

FOR SALE

University Terrace Condominium Portfolio 10 Units

714 COLLEGE DR.

Anderson, IN 46012

PRESENTED BY:

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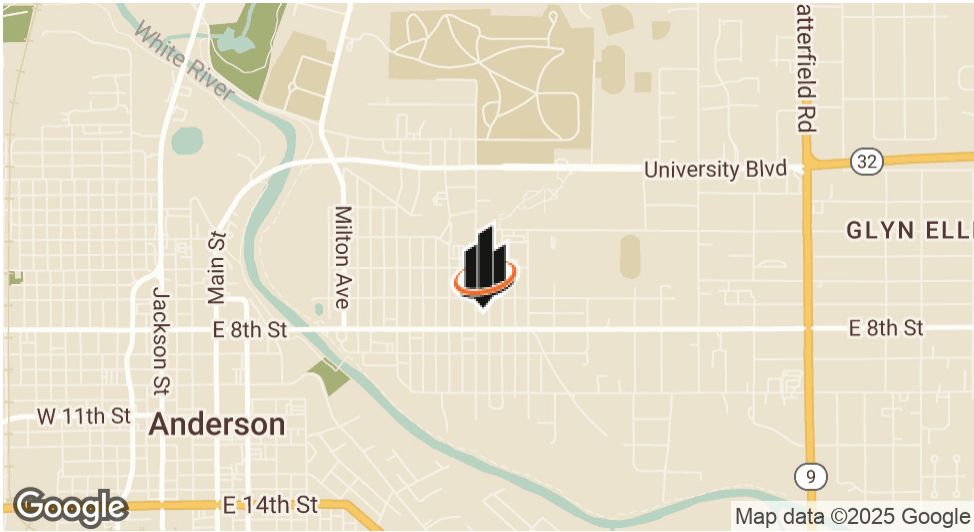
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,999,995
NUMBER OF UNITS:	10 Condominiums
LOT SIZE:	39,000 SF
BUILDING SIZE:	17,274 SF
NOI:	\$131,518.94
CAP RATE:	6.57%

PROPERTY DESCRIPTION

Located just steps from the vibrant campus of Anderson University, this rare portfolio of 10 well-maintained condominiums presents a premier investment opportunity in the heart of Anderson, Indiana. Each unit is currently fully occupied, with strong tenant demand and a waitlist of prospective renters - underscoring the property’s desirability and consistent income potential.

Boasting a Net Operating Income of \$131,519 annually, this asset offers investors cash flow with long-term upside in a growing rental market. The property has been professionally maintained, requiring minimal ongoing capital investment, and benefits from a location that ensures continued tenant interest from students, faculty, and local professionals.

Whether you’re expanding your portfolio or entering the multifamily market, this stable, income-producing asset delivers both performance and peace of mind.

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PROPERTY DETAILS & HIGHLIGHTS

BUILDING NAME	University Terrace
PROPERTY TYPE	Multifamily/Condos
PROPERTY SUBTYPE	Low-Rise/Garden
BUILDING SIZE	17,274 SF
LOT SIZE	39,000 SF
YEAR BUILT	1988
NUMBER OF FLOORS	1
AVERAGE FLOOR SIZE	1,750 SF
NUMBER OF BUILDINGS	5

Each unit comes with a two car attached garage, updated floors, appliances and new HVAC and Water Heaters. There are long term tenants in the condos with a waitlist of hopeful tenants waiting to enjoy the ranch style units as well, promising long term occupancy and a low to none vacancy factor.



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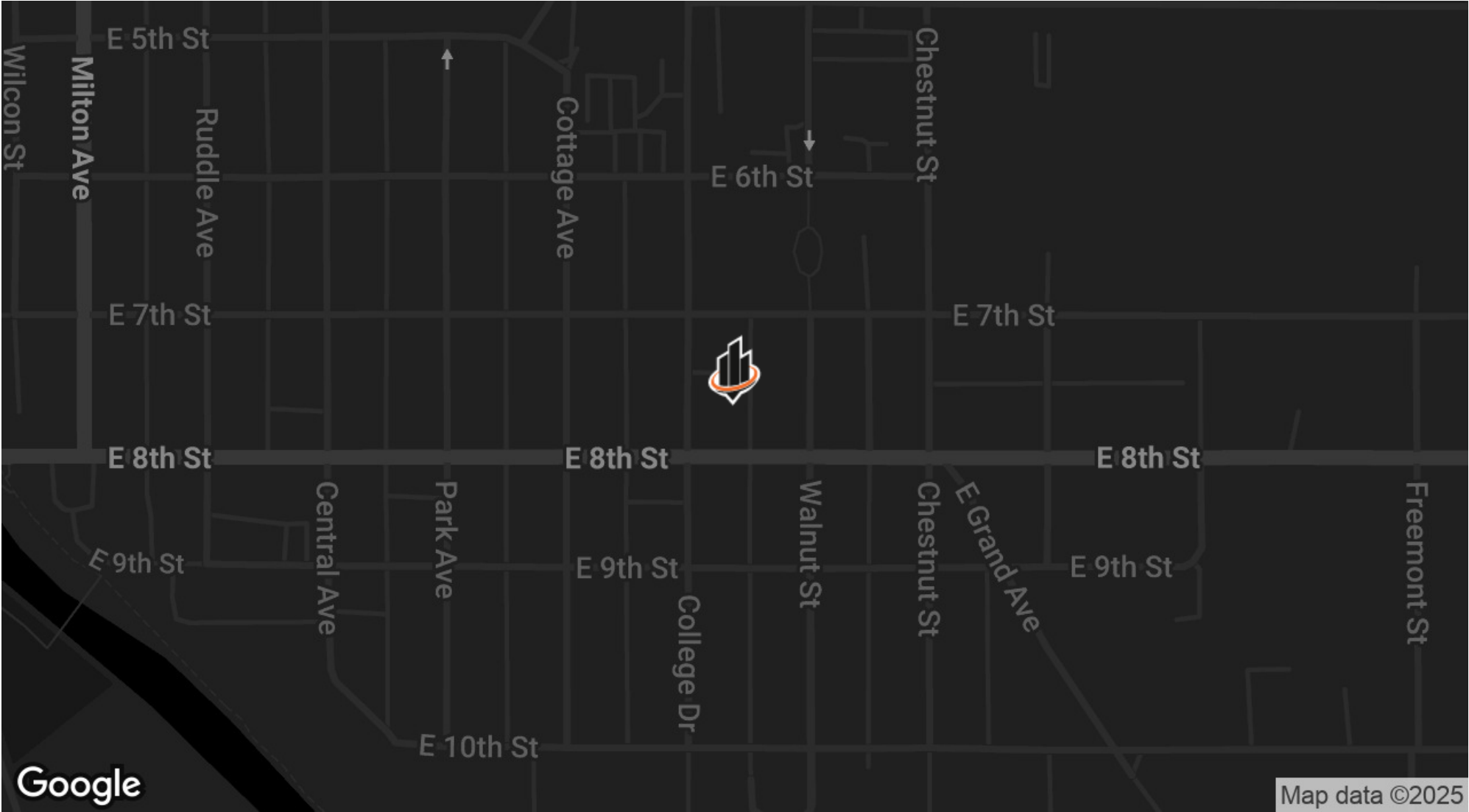
ADDITIONAL PHOTOS



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LOCATION MAP



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