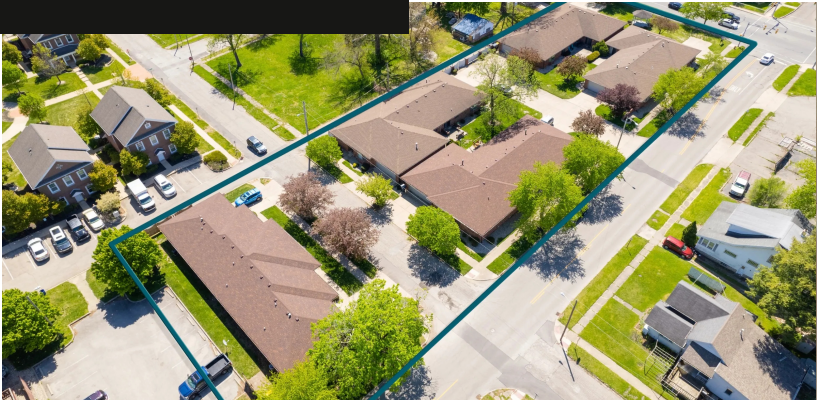




For Sale | 10-Unit Condo Portfolio

University Terrace

714 College Dr., Anderson, IN 46012



PROPERTY SUMMARY

Located just steps from the 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.

Boasting a Net Operating Income of \$122,401 annually, this asset offers investors immediate cash flow with long-term upside in a growing rental market. The property has been professionally maintained, requiring minimal ongoing capital investment.

PROPERTY HIGHLIGHTS

- 10 Condo units
- 2-car attached garage
- Built in 1988
- Located on the border of Anderson University
- 100% occupancy

Asking Price	\$1,590,000
Year Built	1988
Units	10
Buildings	5
Cap Rate	7.7%
Net Operating Income	\$122,401



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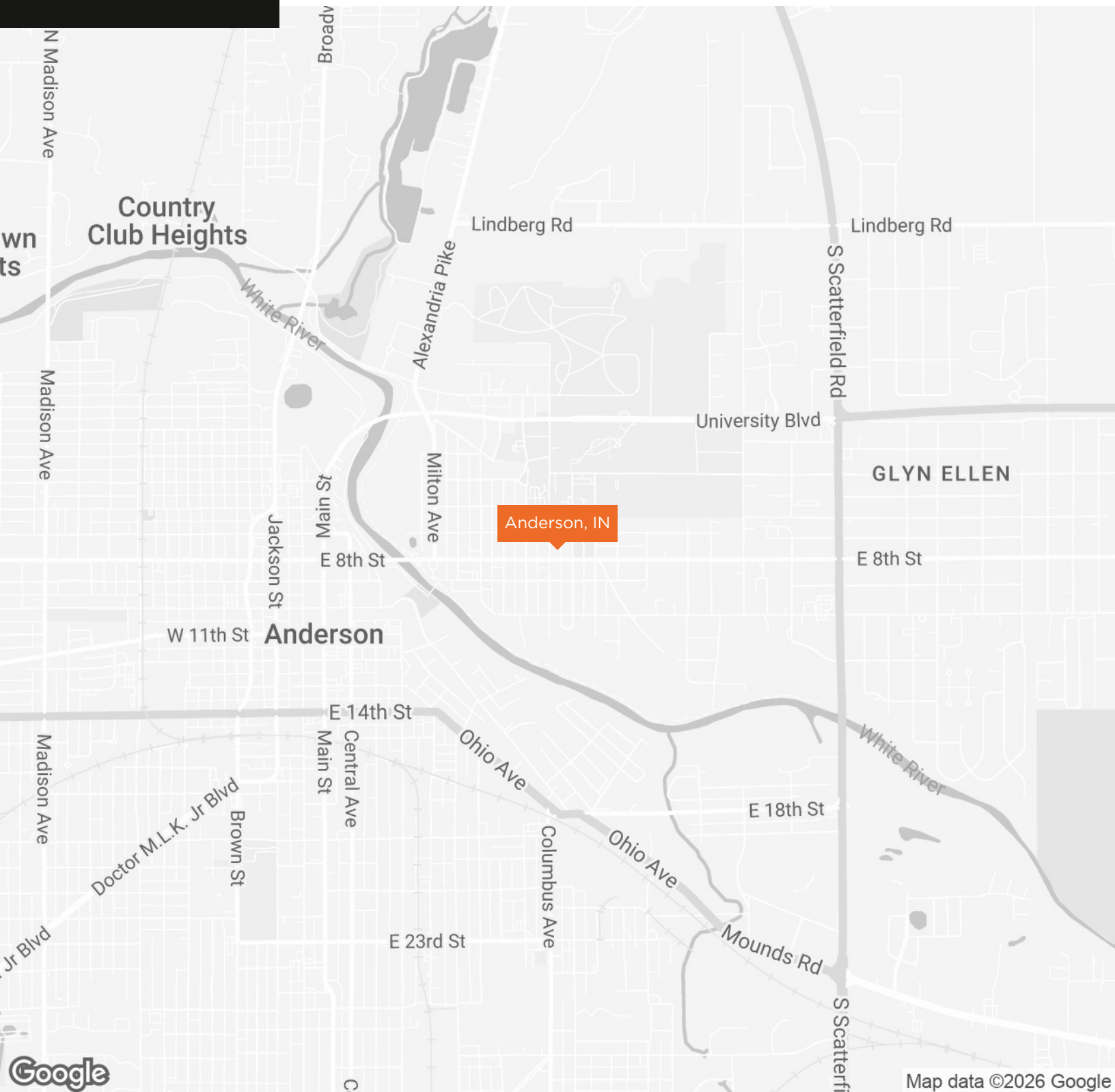




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