



2226, 2228, 2230, & 2232

Central Avenue  
Indianapolis 46205

**For Sale**

# DISCLAIMER

2226, 2228, 2230, & 2232 CENTRAL AVENUE

The following brochure contains information intended for general review. It is meant to be shared with interested parties and may be accessible to others. This OM provides a summary of information for prospective purchasers and serves to gauge preliminary interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. ALO Property Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this OM has been obtained from sources we believe to be reliable; however, ALO Property Group has not verified, and will not verify, any of the information contained herein, nor has ALO Property Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

# TABLE OF CONTENTS

**04**

The Offering

**05**

Property Summary

**08**

Property Photos

**11**

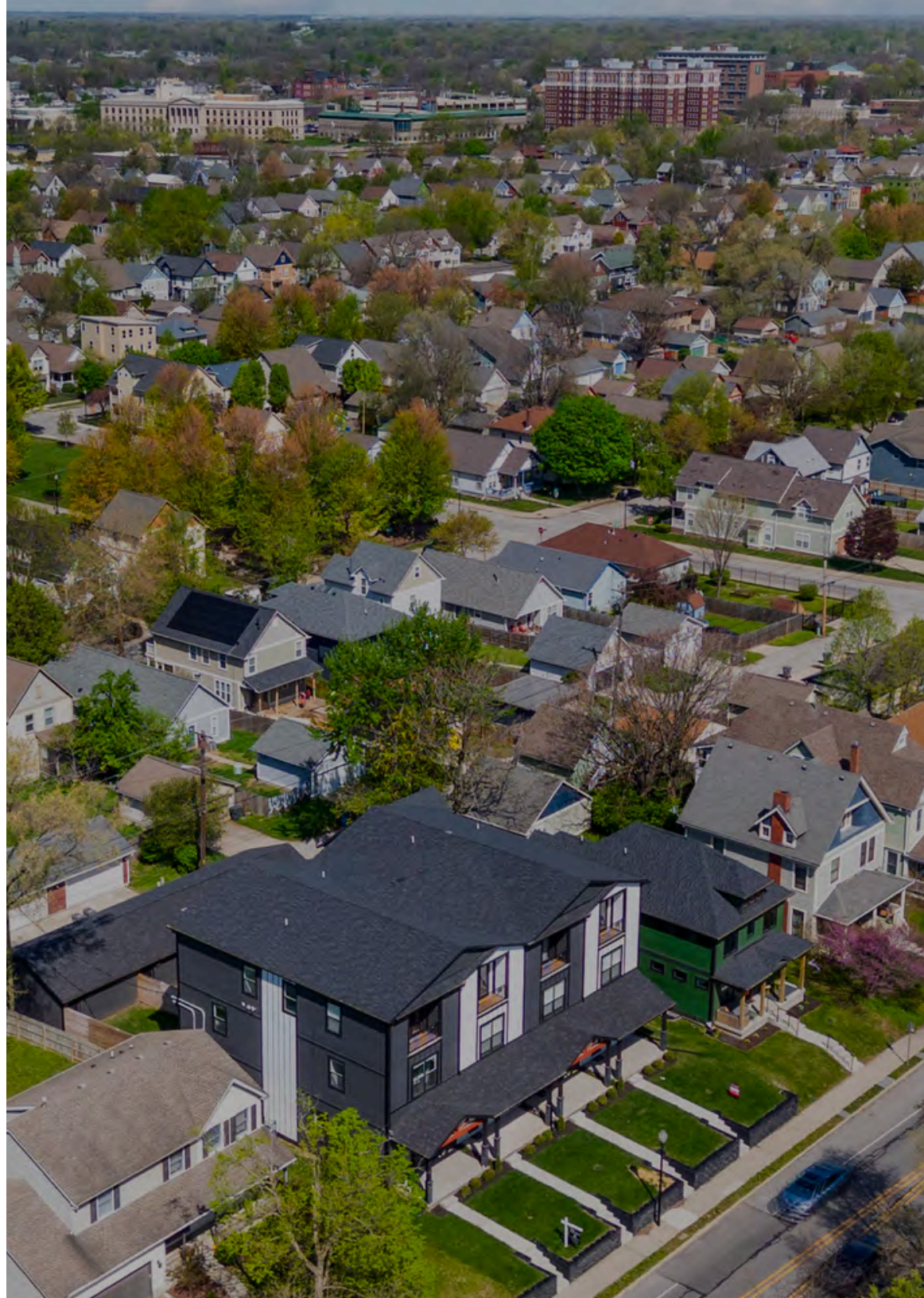
Airbnb Overview

**12**

Sample Floor Plan

**13**

Indianapolis Overview





# THE OFFERING

## 2226, 2228, 2230, & 2232 CENTRAL AVENUE

ALO Property Group is pleased to present the opportunity to acquire a portfolio of four newly constructed, fully furnished, side-by-side townhomes located at 2226, 2228, 2230, and 2232 Central Avenue in the highly sought-after Fall Creek Place neighborhood of Indianapolis, Indiana. This offering represents a rare, turnkey, short-term rental investment in one of the city's most vibrant and rapidly appreciating urban districts.

Each townhome includes four bedrooms and four and a half bathrooms, featuring spacious open floor plans, modern finishes, stainless steel appliances, granite countertops, and en-suite bathrooms in every bedroom. Additional features include private, fenced-in backyards, detached two-car garages, and high-end furnishings throughout; all of which convey with the sale.

Strategically positioned just one mile from IU Health's multi-billion-dollar medical campus in downtown Indianapolis, this portfolio benefits from strong demand drivers including hospitals, universities, major sporting events, and business travel. Ideal for traveling nurses, university affiliates, or leisure visitors, this asset offers immediate cash flow and long-term value with minimal upfront effort. With an influx of businesses, residents, and amenities, the demand for prime real estate has never been higher, and this offering presents a unique and timely chance to capitalize on the significant growth potential that lies on the immediate horizon.

This is a rare opportunity to acquire a stabilized, income-producing, short-term rental portfolio in an established neighborhood experiencing ongoing growth and development momentum.

**Contact Broker for Link to Due Diligence Materials and Financials**

# PROPERTY SUMMARY

FOUR NEW CONSTRUCTION AIRBNB TOWNHOMES

## 2226 Central Avenue

**Parcel Number:**

49-06-25-136-202.000-101

**Land Area:**

.08 Acres

**2226 Interior Photos:**

[CLICK HERE](#) 

## 2228 Central Avenue

**Parcel Number:**

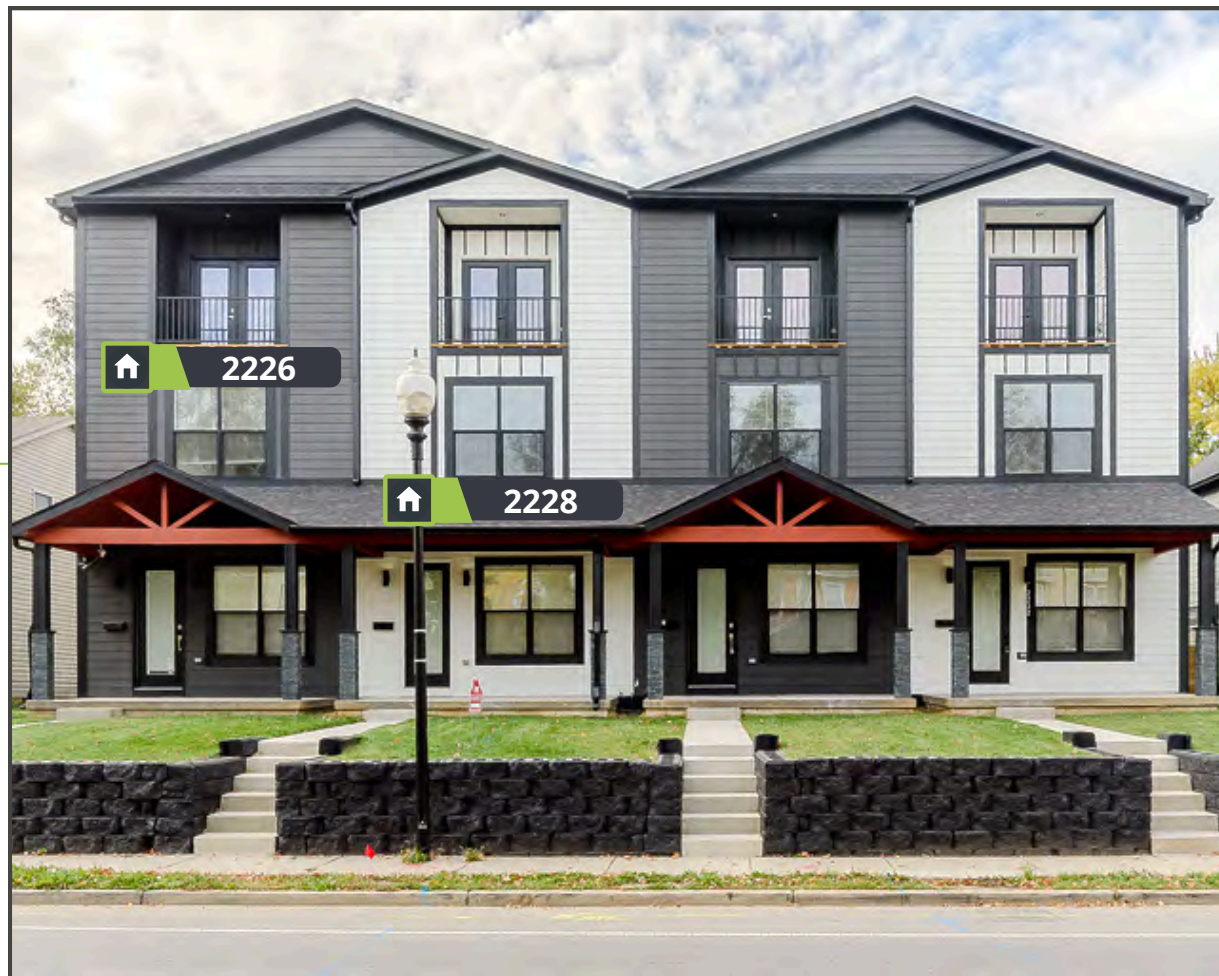
49-06-25-136-202.001-101

**Land Area:**

.06 Acres

**2228 Interior Photos:**

[CLICK HERE](#) 



# PROPERTY SUMMARY

FOUR NEW CONSTRUCTION AIRBNB TOWNHOMES

## 2230 Central Avenue

**Parcel Number:**

49-06-25-136-202.002-101

**Land Area:**

.06 Acres

**2230 Interior Photos:**

[CLICK HERE](#) 

## 2232 Central Avenue

**Parcel Number:**

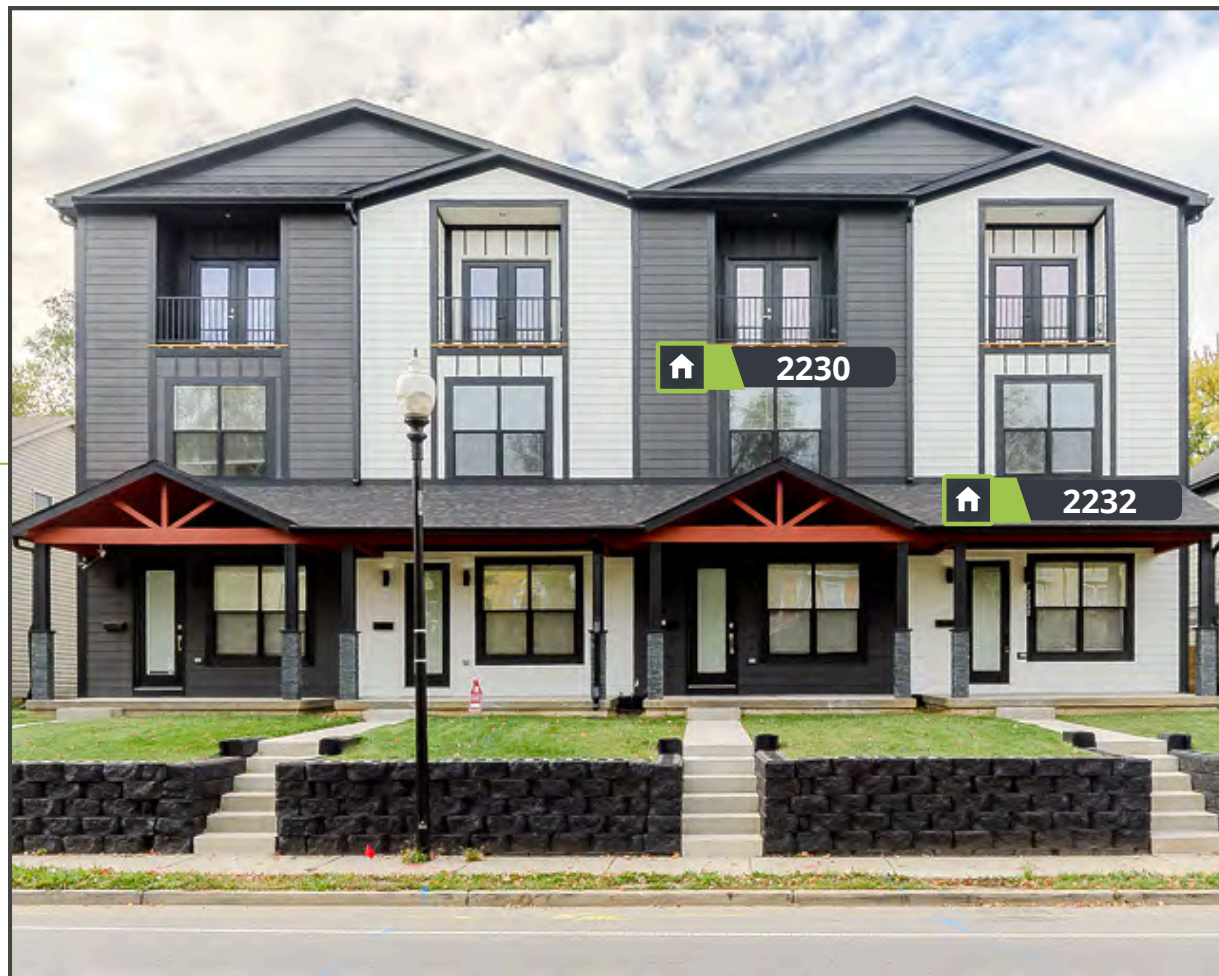
49-06-25-136-202.001-101

**Land Area:**

.07 Acres

**2232 Interior Photos:**

[CLICK HERE](#) 

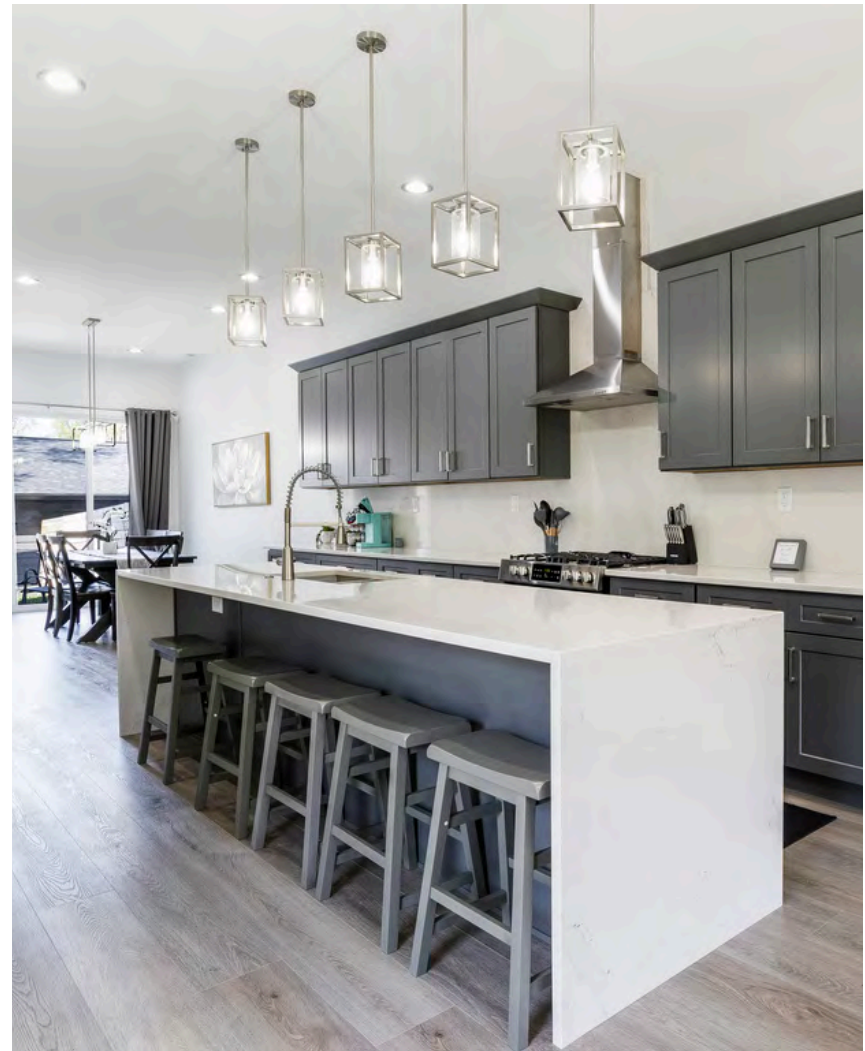




# PROPERTY SUMMARY

2226, 2228, 2230, & 2232 CENTRAL AVENUE

|                       |                                 |
|-----------------------|---------------------------------|
| Price:                | \$2,500,000.00                  |
| Year Built:           | 2022                            |
| Number of Units:      | 4                               |
| Levels Per Unit:      | 3                               |
| Square Feet Per Unit: | 2,502 SF                        |
| Total Square Feet:    | 10,008 SF                       |
| Total Land Area:      | .27 Acres                       |
| Parking:              | 2 Space Detached Garage         |
| Balconies:            | 2 Per Unit                      |
| Electric:             | 200+ Amp Service                |
| Water:                | Municipal                       |
| Furniture:            | Fully Furnished                 |
| Construction Type:    | Cement Siding, Block Foundation |
| Primary Zoning:       | D-8                             |
| Ownership Type:       | Fee Simple                      |
| County:               | Marion                          |



# PROPERTY PHOTOS

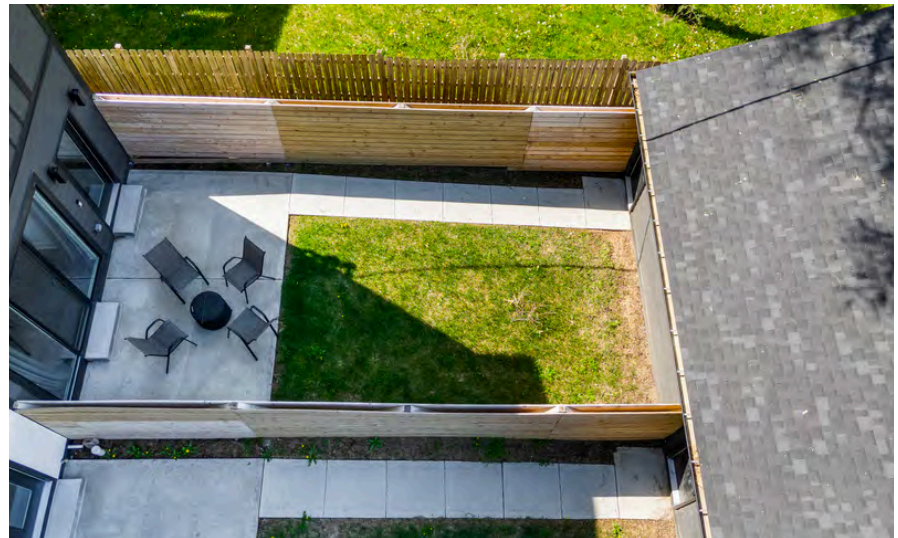
## INTERIOR





# PROPERTY PHOTOS

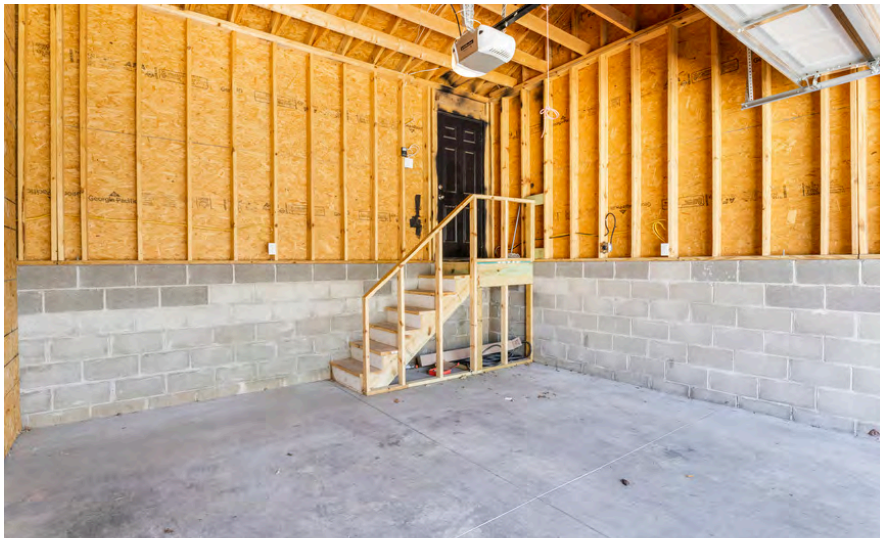
## BACK YARD





# PROPERTY PHOTOS

## GARAGE



# AIRBNB OVERVIEW

## CENTRAL AVENUE RATINGS

Short-term rentals have become a highly desirable asset class, offering strong income potential, flexible use, and exposure to a growing travel and hospitality market. Airbnb remains the dominant platform in the short-term rental space, attracting millions of travelers seeking more personalized, home-like accommodations in vibrant urban neighborhoods.


Owning an Airbnb property allows investors to capitalize on nightly rental rates that often outpace traditional long-term leases, while maintaining the flexibility to adjust pricing and occupancy based on market demand. With furnished units, professional management options, and increasing demand from leisure travelers, corporate guests, and travel nurses, Airbnb investments continue to offer strong returns, especially in well-located, amenity-rich markets.

This four-unit Airbnb portfolio offers a turnkey opportunity to step into the short-term rental space with fully furnished, newly constructed units in a desirable location, ideal for both new and experienced investors.



One of the most loved homes on Airbnb, according to guests


4.9  
★★★★★



**Michael**  
Elkins Park, Pennsylvania

★★★★★ · October 2024 · Group trip


This Airbnb was a perfect choice for our group, and I would highly recommend it to anyone looking for a comfortable and well-located place to stay.



**Niki**  
Hilliard, Ohio

★★★★★ · August 2024 · Group trip


Enjoyed this townhome! It was a bonus that all bedrooms had private bathrooms. Great for four couples!! It also had all the amenities of home. Susie, went the extra mile with dish soap, trash bags, coffee pods, sugar, bathroom tissue, make-up towels, shampoo, conditioner, body soap & a charger station in each bedroom. We found the townhouse clean with comfortable beds. We would enjoy booking again!



**Diana**  
Richmond, Virginia

★★★★★ · June 2024 · Stayed with kids


We loved staying at this Airbnb...so much so that my crew wanted to stay there all day our first day instead of seeing the great Indianapolis sites. What an incredible treat! Everyone having their own bathrooms was so nice. The sunset from the master bedroom was also beautiful. We would definitely stay there again.



**Christie**  
Indianapolis, Indiana

★★★★★ · July 2024 · Group trip

This place is fantastic due to each bedroom having their own full bath. The bed was so comfy and we loved hanging out in the living room/kitchen. It's a gorgeous house!



**Ed**  
2 years on Airbnb

★★★★★ · August 2024 · Group trip

Loved staying here. Quiet area, nice enclosed back yard area with a small fire pit. Easy drive into downtown.

**Felicia**  
Indianapolis, Indiana

★★★★★ · July 2024 · Group trip

Our stay at Susie's place was very comfortable and worth the money. It was as quite spacious and held up to all of my expectations. Perfect place to get away from home for a couple days.

**Brad**  
Winona Lake, Indiana

★★★★★ · May 2025 · Group trip

Great place to stay and very modern. Would stay again!

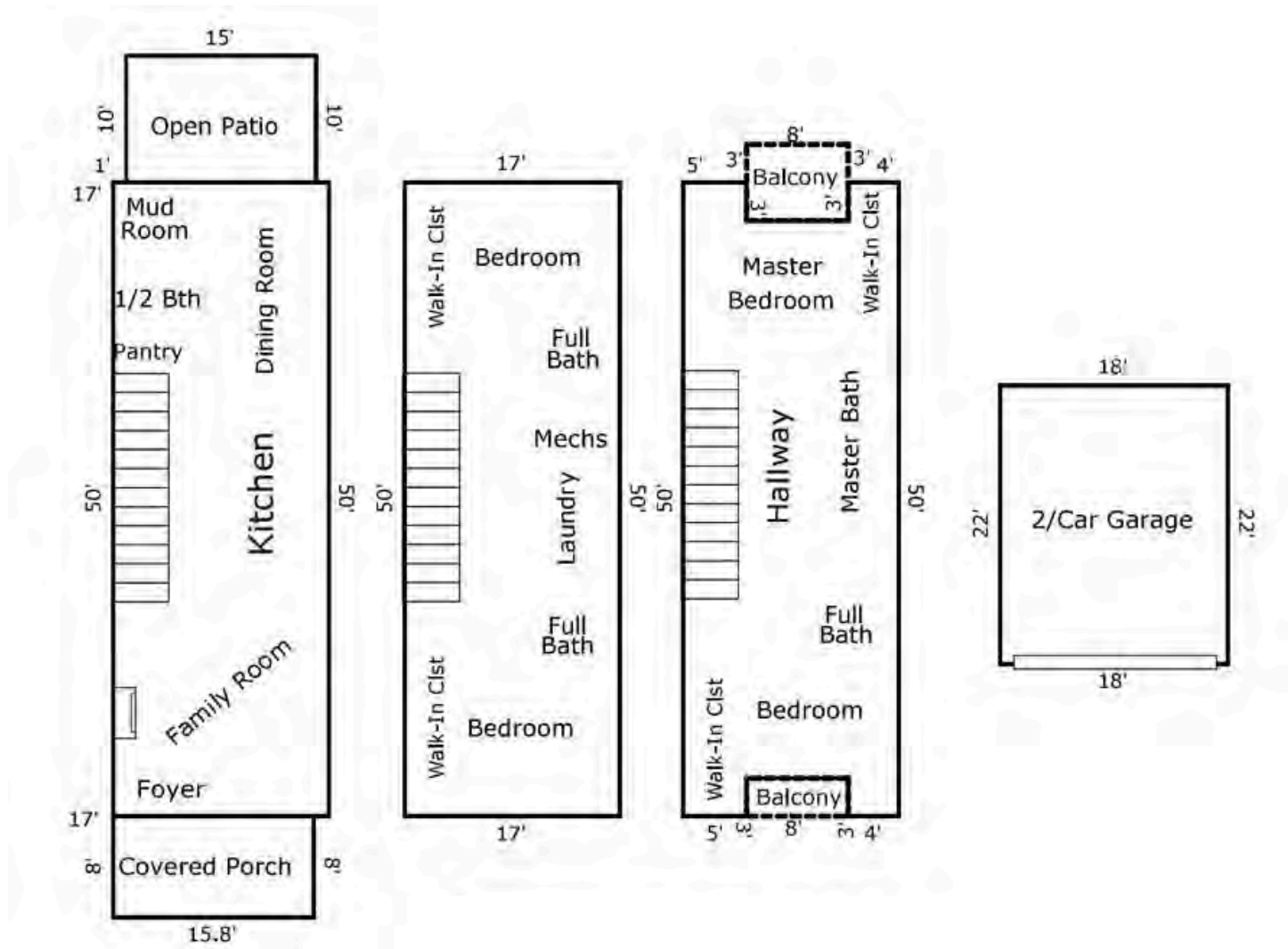
**Jean**  
Maumee, Ohio

★★★★★ · June 2024 · Stayed with kids

Great home to stay at with a few families.. came for a volleyball tournament. Would definitely stay here again.



# SAMPLE FLOOR PLAN



# PROMINENT DEVELOPMENTS

## DOWNTOWN INDIANAPOLIS

### NOTABLE PROJECTS THAT ARE CHANGING THE LANDSCAPE OF DOWNTOWN INDIANAPOLIS

Downtown Indianapolis is experiencing a significant transformation. With over 30 projects currently underway or in the planning stages, the skyline will undergo noticeable changes in the coming years, driven by substantial investments at nearly every corner of the city. The overall investment in Downtown exceeds \$10.2 billion.

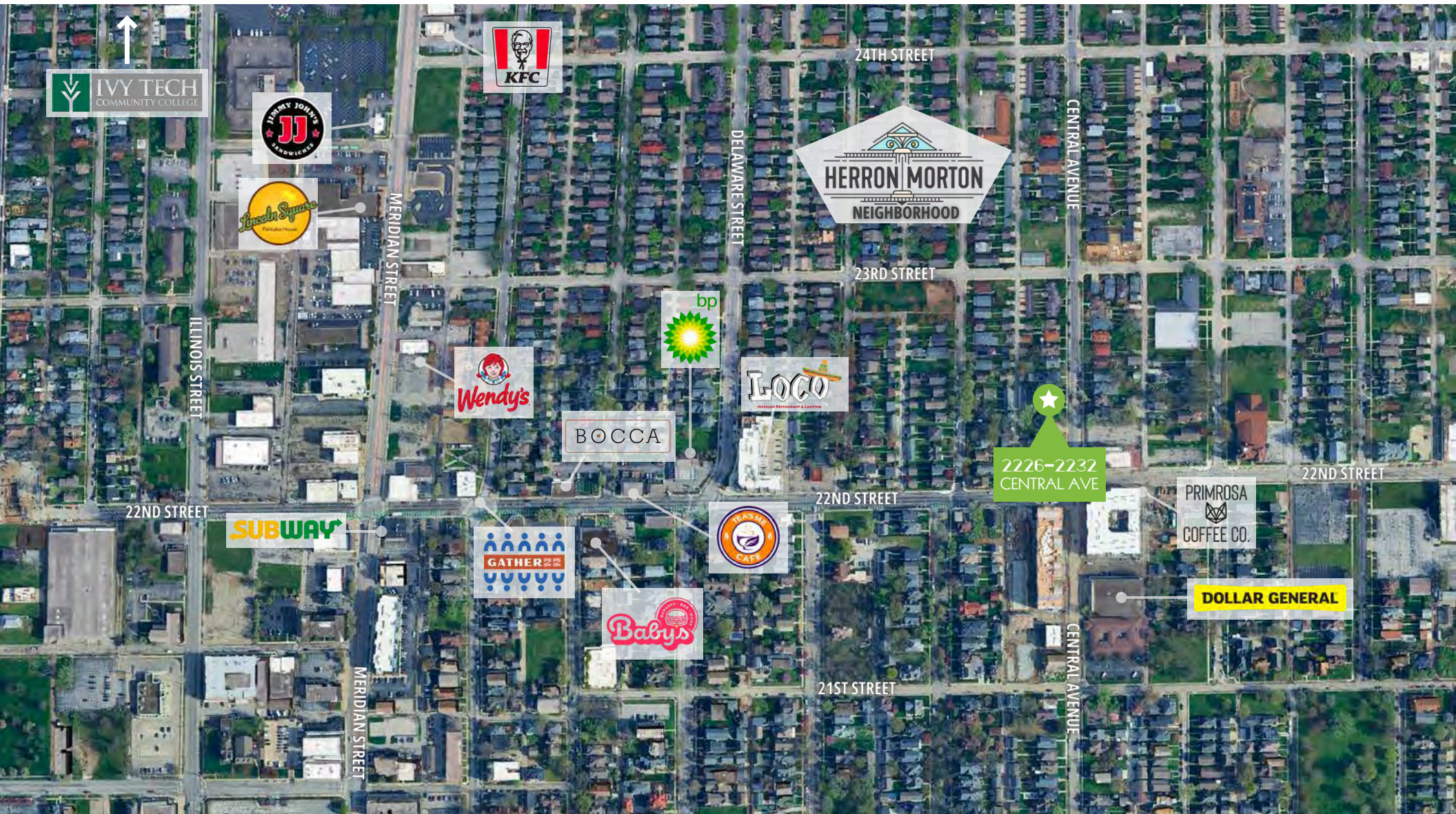
**\$10.2B**  
Total Indianapolis  
Development Pipeline





# SURROUNDING RETAIL

A THRIVING RETAIL DISTRICT





# INDIANA'S UNPRECEDENTED GROWTH

---

IEDC REPORTS 7TH CONSECUTIVE  
RECORD BREAKING YEAR FOR  
ECONOMIC INVESTMENTS IN INDIANA

**\$29 BILLION**

**29% INCREASE YOY**

The Indiana Economic Development Corporation (IEDC) has stated that 208 companies committed to locating or expanding in the state for a combined investment of over \$28.7 billion, a 29% increase from 2022's \$22.2 billion. Those promises include the creation of 21,866 new jobs with an average hourly wage of \$36.07 or \$75,025 annually – 3.9% higher than 2022's efforts and 10.2% higher than the national average wage. *(Source: Indiana Capital Chronicle)*

# INDIANAPOLIS

## A VIBRANT, GROWING MIDWEST CITY

Indianapolis continues to thrive as a dynamic hub of growth and innovation. Recognized for its booming tech sector, thriving sports culture, and vibrant arts scene, the city has recently earned accolades as one of the **fastest-growing metros in the Midwest**. New developments, such as Bottleworks District and expanded infrastructure projects, are revitalizing the urban landscape, while its affordability and quality of life attract businesses and talent nationwide. Indianapolis was also named one of the top U.S. cities for startups and a leader in sustainability efforts, making it an exciting place to live, work, and invest.



Among **Best Places** to Live in America  
*Money Magazine*



**#1** Convention City in the Country  
*USA Today*



**#6** Best City for Jobs & Most Underated City  
*Forbes*



Among **Most Exciting** Food Cities  
*Zagat*



**#1** Airport in North America  
*Airport Council International*



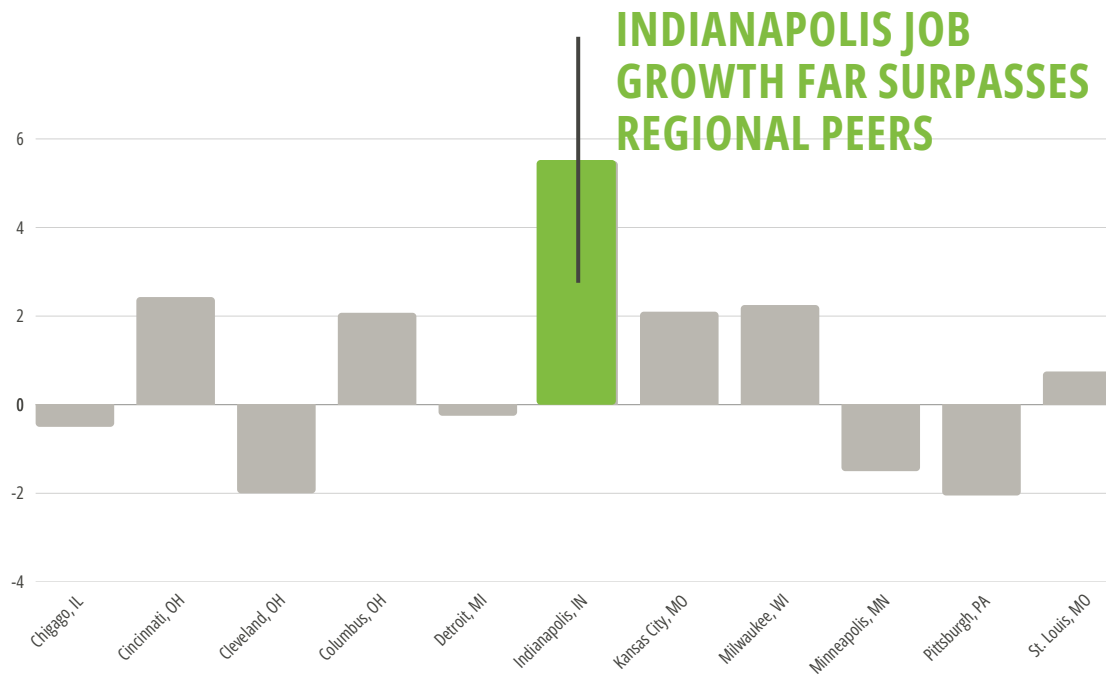
**#7** Best Tech City  
*Fast Company*



# INDIANAPOLIS JOB GROWTH

## SURPASSING REGIONAL PEERS

Over the past five years, Indianapolis has experienced steady job growth, fueled by its diverse economy and strong emphasis on innovation and development. Key industries like life sciences, technology, logistics, and advanced manufacturing have driven much of the growth, alongside a thriving commercial real estate sector that continues to attract businesses and investments. The city's vibrant downtown revitalization projects, coupled with its competitive cost of living and business-friendly policies, have made it a hotspot for startups, corporate expansions, and remote workers relocating to the Midwest. Initiatives like the 16 Tech Innovation District and expansions at major logistics hubs such as the Indianapolis International Airport have further solidified Indianapolis as a regional economic powerhouse. As a result, the city has seen rising employment opportunities, particularly in tech and skilled trades, while continuing to cultivate its reputation as a dynamic and collaborative place to work and live.



### INDIANAPOLIS #10 -

#### BEST CITIES FOR NEW GRADS

With the recent spike in cost of living correlated with lower average wages, new graduates are turning to small to mid-sized cities to accommodate their needs.

Source: CBS News,  
Research from ADP Research Institute



# MAJOR EMPLOYERS

RANKED BY NUMBER OF FTE EMPLOYEES IN INDIANA

| EMPLOYER                                | # EMPLOYEES | INDUSTRY                   |
|---|-------------|----------------------------|
| Walmart Inc                             | 44,575      | Retail                     |
| U.S. Government                         | 40,000      | Federal Government         |
| Indiana University Health               | 34,676      | Health Care                |
| State of Indiana                        | 31,959      | State Government           |
| Indiana University                      | 25,957      | Higher Education           |
| The Kroger Co.                          | 20,101      | Retail Grocers             |
| Purdue University                       | 15,682      | Higher Education           |
| Community Health Network                | 13,591      | Health Care                |
| Franciscan Alliance Inc.                | 13,587      | Health Care                |
| Ascension St. Vincent                   | 12,887      | Health Care                |
| Eli Lilly and Co.                       | 12,426      | Pharmaceuticals            |
| FedEx Corp.                             | 11,825      | Package & Freight Shipping |
| Parkview Health                         | 11,402      | Health Care                |
| Thor Industries                         | 10,300      | RV Manufacturer            |
| Cleveland-Cliffs                        | 8,699       | Steel Production           |
| LCI Industries                          | 7,911       | Manufactured Housing       |
| General Motors Corp.                    | 7,642       | Automobile Manufacturer    |
| Toyota Motor Manufacturing Indiana Inc. | 7,600       | Automobile Manufacturer    |
| City of Indianapolis/Marion County      | 7,055       | Municipal Government       |
| Subaru of Indiana Automotive Inc.       | 6,778       | Automobile Manufacturer    |

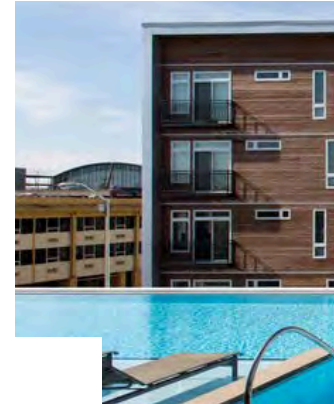
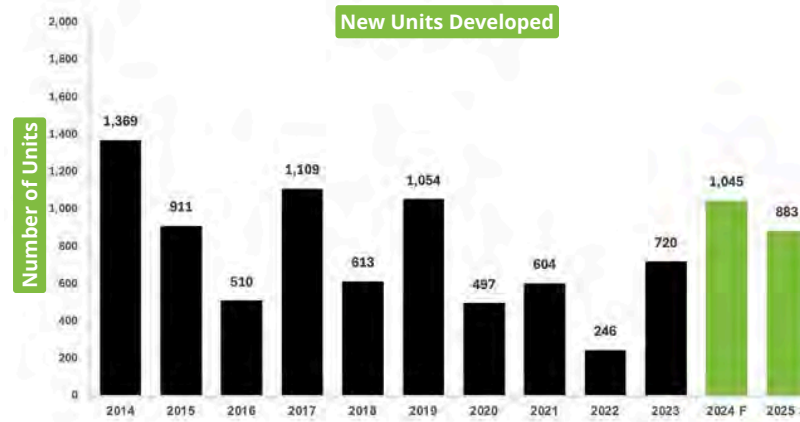


Source: Indianapolis Business Journal

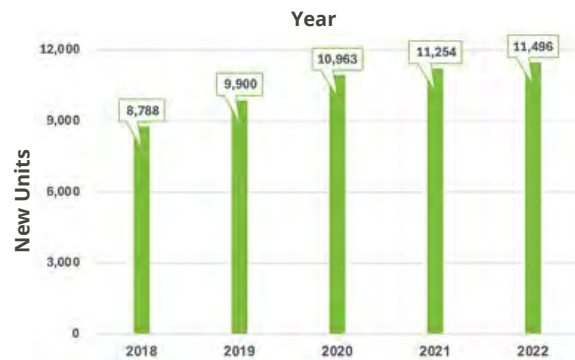
# APARTMENT DEVELOPMENT

WITHIN DOWNTOWN INDIANAPOLIS

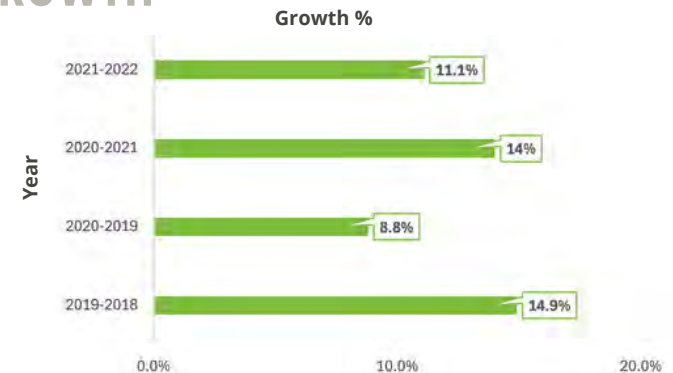
## DOWNTOWN APARTMENT DEVELOPMENT



## DOWNTOWN MULTI-FAMILY UNITS



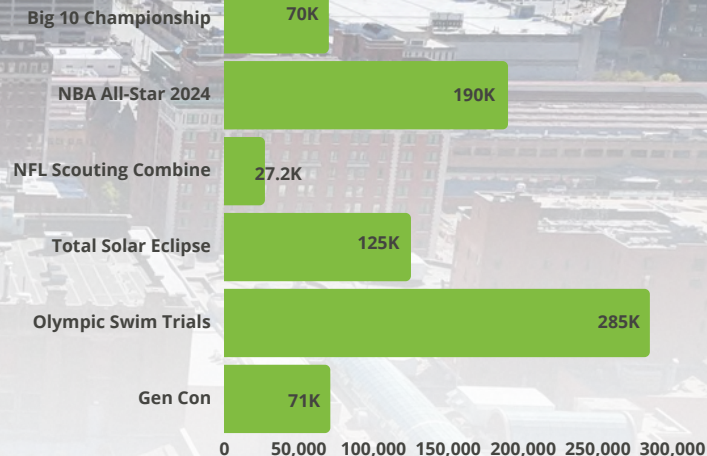
## DOWNTOWN RENT GROWTH



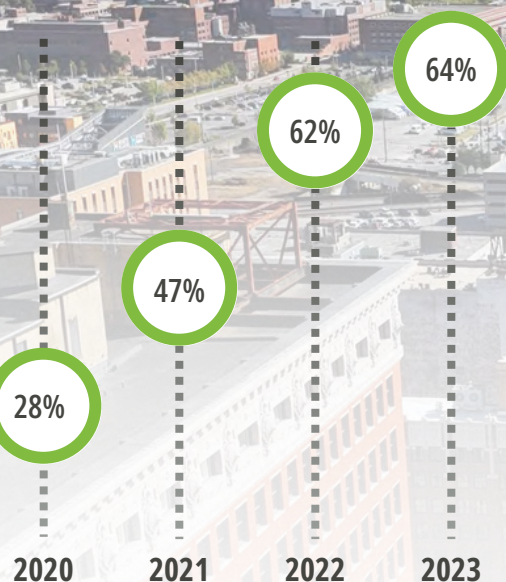
# DOWNTOWN STATISTICS

RAPIDLY GROWING DOWNTOWN INDIANAPOLIS

## Noteworthy Events of 2023-2024 By Attendance



## Downtown Hotel Occupancy Rates



## Downtown Demos:



**35,498**  
Population



**19,234**  
Households



**12%**  
Anticipated Hospitality  
Inventory Growth in Next  
24 Months

## Surrounding Sports & Culture:

**400+**  
Restaurants  
& Bars

**109**  
Venues  
& Attractions

**3**  
Professional  
Sports Venues



# SPORTS EVENTS

## HOME OF WORLD CLASS EVENTS

Indianapolis has established itself as a premier destination for hosting world-class events, thanks to its central location, well-planned infrastructure, and vibrant community. Known as the "Amateur Sports Capital of the World," the city is home to iconic venues like Lucas Oil Stadium, Gainbridge Fieldhouse, and the Indianapolis Motor Speedway, which hosts the famed Indy 500. Its compact downtown, interconnected by skywalks and trails, ensures easy navigation between hotels, restaurants, and event spaces. From NCAA tournaments and the NFL Combine to the 2024 NBA All-Star Game and beyond, Indianapolis consistently delivers unforgettable experiences. The city's dedication to hospitality, bolstered by a passionate local workforce and enthusiastic community support, makes it a standout destination for both sports and large-scale events.



Football



Men's  
Basketball



Women's  
Basketball



Minor League  
Baseball



Minor League  
Hockey



Minor League  
Soccer

## NOTABLE EVENTS:

- Olympic Trials
- PGA Tournament
- NHRA US Nationals
- NBA All-Star Game 2021
- Superbowl XLVI in 2012
- NCAA Men & Women's Final Four
- Pan American Games
- Red Bull Air Race World Championships
- Big Ten Football Championships
- Indianapolis 500
- NASCAR Brickyard 400
- IndyCar Indy Grand Prix

# DOWNTOWN MOBILITY

## WALK, BIKE, COMMUTE EFFORTLESSLY

Downtown Indianapolis boasts a vibrant and accessible transit system designed for all lifestyles. The Cultural Trail, an award-winning urban bike and pedestrian pathway, connects neighborhoods, cultural districts, and entertainment hotspots. The scenic Canal Walk offers a peaceful route for walking, jogging, or biking alongside the water. Electric scooters and bike-share options provide quick, eco-friendly ways to explore the city, while the IndyGo Red Line—a rapid transit bus system—offers convenient and affordable access to key destinations.



**WALKABILITY SCORE**  
98



**TRANSIT SCORE**  
66



**BIKE SCORE**  
99

**98**

WALK SCORE

INDIANAPOLIS - 98

CINCINNATI - 98

DENVER - 61

MINNEAPOLIS - 71

RALEIGH - 31



**ELECTRIC SCOOTERS**  
820,621 rides

Bird and Lime electric scooters are available for rent throughout the downtown area. These dockless scooters can be returned at any location.



**INDYGO**  
6,882,840 rides

The IndyGo Redline spans 13 miles, linking various neighborhoods to the largest job hub in downtown Indianapolis.





# HIGHER EDUCATION

## SURROUNDING COLLEGES & UNIVERSITIES

In addition to Indiana's larger universities—**Indiana University**, **Purdue University**, and **Notre Dame**—Indianapolis is home to a vibrant network of colleges and universities that significantly contribute to the city's cultural, economic, and educational landscape.

Institutions like **Butler University**, **IUPUI**, **Marian University**, **University of Indianapolis**, and **Ivy Tech Community College** play a vital role in shaping the city's workforce, fostering innovation, and enriching its community.

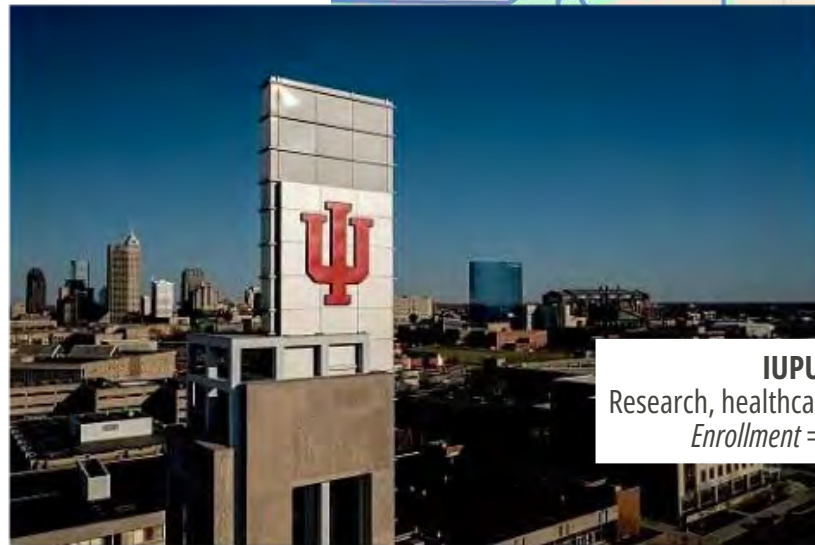


**Butler University**  
Liberal Arts & Performing Arts  
Enrollment = 5,700+

**Marian University**  
College of Osteopathic Medicine  
Enrollment = 5,100+



**Ivy Tech Community College**  
Accessible, career-focused training  
Enrollment = 177,000+



**IUPUI**  
Research, healthcare & technology  
Enrollment = 25,000+



**IUPUI**

**University of Indianapolis**  
Professional studies  
Enrollment = 5,000+





# ARTS, ENTERTAINMENT & RECREATION

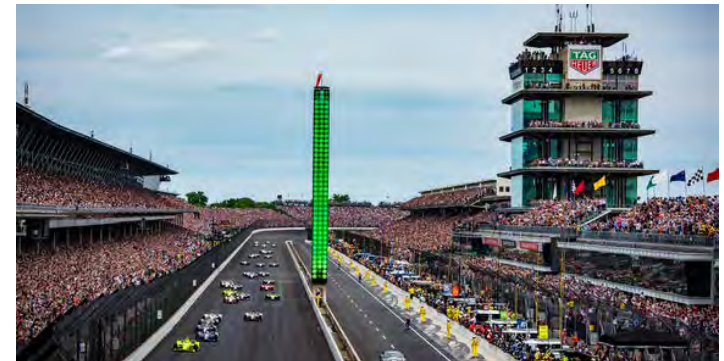
## DIVERSE CULTURAL ATTRACTIONS

Indianapolis offers a wealth of cultural and recreational attractions that rival those of larger cities. While renowned for the Indianapolis 500, the city also hosts the Indianapolis Grand Prix and the Brickyard 400 at the iconic Indianapolis Motor Speedway.

The city's cultural scene includes the Indiana Repertory Theatre, Hilbert Circle Theatre (home to the Indianapolis Symphony Orchestra), and the Old National Centre, along with smaller theaters and venues in the Mass Ave cultural district. White River State Park features the Indianapolis Zoo and top-tier museums like the Eiteljorg Museum, Indiana State Museum, and NCAA Hall of Champions.

Downtown highlights include the Cultural Trail for walking and biking, the Canal Walk with gondola rides and memorials, Monument Circle, and the Indiana World War Memorial Plaza. Indianapolis also boasts more U.S. Armed Forces monuments than any city outside Washington, D.C.

For outdoor enthusiasts, Eagle Creek Park spans 5,300 acres with a 1,400-acre lake, and the Monon Trail offers an 18-mile path connecting downtown to Westfield. Golfers can enjoy over 100 public courses across the metro area.



1 Indianapolis Zoo 2 Newfields Museum 3 Eagle Creek Park 4 Indianapolis Motor Speedway  
5 Children's Museum 6 Monon Trail



# Contact

**Ralph Balber**  
*President*

C: 317.281.8847  
Ralph@alogp.com

