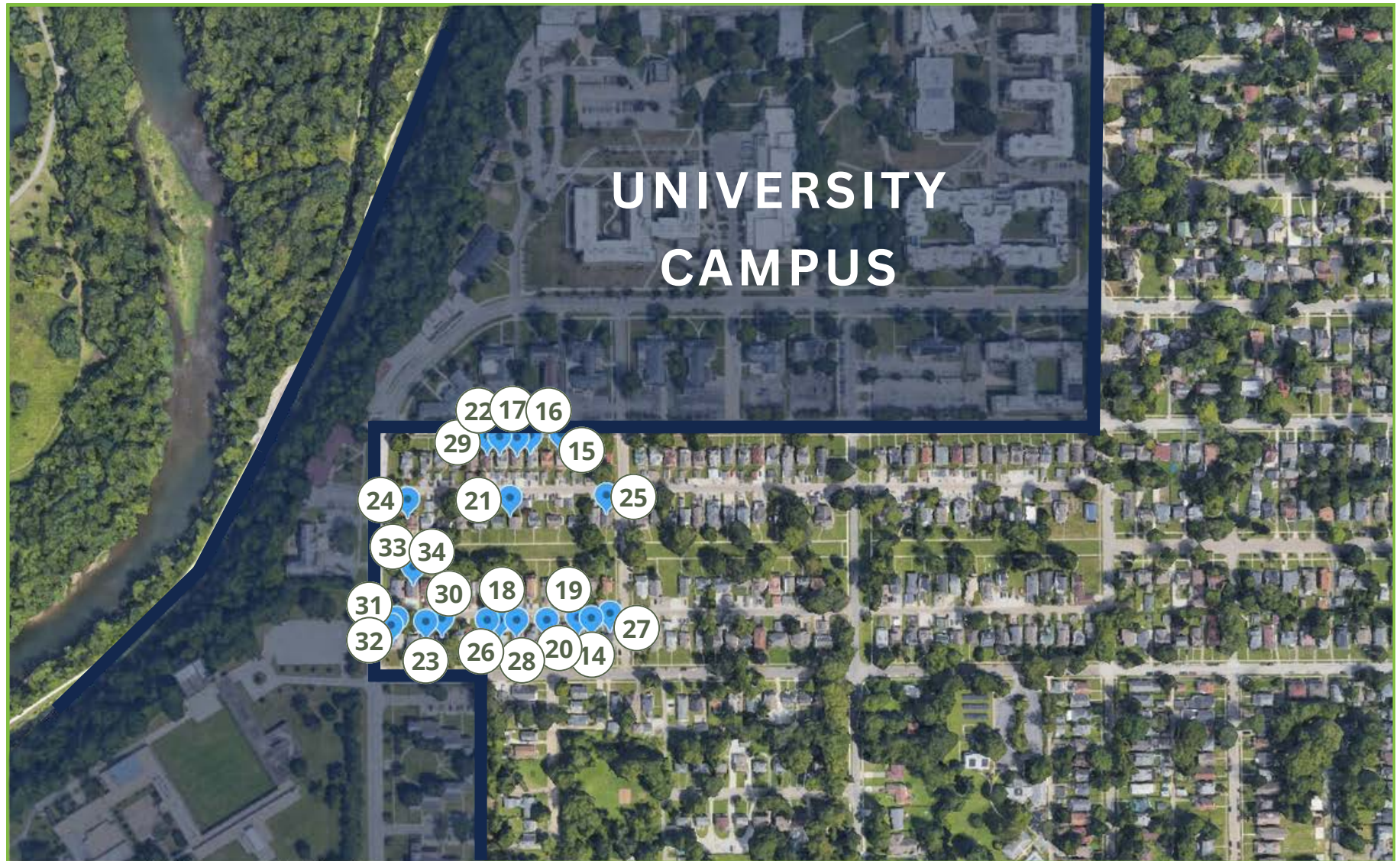
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# MAP OVERVIEW - GROUP 2



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# PROPERTY PROFILES - GROUP 2



14

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



15

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



16

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



17

## AVAILABILITY

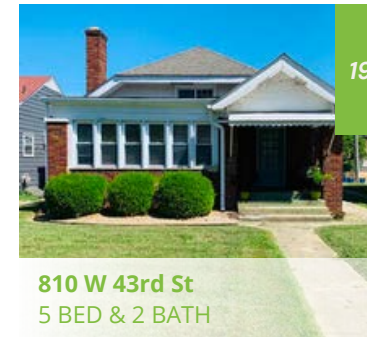
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Available



18

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



19

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



20

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Available



21

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



22

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

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# PROPERTY PROFILES - GROUP 2



23

## AVAILABILITY

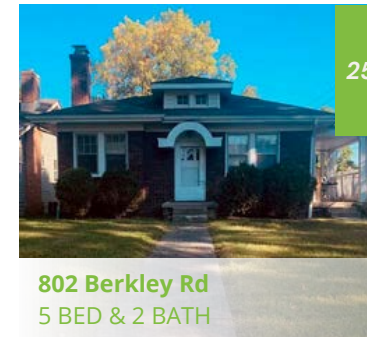
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



24

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



25

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



26

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



27

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Rented



28

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



29

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



30

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



31

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

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# PROPERTY PROFILES - GROUP 2



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

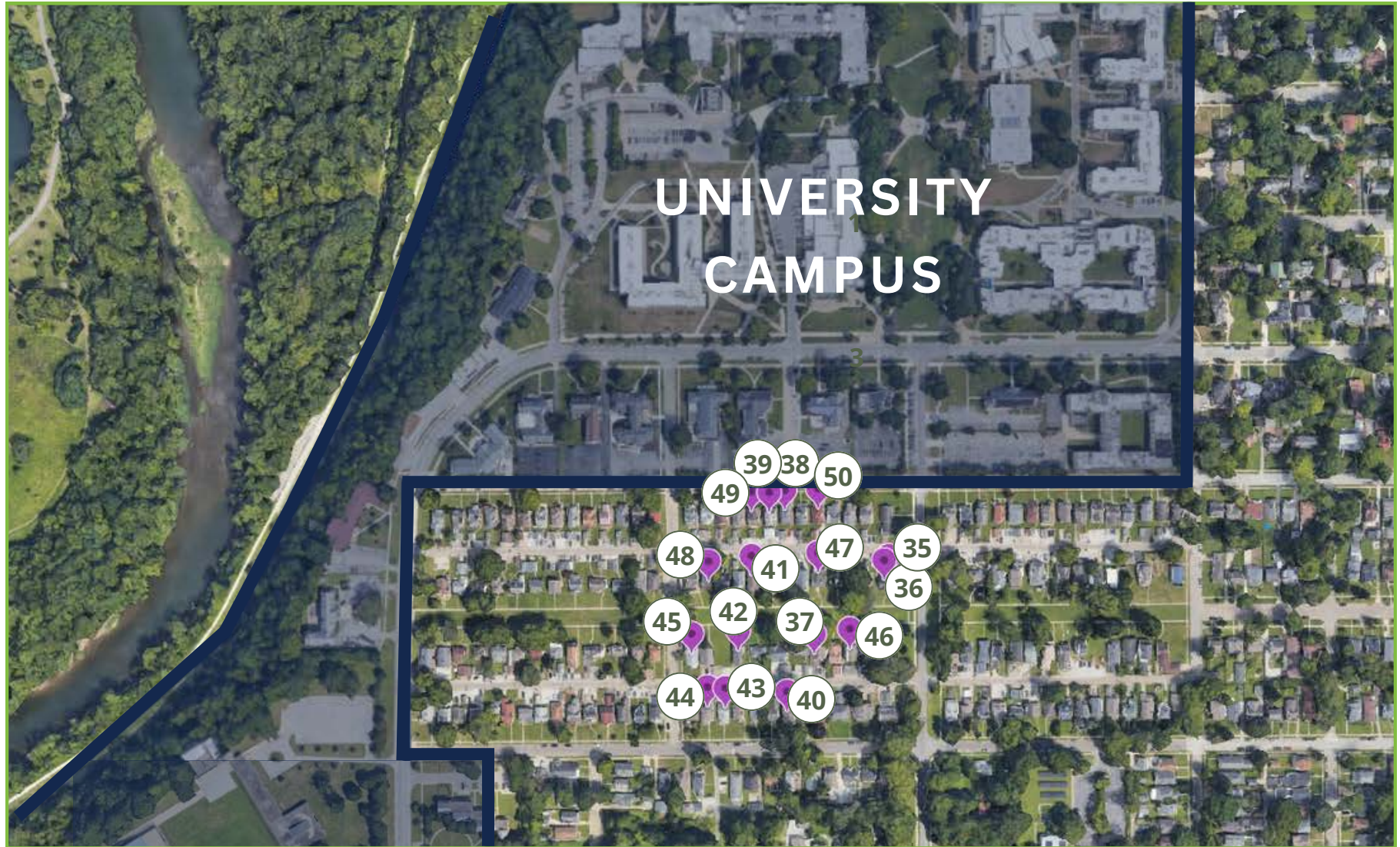
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# MAP OVERVIEW - GROUP 3



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# PROPERTY PROFILES - GROUP 3



35

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



36

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



37

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



38

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Rented



39

## AVAILABILITY

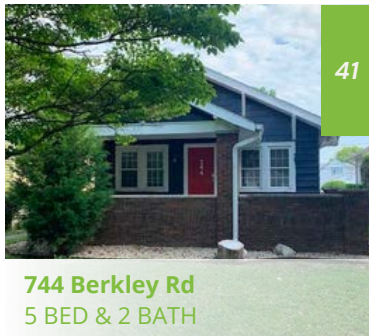
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



40

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



41

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



42

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



43

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

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# PROPERTY PROFILES - GROUP 3



44

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



45

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



46

## AVAILABILITY

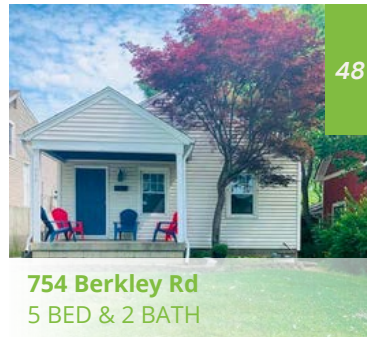
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



47

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



48

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



49

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Available



50

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

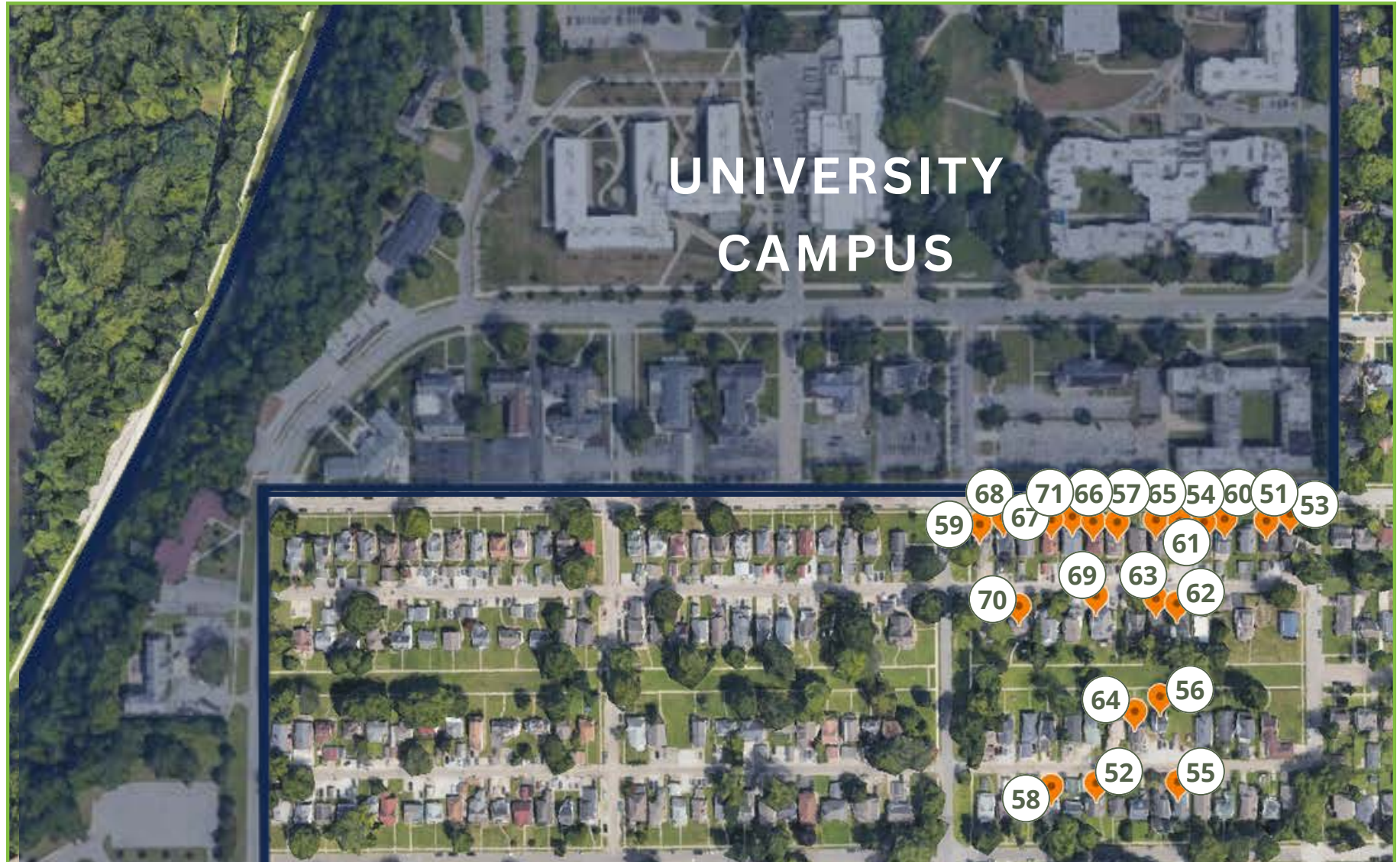
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# MAP OVERVIEW - GROUP 4



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# PROPERTY PROFILES - GROUP 4



51

## AVAILABILITY

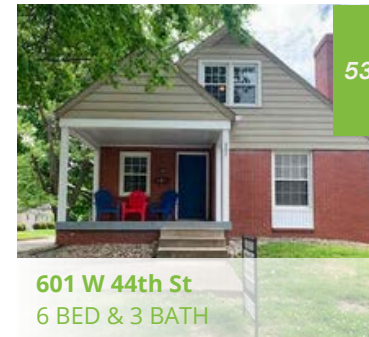
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Rented



52

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



53

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



54

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



55

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



56

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



57

## AVAILABILITY

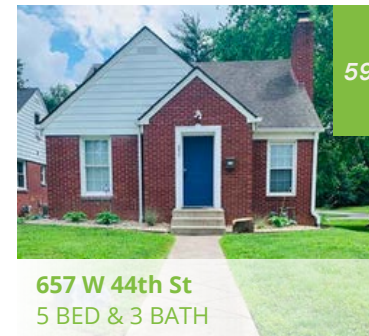
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Available



58

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



59

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

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# PROPERTY PROFILES - GROUP 4



60

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**613 W 44th St**  
5 BED & 2 BATH



61

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**621 W 44th St**  
6 BED & 3 BATH

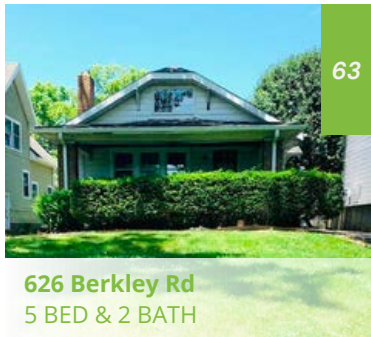


62

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**622 Berkley Rd**  
6 BED & 2 BATH



63

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**626 Berkley Rd**  
5 BED & 2 BATH



64

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**629 Berkley Rd**  
4 BED & 2 BATH



65

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

**625 W 44th St**  
6 BED & 2 BATH



66

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**637 W 44th St**  
4 BED & 4 BATH



67

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**645 W 44th St**  
4 BED & 4 BATH



68

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

**653 W 44th St**  
5 BED & 3 BATH

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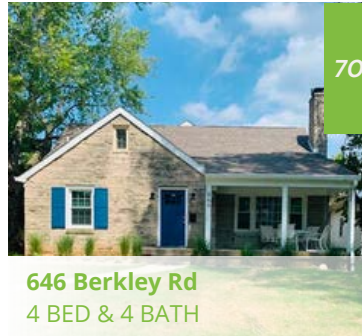
# PROPERTY PROFILES - GROUP 4



69

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



70

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



71

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Rented

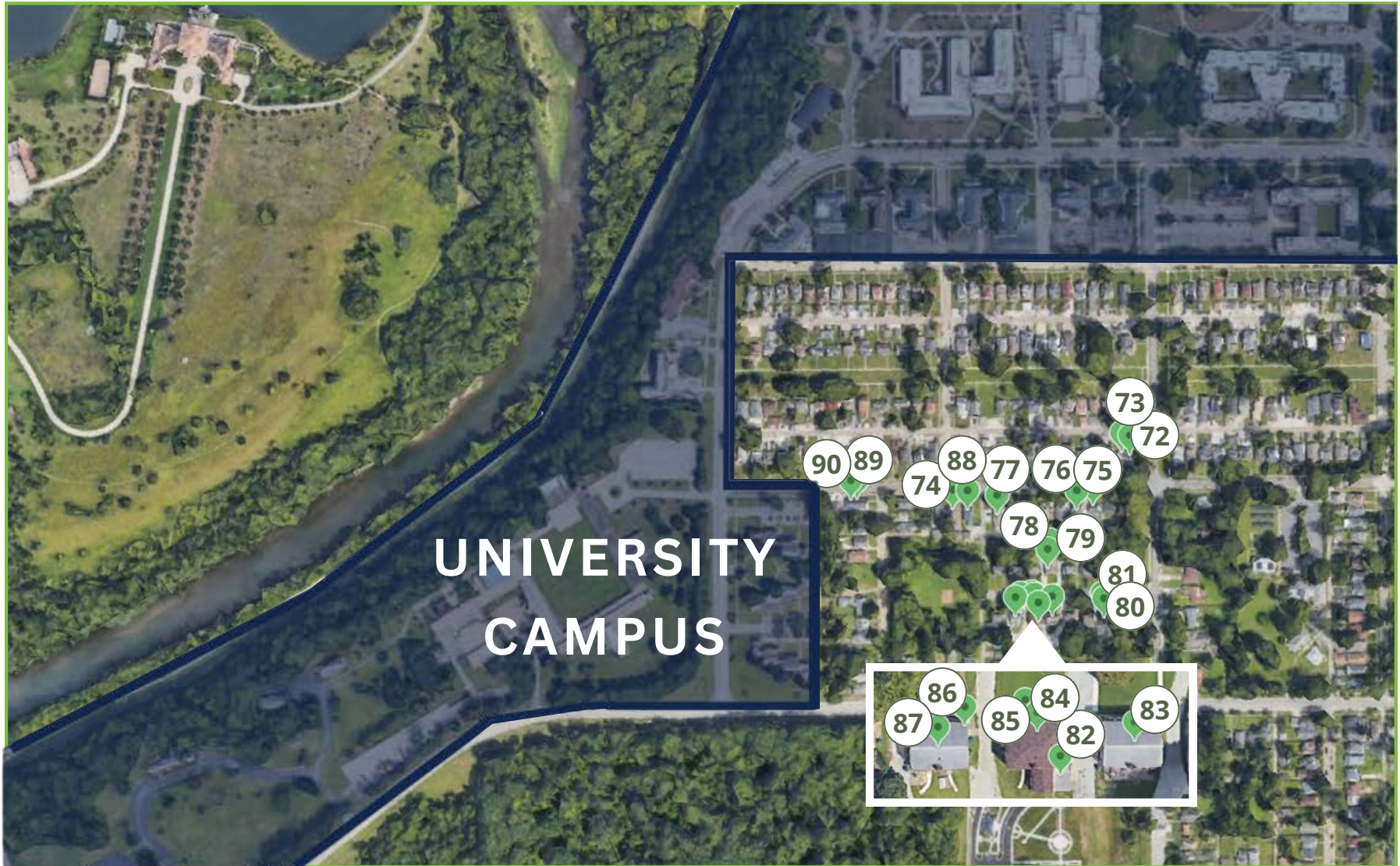
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# MAP OVERVIEW - GROUP 5



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# PROPERTY PROFILES - GROUP 5



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented



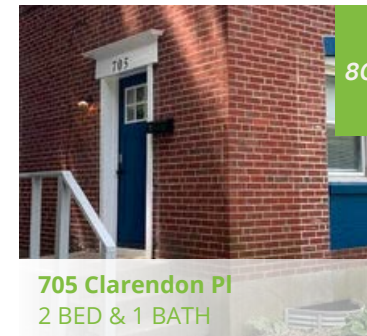
## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Available



## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Rented

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# PROPERTY PROFILES - GROUP 5



81

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



82

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



83

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



84

## AVAILABILITY

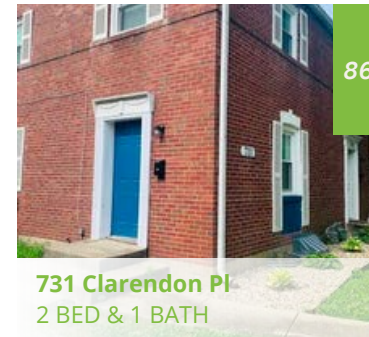
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Available



85

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



86

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



87

## AVAILABILITY

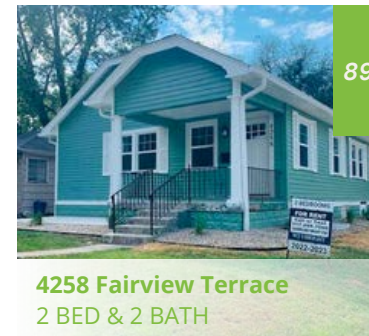
- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Available
- 2025 - 2026:
  - Available



88

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available



89

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

*\*This portfolio is not owned, operated, or affiliated with Butler University.  
It is privately held and adjacent to Butler University's campus.*

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# PROPERTY PROFILES - GROUP 5



90

## AVAILABILITY

- 2023 - 2024:
  - Rented
- 2024 - 2025:
  - Rented
- 2025 - 2026:
  - Available

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**Thank You For Your Consideration**

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