



Crimson Crossing Apartments

Pedestrian to Indiana University
1426-1496 N Kinser Pike Bloomington, IN

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INVESTMENT OVERVIEW

| OFFERING SUMMARY



PRICE
Contact Broker



OF UNITS | BEDS
73 Units | 219 Beds

PROPERTY DETAILS

(73) 3 Bed 3.5 Bath Townhomes	1,240 - 1,860 SF
Year Built	2004 / Partially Renovated 2021
Parking Spaces	233
Distance From Campus	Less than ½ miles





Lee & Associates is pleased to present for sale **Crimson Crossing**, a well-located student housing community in Bloomington, Indiana. Situated on approximately 5.07 acres within walking distance of Indiana University's Bloomington campus, the property offers an exceptional opportunity to acquire a value-add asset in one of the Midwest's most stable and recognizable university markets.

Crimson Crossing consists of 219 beds across 73 townhome-style units, offering a desirable unit mix tailored to student renters. The townhome configuration provides residents with a more private, residential living experience compared to traditional garden-style apartments, which has consistently driven strong leasing performance. The community features ample off-street parking, a key amenity in the immediate submarket, and is located approximately a quarter mile from Indiana Memorial Stadium, Simon Skjodt Assembly Hall, and the primary Indiana University campus shuttle hub, providing convenient access to academic buildings, athletic facilities, and campus life.

Over the past two years, current ownership has invested approximately \$1 million in capital improvements, strategically enhancing both the interior finishes and major building systems. Of the 73 total units, 21 have undergone renovations. Sixteen of these units received comprehensive, top-to-bottom upgrades, including new flooring throughout the entire unit, new kitchen cabinetry, upgraded countertops, upgraded bathroom vanities, and new, upgraded appliance packages. These renovations position the units competitively within the Bloomington student housing market and support premium rental rates.

The remaining five renovated units received partial upgrades, including new flooring on the main level, new kitchen cabinetry, upgraded countertops, and new appliance packages. In addition to the full and partial unit renovations, ownership has completed flooring replacements in 10 additional units, replaced many of the HVAC systems to improve efficiency and reliability, and upgraded appliances in numerous other units throughout the community. These improvements meaningfully reduce near-term capital expenditure needs while providing a clear path for continued value creation through further interior upgrades on the remaining classic units.

Crimson Crossing represents a compelling opportunity to acquire a proven, townhome-style student housing asset with strong in-place cash flow, significant recent capital investment, and continued upside potential in a supply-constrained location adjacent to Indiana University.



INVESTMENT HIGHLIGHTS

- **73 Units | 219 Bedrooms | 6.30% CAP Rate**
- **Townhome-Style Product:** 73 units comprised entirely of 3-bedroom layouts with 3.5 baths, offering a more private, residential-style living experience compared to traditional garden apartments.
- **Flexible Occupancy:** Each unit is permitted for up to five occupants, creating the potential for 146 additional bed spaces beyond the current 3-bed configuration. This provides a meaningful operational upside opportunity for a future owner through furnished leasing and double-occupancy bedroom configurations.
- **Recent Capital Investment:** Ownership has invested approximately \$1M in capital improvements over the past two years, including renovations to 21 units, as well as upgraded appliances, flooring replacements, and HVAC improvements across the property.
- **Strong University Demand Drivers:** IU Bloomington currently enrolls ~48,600 students, supporting durable housing demand in the immediate campus submarket.
- **Highly Attractive Location:** Walking distance to Indiana University's Bloomington campus, the property offers an exceptional opportunity to acquire a value-add asset in one of the Midwest's most stable and recognizable university markets.

PROPERTY AMENITIES

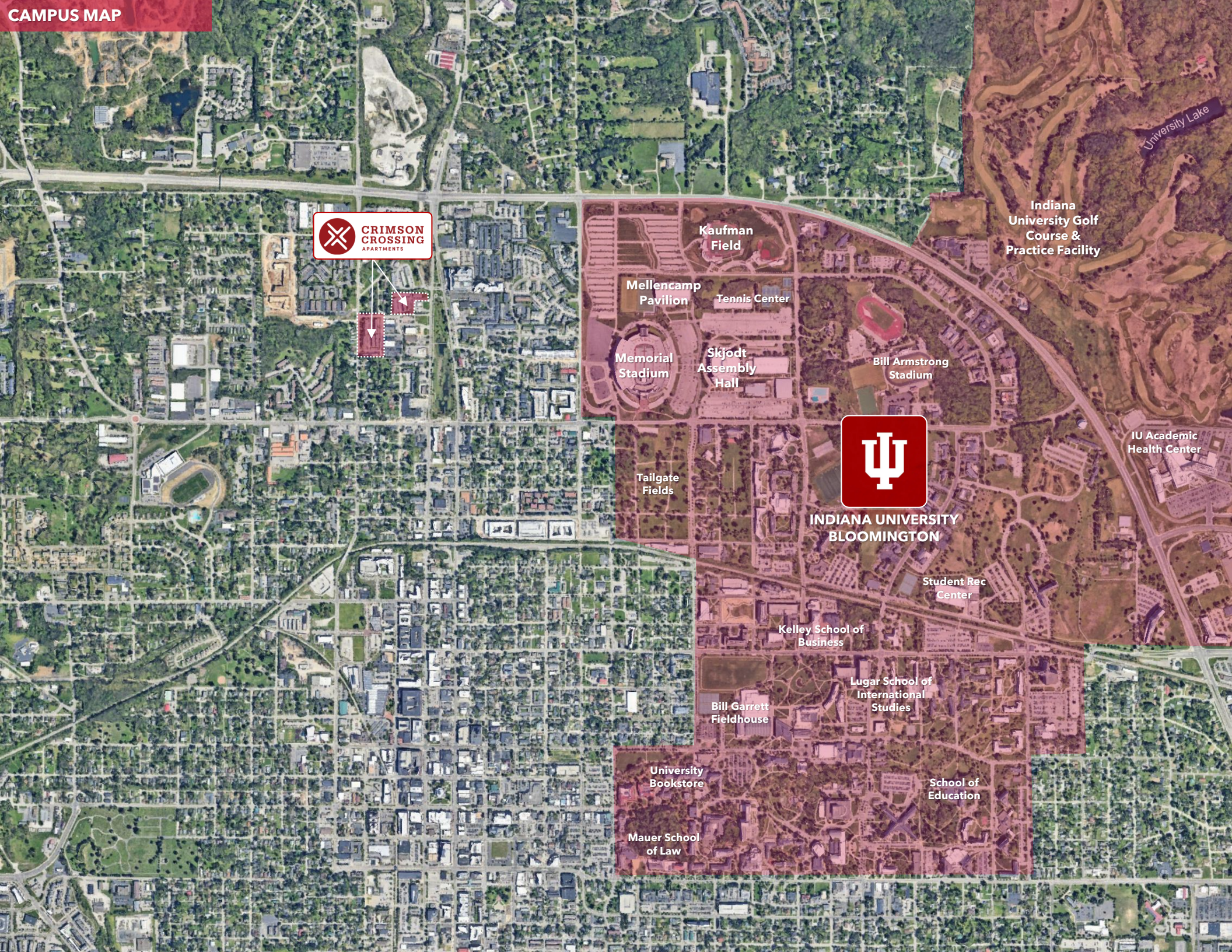
UNIT AMENITIES

- Private Bedrooms
- All Units Permitted for up to 5 occupants
- Central Heating/Cooling
- In-Unit Laundry
- Modern Kitchen Appliances in Each Unit
- Individual Bathrooms
- Ceiling Fans in Bedrooms
- Renovated Units

PROPERTY AMENITIES

- Keyed Mailboxes for Each Unit
- Onsite Trash Pickup
- Walking distance to the stadium & campus
- Located on the bus line
- Keyless Access
- Private entry
- Guest parking available
- Patios/balconies in certain building





 **CRIMSON
CROSSING**
APARTMENTS

University Lake

Indiana
University Golf
Course &
Practice Facility

Kaufman
Field

Mellencamp
Pavilion

Tennis Center

Memorial
Stadium

Skjodt
Assembly
Hall

Bill Armstrong
Stadium

IU Academic
Health Center



**INDIANA UNIVERSITY
BLOOMINGTON**

Tailgate
Fields

Student Rec
Center

Kelley School of
Business

Lugar School of
International
Studies

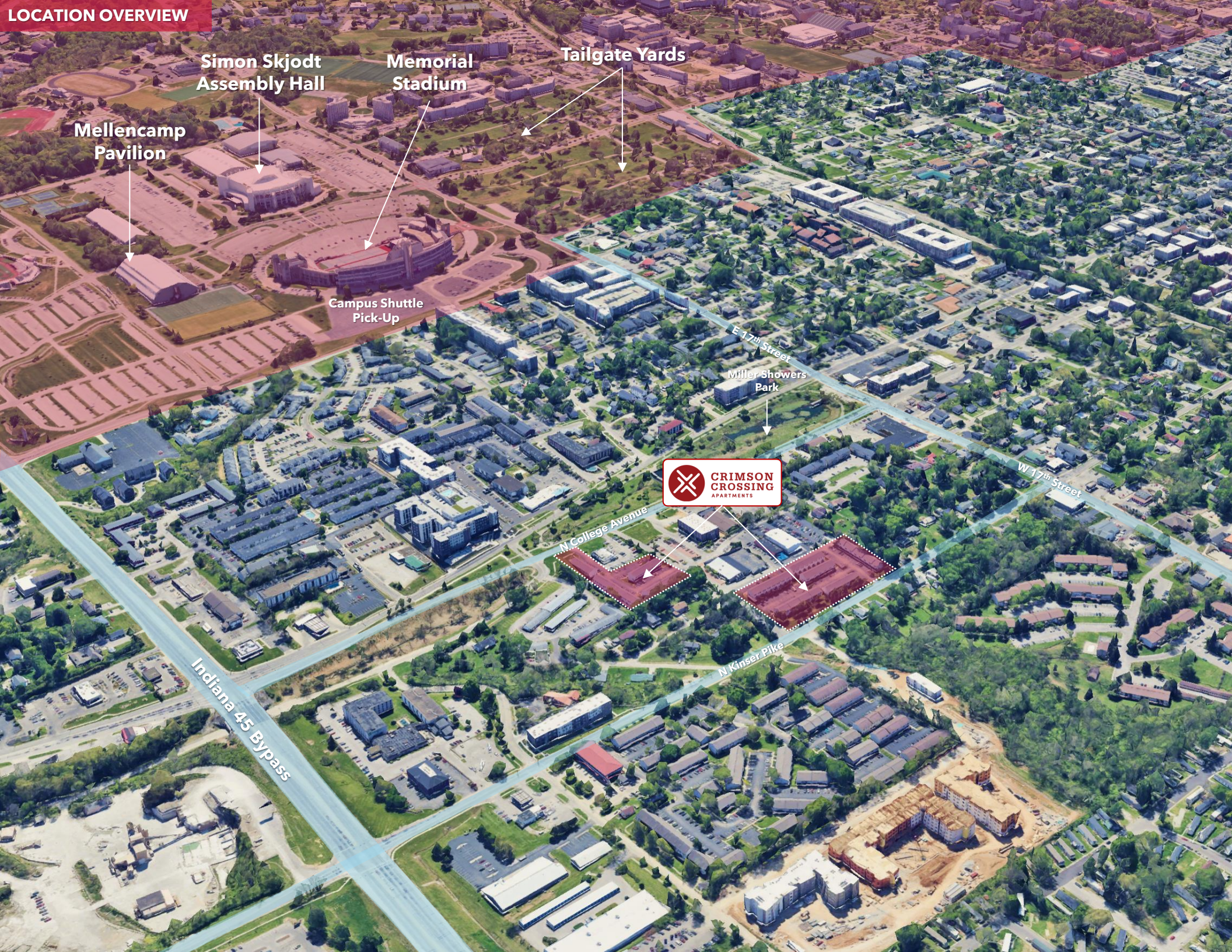
Bill Garrett
Fieldhouse

University
Bookstore

School of
Education

Mauer School
of Law

LOCATION OVERVIEW



Mellencamp Pavilion

Simon Skjodt Assembly Hall

Memorial Stadium

Tailgate Yards

Campus Shuttle Pick-Up



Miller Showers Park

E 17th Street

W 17th Street

N College Avenue

N Kinser Pike

Indiana 45 Bypass

LOCATION OVERVIEW



Indiana 45 Bypass



N Kinser Pike

N College Avenue

LOCATION OVERVIEW

Memorial
Stadium



N Kinser Pike



MARKET OVERVIEW

Bloomington, IN

UNIVERSITY HIGHLIGHTS



48,626

Total Enrollment (Bloomington Fall 2025)



21,000

Faculty and Staff



930+

Academic Programs



2,000

Acres of Campus



91%

Freshman Retention Rate



24

BIG 10 Athletic Teams





INDIANA UNIVERSITY

BLOOMINGTON



UNIVERSITY OVERVIEW

Indiana University Bloomington (IU), founded in 1820, is the flagship campus of the Indiana University system and one of the nation's leading public research universities. With total enrollment exceeding 48,000 students in Fall 2025, IU has experienced steady growth in both academic prestige and student demand. The university offers more than 200 undergraduate majors and over 300 graduate and professional programs across 16 schools and colleges, including the highly ranked Kelley School of Business, Jacobs School of Music, and Luddy School of Informatics, Computing, and Engineering.

IU holds an R1 Carnegie classification, signifying the highest level of research activity, and maintains a 91% first-year retention rate alongside a 94% career outcomes rate. The campus, renowned for its limestone architecture and tree-lined quads, consistently earns recognition as one of the most beautiful in the nation by publications such as *The Princeton Review* and *Niche*.

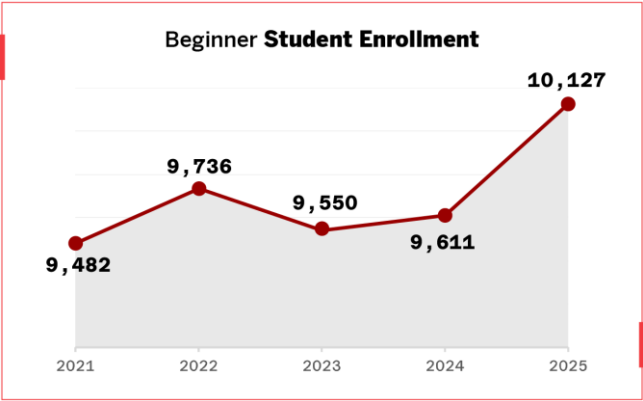
Athletically, Indiana University competes in NCAA Division I as a member of the Big Ten Conference, fielding 24 varsity sports programs. IU is historically recognized for its excellence in basketball, boasting five NCAA men's basketball National Championships. The Hoosiers football program capped a historic 2025 season with its first ever College Football National Championship appearance and victory.

The university's athletic success, coupled with deep alumni loyalty and a vibrant campus spirit, contributes to a powerful collegiate identity. The Marching Hundred, IU's renowned band, adds to the atmosphere at athletic events and major university celebrations. Continued investment in campus facilities, research infrastructure, and student life initiatives underscores IU Bloomington's position as a top-tier public institution and a cornerstone of innovation and culture in the Midwest.

| ENROLLMENT & APPLICATION GROWTH

Indiana University Bloomington's record-breaking trajectory is a direct result of strategic enrollment management and a surge in global demand for its flagship programs, particularly within the Kelley School of Business and the Luddy School of Informatics, Computing, and Engineering. In Fall 2025, the campus reached a historic milestone with **48,626 total students**, anchored by a massive entering class of **10,127 beginners**. This reflects a decade of aggressive scaling where the freshman cohort grew by **24%**, mirroring a parallel **24% increase** in the total campus population. To sustain this density, IU has committed over **\$400 million** in recent years toward housing renewals and academic infrastructure, ensuring that the physical campus can accommodate a student body that has expanded by nearly 10,000 individuals since 2015.

The competitive landscape for admission has tightened significantly as application volumes soared to over **73,000** for the most recent cycles—a staggering **36% increase** in just two years. This influx has allowed the university to maintain high academic standards while increasing diversity, with the Fall 2025 class featuring record numbers of underrepresented and first-generation students. Despite a national "enrollment cliff" facing many institutions, IU Bloomington's brand equity has insulated it, driving a high yield rate even as the university remains selective. This growth has also pressured the local Bloomington infrastructure, leading to a **0.8%** residential vacancy rate and a surge in private-sector purpose-built student housing developments to meet the needs of a population that now rivals the size of a mid-sized city.



Beyond raw numbers, the economic impact of this enrollment surge is felt across the state. The university's "I-CORE" curriculum and expanded research expenditures, which exceeded **\$770 million** in fiscal year 2024, draw high-caliber talent that feeds the regional labor market. As the university looks toward 2030, the focus is shifting from pure volume to retention and "student success" metrics. Current data indicates a freshman-to-sophomore retention rate hovering near **91%**, one of the highest among public Big Ten institutions. By balancing record-breaking freshman classes with enhanced career services and mental health support, IU Bloomington is positioning itself as a resilient outlier in the higher education sector, leveraging its size to fund innovation while maintaining the prestige of a top-tier research university. The sustained 24% decadal growth, backed by a 73,000-student application funnel, provides a highly durable, data-backed foundation for long-term investment in the immediate campus periphery.



ECONOMIC IMPACT ANALYSIS

♠ = 1,000 jobs

1 out of every **26**

jobs in Indiana is supported
by the activities of IU
and its students

IU TOTAL ANNUAL IMPACT

\$9.9 billion
Added income

- OR -

151,015
Jobs supported



Alumni impact

*Impact of the increased
earnings of IU alumni
and the businesses
they work for*

\$7 billion

Added income

- OR -

92,655 Jobs supported



an economic boost similar
to hosting the World Series
1,174x



Operations spending impact

Impact of annual payroll and other spending

\$1.9 billion

Added income

enough to buy
57,116 new cars

- OR -

39,374

Jobs supported



Research spending impact

*Impact of annual
research expenditures*

\$464.7 million

Added income

- OR - **8,777** Jobs supported



Student spending impact

*Impact of the daily spending of IU students
attracted to or retained in the state*

\$268.7 million

Added income

6,583 Jobs supported



- OR -

enough to buy **21,622** families*
a year's worth of groceries

* family of four



Start-up & spin-off
company impact
\$106 million



Visitor
spending impact
\$79.8 million



Construction
spending impact
\$65.2 million



SCHOOL OF
EDUCATION

US News &
World Report

2025

Best

EDUCATION

GRADUATE

SCHOOLS



8 SPECIALTY AREAS RANKED IN THE TOP 25

#3



Student Counseling and
Personal Services

#5



Elementary
Education

#8



Secondary
Education

#9



Higher Education
Administration

#14



Curriculum and
Instruction

#14



Educational Administration
and Supervision

#18



Educational
Psychology

#22



Education
Policy

#1



School of Education
in Indiana

#25



Among public
schools of education

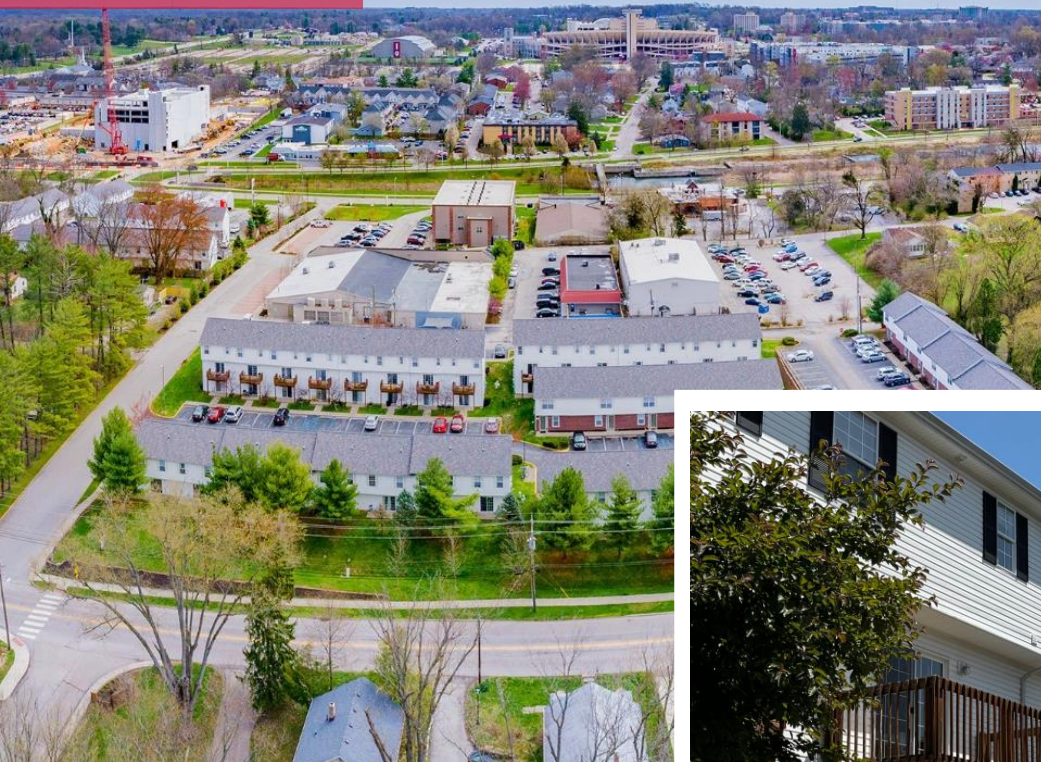
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Overall 2025 best
education graduate school

PROPERTY
PHOTOS





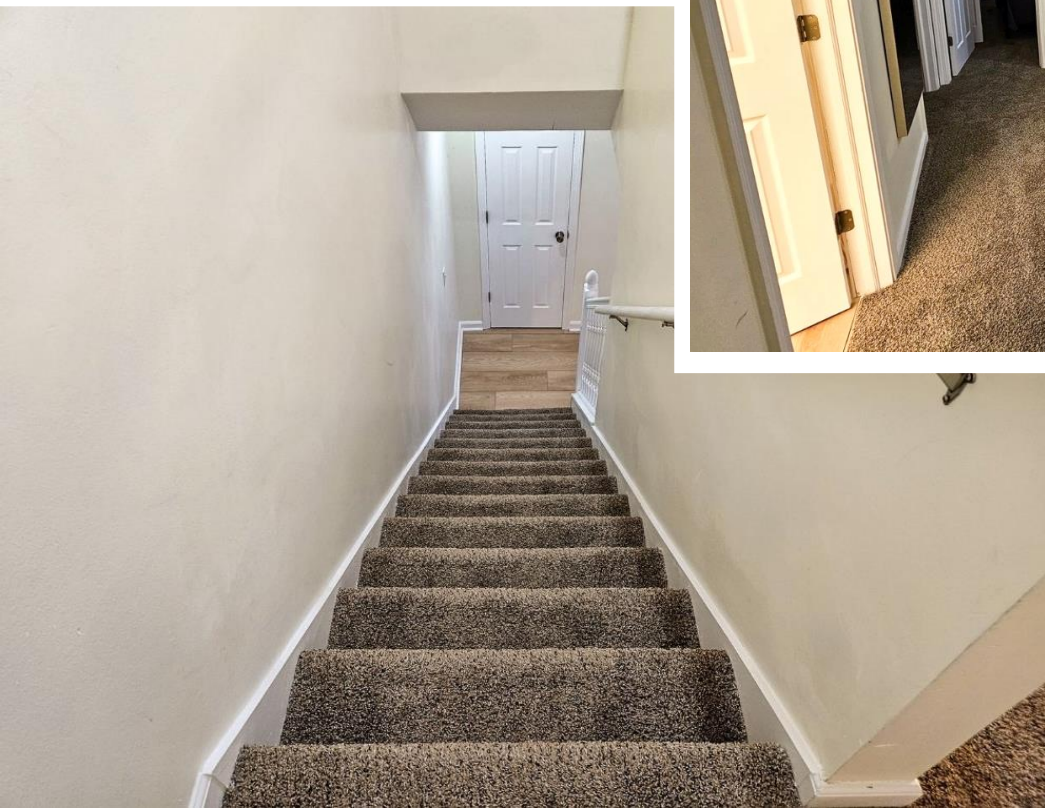
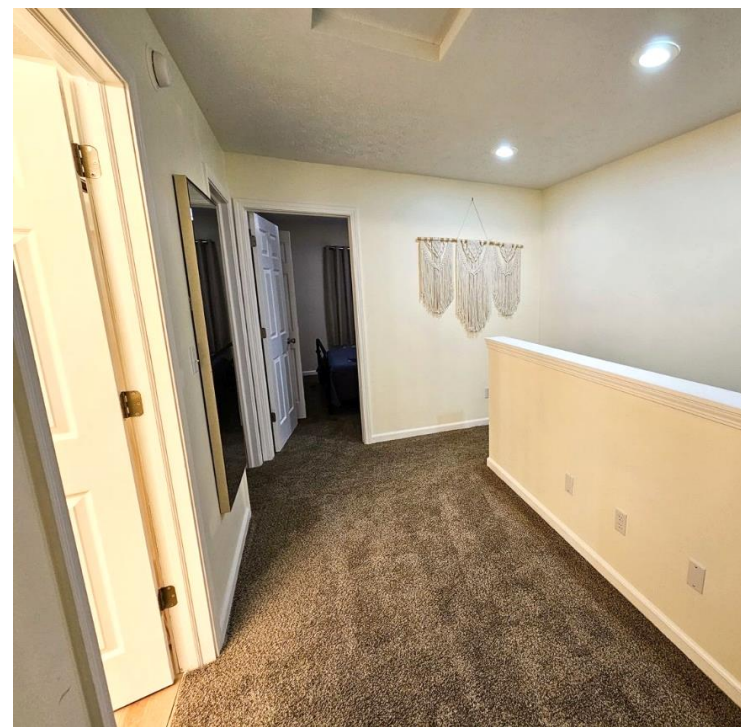




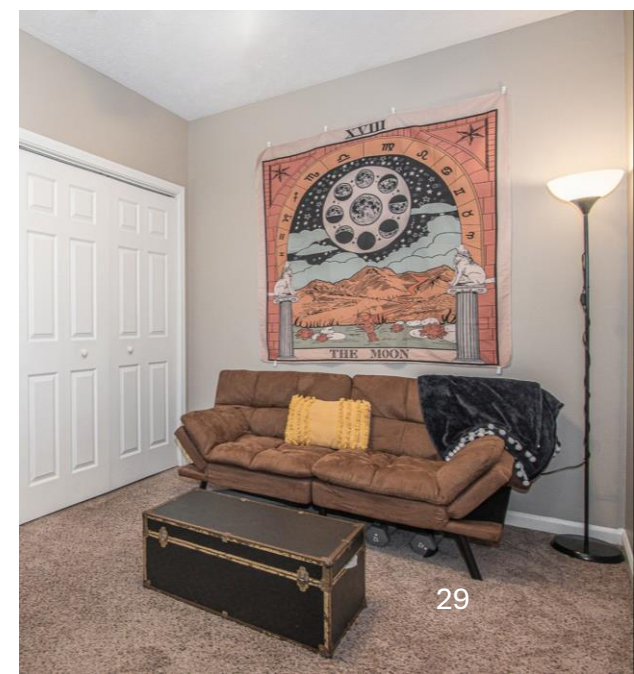


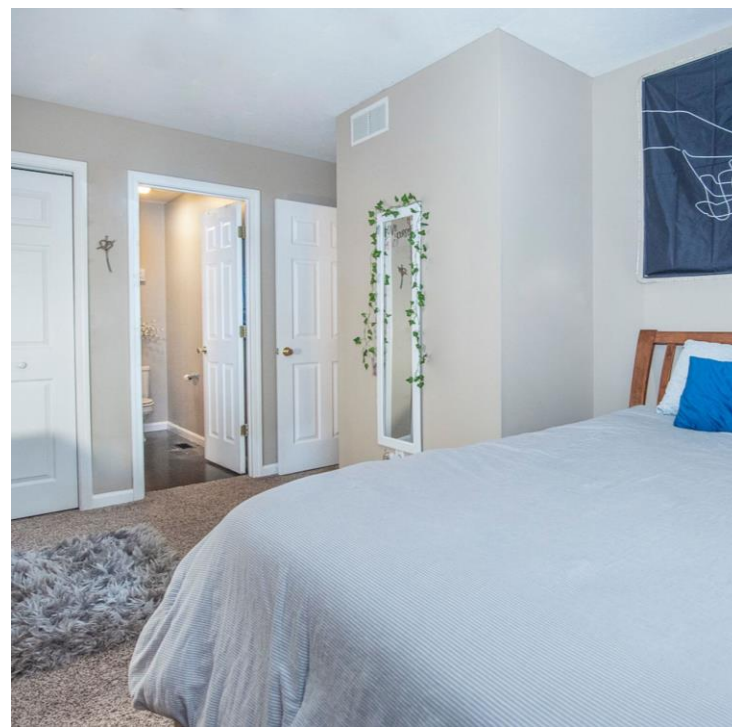
















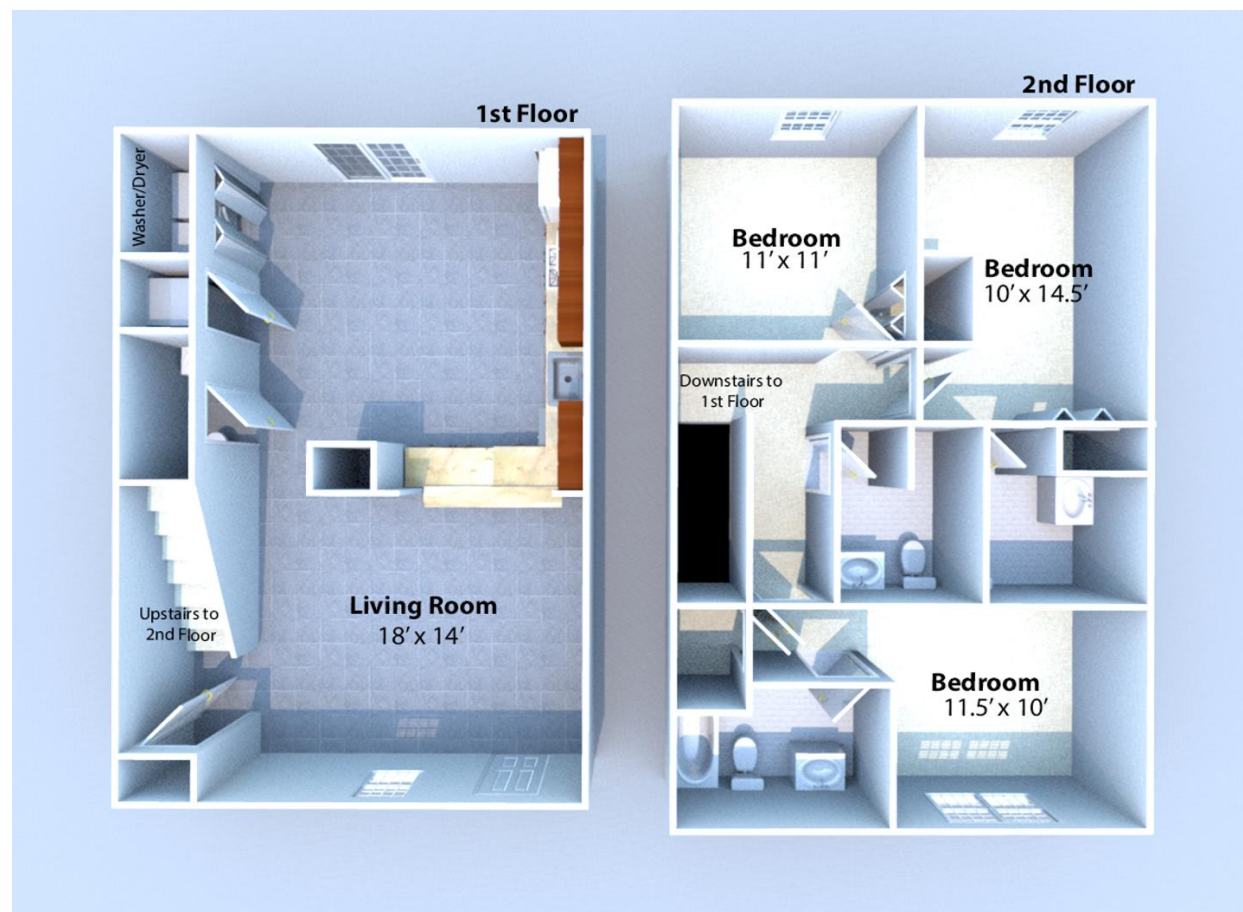


FLOOR PLANS

The Crimson

**3 Bed
3.5 Bath**

1,360 SF



The Hoosier

**3 Bed
3.5 Bath
+ Den**

1,504 SF



The Banner

**3 Bed
3.5 Bath
+ Den**

1,860 SF



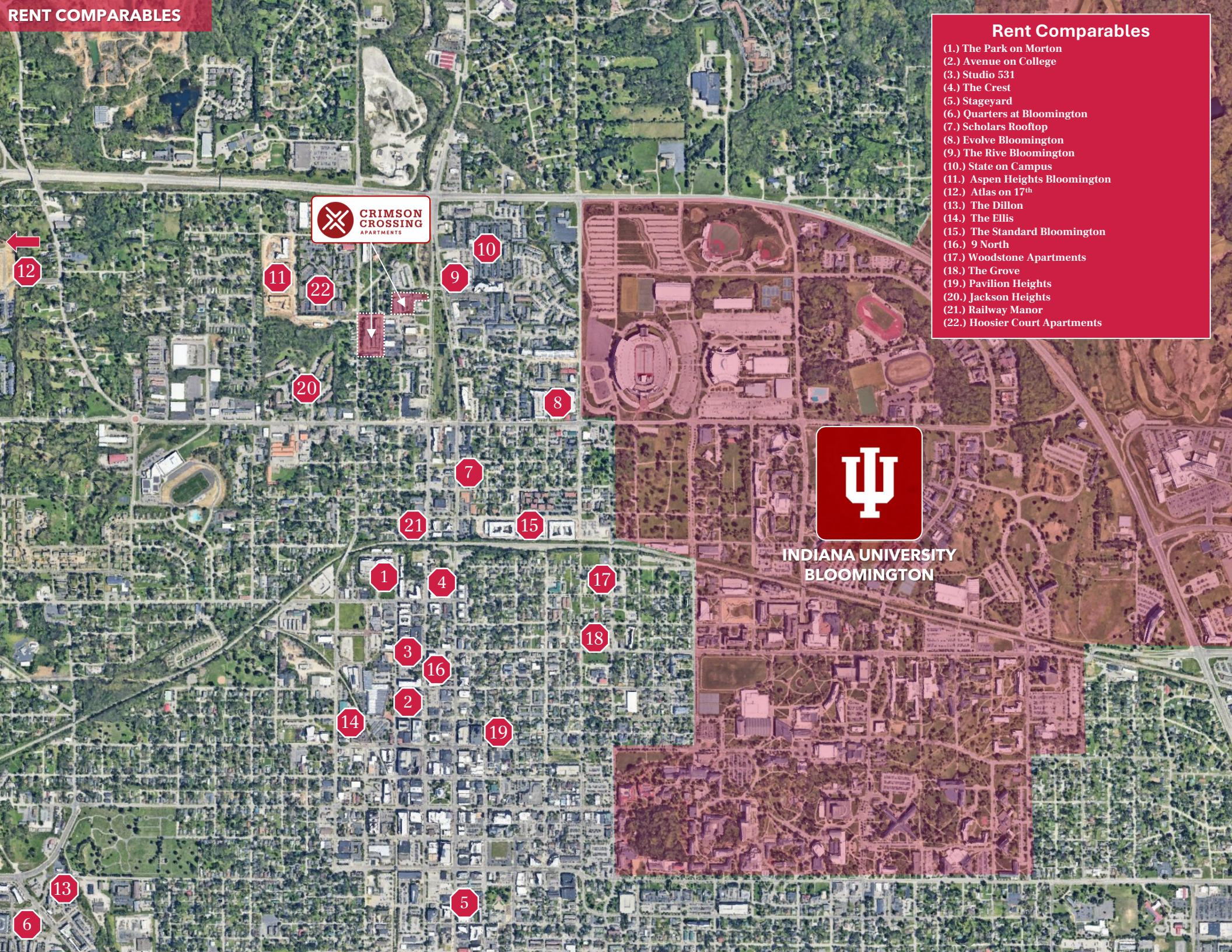


RENT COMPARABLES

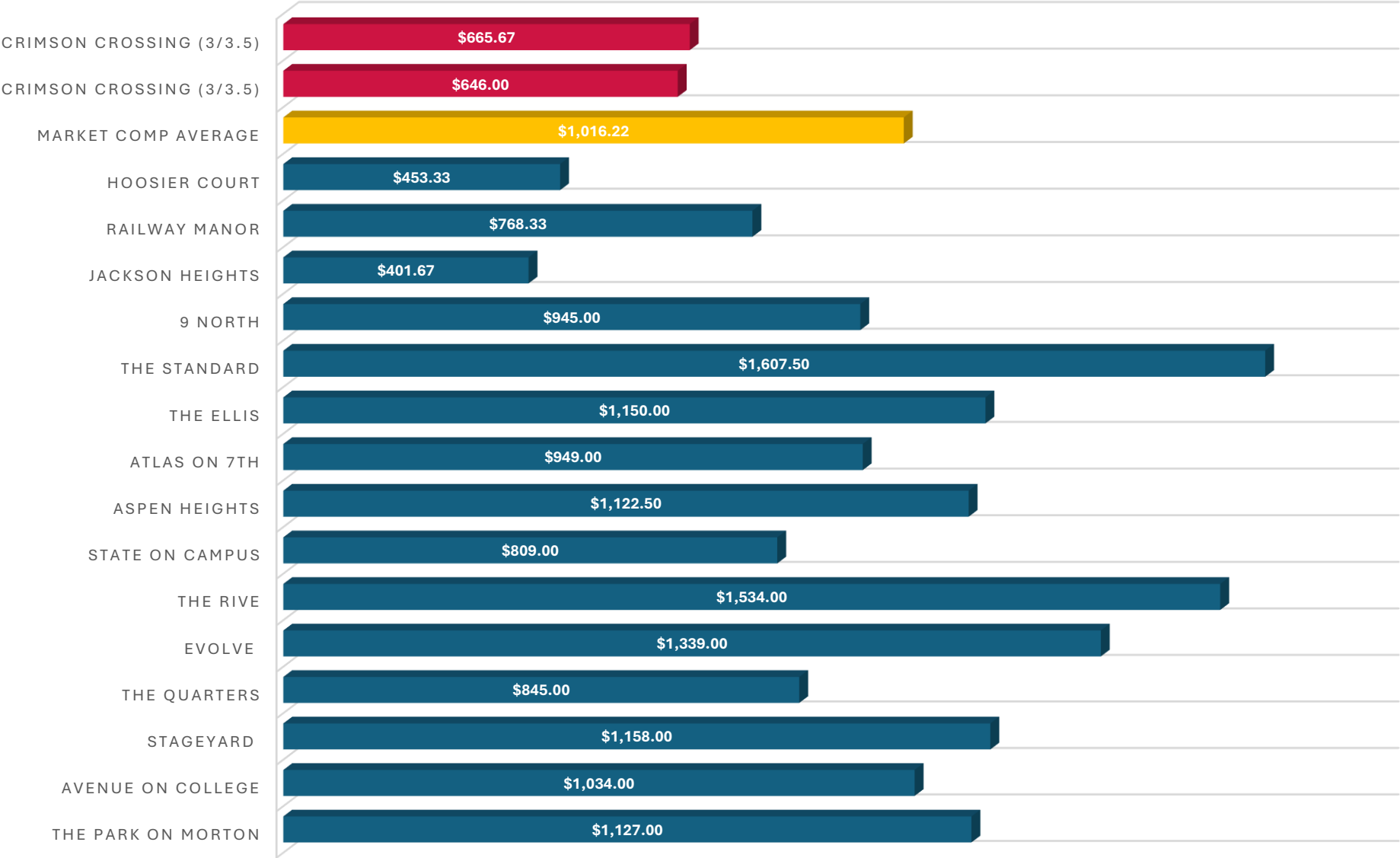
RENT COMPARABLES

Rent Comparables

- (1.) The Park on Morton
- (2.) Avenue on College
- (3.) Studio 531
- (4.) The Crest
- (5.) Stageyard
- (6.) Quarters at Bloomington
- (7.) Scholars Rooftop
- (8.) Evolve Bloomington
- (9.) The Rive Bloomington
- (10.) State on Campus
- (11.) Aspen Heights Bloomington
- (12.) Atlas on 17th
- (13.) The Dillon
- (14.) The Ellis
- (15.) The Standard Bloomington
- (16.) 9 North
- (17.) Woodstone Apartments
- (18.) The Grove
- (19.) Pavilion Heights
- (20.) Jackson Heights
- (21.) Railway Manor
- (22.) Hoosier Court Apartments



3 BEDROOM - AVERAGE RENT PER BED



THE PARK ON MORTON
710 N Morton St, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	8	832	\$1,759	\$1,759
2 Bdr 2 Bath	40	1,041	\$2,455	\$1,227
3 Bdr 3 Bath	32	1,289	\$3,255 - \$3,507	\$1,127
4 Bdr 4 Bath	60	1,500	\$4,196 - \$4,696	\$1,112
4 Bdr 4.5 Bath TH	12	1,698	\$4,456 - \$4,696	\$1,144
Total/Avg.	152	1,299		

YEAR BUILT: 2013

LEASING DETAILS

Utilities Included: Internet, Water, Trash

- Green Fee: \$10/Bed/Month
- Electric Fee: \$8/Bed/Month
- Garage Parking: \$105/Month
- Street Parking: \$95/Month
- Application Fee: \$249/Bed
- Pet Fee (non-refundable): \$300/pet
- Pet Rent: \$50/Month

*Fully Furnished
*Washer/Dryer in ALL Units

Distance from Stadium/Bus Pick-up: 0.98 miles

AVENUE ON COLLEGE
455 N College Ave, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
2 Bdr 2 Bath	70	727	\$2,258 - \$2,378	\$1,159
2 Bdr 2.5 Bath TH	5	1,544	\$2,550	\$1,275
3 Bdr 2 Bath	49	1,109	\$2,997 - \$3,207	\$1,034
4 Bdr 2 Bath	104	1,492	\$3,796 - \$3,916	\$964
Total/Avg.	228	1,146		

YEAR BUILT: 2003

LEASING DETAILS

Utilities Included: Water, Gas, Internet, Cable

- Tenant pays: Electric
- Parking: \$110/Month

*Fully Furnished
*Shared Laundry Facilities

Distance from Stadium/Bus Pick-up: 1.15 miles

STUDIO 531
531 N College Ave, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	31	435-555	\$1,283 - \$1,484	\$1,383
Total/Avg.	31	494		

YEAR BUILT: 2014

LEASING DETAILS

Utilities Included: Internet, Trash

*Washer/Dryer in ALL Units
*\$55/Month Furniture Fee

Distance from Stadium/Bus Pick-up: 1.1 miles

THE CREST

701 N Walnut St, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	2	515	\$1,485	\$1,485
1 Bdr 1 Bath	25	610 - 618	\$1,525	\$1,525
2 Bdr 2 Bath	5	910 - 1,080	\$2,550	\$1,275
Total/Avg.	32	651		

YEAR BUILT: 2014

LEASING DETAILS

Utilities Included: Water, Trash, Internet

- Parking: \$100-\$150/Month
- Pet Fee (non-refundable): \$300
- Pet Rent: \$35/Month
- Application Fee: \$55

*Washer/Dryer in ALL Units

*Fully furnished Units

Distance from Stadium/Bus Pick-up: 1 mile

STAGEYARD APARTMENTS

321 S Walnut St, Bloomington, IN, 47401



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	13	441-690	\$1,275 - \$1,765	\$1,520
1 Bdr 1 Bath	21	577-926	\$1,700 - \$1,995	\$1,847
2 Bdr 2 Bath	18	880-1,237	\$2,286 - \$2,818	\$1,276
3 Bdr 3 Bath	21	1,331-1,487	\$3,273 - \$3,675	\$1,158
4 Bdr 4 Bath	7	1,521-1,822	\$4,140 - \$4,540	\$1,085
Total/Avg.	80	1,043		

YEAR BUILT: 2020

LEASING DETAILS

Utilities Included: Water, Trash, Internet

- Tenant Pays: Electric
- Parking: \$125/Month
- Admin Fee: \$150
- Application Fee: \$50/Bed
- Pet Fee: \$250
- Pet Rent: \$40/Month

*Washer/Dryer in ALL Units

*Fully Furnished

Distance from Stadium/Bus Pick-up: 2 miles

THE QUARTERS AT BLOOMINGTON

1521 Isaac Dr, Bloomington, IN, 47403



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	38	350-726	\$1,280 - \$1,460	\$1,370
2 Bdr 2 Bath	42	756-977	\$1,990 - \$2,100	\$1,022
3 Bdr 3 Bath	37	984	\$2,595	\$865
4 Bdr 4 Bath	61	1,239-1,999	\$3,140 - \$3,500	\$830
Total/Avg.	178	1,077		

YEAR BUILT: 2018

LEASING DETAILS

Utilities Included: Water/Sewer, Internet, Gas

- Tenant Pays: Electric, Trash
- Garage Parking: \$50/Month
- Pet Fee (non-refundable): \$370
- Trash Fee: \$15/Month
- Pet Rent: \$25/Month

*Washer/Dryer in ALL Units

*Fully Furnished

Distance from Stadium/Bus Pick-up: 2.5 miles

SCHOLAR'S ROOFTOP
1100 N Walnut St, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	13	620-710	\$1,250 - \$1,340	1,295
Total/Avg.	13	665		

YEAR BUILT: 2014

LEASING DETAILS

Utilities Included: Water/Sewer, Internet, Trash
- Tenant Pays: Electric

*Washer/Dryer in ALL Units

Distance from Stadium/Bus Pick-up: 0.6 miles

EVOLVE BLOOMINGTON
405 E 17th St, Bloomington, IN, 47408



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	26	398-474	\$1,935	\$1,935
1 Bdr 1 Bath	21	515	\$2,058	\$2,058
2 Bdr 2 Bath	92	795	\$2,688 - \$2,838	\$1,381
3 Bdr 3 Bath	40	1,078	\$3,927 - \$4,107	\$1,339
4 Bdr 4 Bath	100	1,420-1,710	\$4,896 - \$5,036	\$1,242
Total/Avg.	279	1,048		

YEAR BUILT: 2018

LEASING DETAILS

Utilities Included: Water, Trash, Internet
- Tenant pays: Electric
- Parking Fee: \$35-45/Month
- Pet Fee (non-refundable): \$350
- Pet Rent: \$25/Month
- Application Fee: \$50/Bed

*Washer/Dryer in ALL Units
*Fully Furnished

Distance from Stadium/Bus Pick-up: 0.2 miles

THE RIVE BLOOMINGTON
1820 N Walnut St, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	27	343	\$1,599 - \$1,649	\$1,624
1 Bdr 1 Bath	2	578	\$1,975	\$1,975
2 Bdr 2 Bath	65	718-919	\$2,818 - \$2,918	\$1,434
3 Bdr 3 Bath	6	1,000	\$4,527 - \$4,677	\$1,534
4 Bdr 4 Bath	142	1,218-1,329	\$4,596 - \$4,996	\$1,199
Total/Avg.	242	1,046		

YEAR BUILT: 2022

LEASING DETAILS

Utilities Included: Water/Sewer, Trash, Internet
Pet Fee: \$200
Pet Rent: \$25/Month
Admin Fee: \$150/Bed
Application Fee: \$50/Bed
Conservice Fee: \$4.50/Bed/Month
Tech Fee: \$5/Bed/Month
Parking: \$50-75/Month

*Fully Furnished
*Washer/Dryer in ALL Units

Distance from Stadium/Bus Pick-up: 0.6 miles

STATE ON CAMPUS BLOOMINGTON

2036 N Walnut St, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	4	400	\$1,235	\$1,235
1 Bdr 1 Bath	59	475 - 500	\$1,345 - \$1,519	\$1,432
3 Bdr 2 Bath	135	900	\$2,367 - \$2,487	\$809
Total/Avg.	198	779		

YEAR BUILT: 1973 / Renovated: 2019

LEASING DETAILS

- Utilities Included: Water (\$15/mo. Cap) & Trash
- Pet Fee (non-refundable): \$300/pet
 - Pet Rent: \$30/Month
 - Admin Fee: \$100/Bed
 - Application Fee: \$25/Bed
 - Parking: \$60/Month (Standard) or \$85/month (Reserved)
 - Conservice Fee: \$6/Bed/Month
 - Tech Fee: \$5/Bed/Month

*Fully Furnished
*Washer/Dryer in Select Units
*Internet **NOT** Included

Distance from Stadium/Bus Pick-up: 0.8 miles

ASPEN HEIGHTS BLOOMINGTON

1531 Buena Vista Dr, Bloomington, IN, 47408



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	2	528	\$1,569	\$1,569
1 Bdr 1 Bath	39	664	\$1,650	\$1,650
2 Bdr 2 Bath	84	886 - 985	\$2,300 - \$2,590	\$1,222
3 Bdr 3 Bath	36	1,177 - 1488	\$3,150 - \$3,585	\$1,122
4 Bdr 4 Bath	46	1,421 - 1,577	\$4,140 - \$4,380	\$1,065
5 Bdr 5 Bath	34	1,746 - 2,038	\$4,825 - \$5,250	\$1,007
Total/Avg.	241	1,165		

YEAR BUILT: 2024

LEASING DETAILS

- Utilities Included: Water, Trash, Internet,
- Tenant Pays: Electric
 - Valet Trash: \$10/Month per Bed
 - Parking Fee: \$50/Month
 - Pet Fee (non-refundable): \$300
 - Pet Rent: \$25/Month
 - Application Fee: \$45/Bed

*Washer/Dryer in ALL Units
*Fully Furnished

Distance from Stadium/Bus Pick-up: 1.00 mile

ATLAS ON 17th

1439 N Telluride, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	85	529 - 600	\$1,329 - \$1,459	\$1,394
2 Bdr 2-2.5 Bath	102	721 - 1,212	\$1,838 - \$2,698	\$1,134
3 Bdr 3-3.5 Bath	53	1,070 - 1,241	\$2,757 - \$2,937	\$949
4 Bdr 4-4.5 Bath	94	1,247 - 1,550	\$3,236 - \$3,356	\$824
Total/Avg.	334	1,019		

YEAR BUILT: 2022

LEASING DETAILS

- Utilities Included: Water/Sewer, Trash, Internet
- Utility Admin Fee: \$60/Bed (One-Time Fee)
 - Garage Parking: \$85/month
 - Street Parking: \$25/month
 - Pet Fee (non-refundable): \$300
 - Pet Rent: \$25/month

*Fully Furnished
*Washer/Dryer in ALL Units

Distance from Stadium/Bus Pick-up: 1.8 miles

THE DILLON

525 S Patterson Dr, Bloomington, IN, 47403



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	37	476	\$1,419	\$1,419
2 Bdr 2.5 Bath	45	947	\$2,038	\$1,019
4 Bdr 4 Bath	101	1,423	\$3,196	\$799
5 Bdr 5 Bath	20	1,671 - 1,739	\$4,445 - \$4,495	\$894
Total/Avg.	203	631		

YEAR BUILT: 2014

LEASING DETAILS

- Utilities Included: Trash, Internet
- Tenant Pays: Water/Sewer, Electric
 - Pet Fee (non-refundable): \$250/pet
 - Pet Rent: \$30/Month
 - Admin Fee: \$100/Bed
 - Application Fee: \$49/Bed
 - Parking: -

*Fully Furnished
*Washer/Dryer in ALL Units

Distance from Stadium/Bus Pick-up: 2.4 miles

THE ELLIS

411 W 8th St, Bloomington, IN, 47408



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	35	466 - 470	\$1,499	\$1,499
1 Bdr 1 Bath	13	565 - 632	\$1,599	\$1,599
2 Bdr 2 Bath	8	836 - 980	\$2,500	\$1,250
3 Bdr 3 Bath	3	1,175	\$3,450	\$1,150
Total/Avg.	59	598		

YEAR BUILT: 2024

LEASING DETAILS

- Utilities Included: Internet
- Tenant pays: Water/Sewer, Trash, Electric
 - Parking Fee: \$150/Month
 - Off-Site Parking: \$80/Month
 - Pet Fee (non-refundable): \$300
 - Pet Rent: \$25/Month
 - Application Fee: \$59/Bed

*Washer/Dryer in ALL Units
*Fully Furnished

Distance from Stadium/Bus Pick-up: 1.4 miles

THE STANDARD BLOOMINGTON

301 Brownstone Dr, Bloomington, IN, 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	10	301 - 438	\$1,699 - \$1,815	\$1,757
1 Bdr 1 Bath	112	415 - 677	\$1,999 - 2,050	\$2,024
2 Bdr 2 Bath	129	770 - 932	\$2,850 - \$3,380	\$1,557
3 Bdr 3 Bath	98	1,119 - 1,244	\$4,575 - \$5,070	\$1,607
4 Bdr 4 Bath	100	1,394 - 1,508	\$5,200 - \$5,480	\$1,335
5 Bdr 5 Bath	5	1,665 - 1,691	\$5,125 - \$6,275	\$1,140
Total/Avg.	454	1,099		

YEAR BUILT: 2023

LEASING DETAILS

- Utilities Included: Internet, Cable & Water/Sewer
- Tenant Pays: Valet Trash, Electric
 - Valet Trash: \$8/Bed/Month
 - Parking: \$70/Month
 - Application Fee: \$60/Bed
 - Admin Fee: \$150/Bed
 - Pet Fee: \$300 (non-refundable)
 - Pet Rent: \$35/Month

*Fully Furnished
*Washer/Dryer in ALL Units

Distance from Stadium/Bus Pick-up: 0.60 miles

9 North
508 N College Ave, Bloomington, IN, 47404



Unit Type	Units	SF	Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	10	600	\$1,385	\$1,385
2 Bdr 2 Bath	4	850 - 950	\$1,970 - \$2,020	\$997
3 Bdr 2 Bath	12	1,100 - 1,250	\$2,700 - \$2,970	\$945
Total/Avg.	26	889		

YEAR BUILT: 2011 / Renovated Units Available

LEASING DETAILS

- Utilities Included: Trash, Internet, Water/Sewer
- Tenant Pays: Electric
 - Annual Utility Fee: \$295/Bed
 - Pet Fee (non-refundable): \$250/pet
 - Pet Rent: \$30/Month
 - Admin Fee: \$150/Bed
 - Application Fee: \$35/Bed
 - Surface Parking: \$125/Month

*Washer/Dryer in ALL Units

Distance from Stadium/Bus Pick-up: 1.1 miles

WOODSTONE APARTMENTS
515 E 11th St, Bloomington, IN 47408



Unit Type	Units	SF	Rent/Unit	Avg. Rent/Bed
2 Bdr 1 Bath	20	670	\$1,596 - \$1,706	\$825
Total/Avg.	20	670		

YEAR BUILT: 1973

LEASING DETAILS

Utilities Included: Water/Sewer, Trash

*Shared Laundry Facility

Distance from Stadium/Bus Pick-up: 0.60 miles

THE GROVE
504 E Cottage Grove Ave, Bloomington, IN 47408



Unit Type	Units	SF	Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	2	410	\$1,089	\$1,089
1 Bdr 1 Bath	10	450	\$1,129	\$1,129
Total/Avg.	12	440		

YEAR BUILT: 1972

LEASING DETAILS

Utilities Included: Water/Sewer, Gas, Trash

*Shared Laundry Facility

Distance from Stadium/Bus Pick-up: 0.60 miles

PAVILION HEIGHTS

219 E 7th St, Bloomington, IN 47408



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio	3	420	\$1,099	\$1,099
1 Bdr 1 Bath	17	705	\$1,199	\$1,199
2 Bdr 2 Bath	8	1,015	\$2,099	\$1,049
Total/Avg.	28	762		

YEAR BUILT: 2002

LEASING DETAILS

Utilities Included: -
- Application Fee: \$40/Bed

*Shared Laundry Facility

Distance from Stadium/Bus Pick-up: 1.10 miles

JACKSON HEIGHTS

1424 N Jackson St, Bloomington, IN 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	20	565	\$925	\$925
2 Bdr 2 Bath	43	675	\$1,075	\$538
2 Bdr 2 Bath Renov.	57	675	\$1,225	\$612
3 Bdr 2 Bath	20	786	\$1,175-\$1,235	\$602
Total/Avg.	140	676		

YEAR BUILT: 1973

LEASING DETAILS

Utilities Included: Water/Sewer, Trash

*Shared Laundry Facility

Distance from Stadium/Bus Pick-up: 0.60 miles

RAILWAY MANOR

913 N College Ave, Bloomington, IN 47408



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
Studio 1 Bath	8	474	\$1,200	\$1,200
1 Bdr 1 Bath	14	611-845	\$1,350-\$1,475	\$1,412
2 Bdr 2 Bath	6	915	\$1,800	\$900
3 bdr 2 Bath	4	1,056	\$2,305	\$769
Total/Avg.	32	775		

YEAR BUILT: 2013

LEASING DETAILS

Utilities Included: Trash, Internet

*Washer/Dryer in Units

Distance from Stadium/Bus Pick-up: 0.80 miles

HOOSIER COURT APARTMENTS

513 W Gourley Pike, Bloomington, IN 47404



Unit Type	Units	SF	Avg. Rent/Unit	Avg. Rent/Bed
1 Bdr 1 Bath	11	650	\$875	\$875
2 Bdr 1 Bath	10	650	\$875	\$438
2 Bdr 2.5 Bath TH	20	1,104	\$1,125	\$563
2 Bdr 3.5 Bath TH	20	1,616	\$1,425	\$712
3 Bdr 2 Bath TH	40	1,495	\$1,350	\$450
3 Bdr 3 Bath TH	43	1,410	\$1,500	\$500
Total/Avg.	144			

YEAR BUILT: 1997

LEASING DETAILS

Utilities Included: Trash
- Application Fee: \$40/Bed

*Washer/Dryer in Units
*Furnished Units Available

Distance from Stadium/Bus Pick-up: 0.95 miles

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