

609 W WASHINGTON



611-613 W WASHINGTON



602 W COLFAX



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HISTORIC NASHVILLE APARTMENTS
SOUTH BEND, INDIANA 46601

Marcus & Millichap
STENGLE STANTON GROUP

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ACTIVITY ID ZAG0370298

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PROPERTY SUMMARY



Marcus & Millichap
STENGLER STANTON GROUP

INVESTMENT OVERVIEW

Marcus & Millichap is excited to present the Historic Nashville Apartments, a prime investment opportunity featuring 5 buildings and 25 units in downtown South Bend, Indiana. Located just 3 blocks from Main Street, on the border of downtown and the West Washington historic district, this property is within close proximity to key development projects totaling about \$450 Million. These projects include the South Bend Memorial Hospital expansion (1 mile), the South Bend Cubs Stadium and Diamond View Apartments development (half a mile), the upcoming Madison Lifestyle District (half a mile), and the Notre Dame Tribune Building redevelopment project (quarter mile).

Benefitting from excellent walkability, Historic Nashville Apartments sits just 3 blocks from Main Street in downtown South Bend, offering residents easy pedestrian access to dining, shopping, entertainment, and the area's major redevelopment projects.

With recent rent increases, modern interior updates, and established operational efficiencies, Historic Nashville offers a remarkable turnkey investment opportunity with further growth potential for the next owner. The portfolio, consisting of homes originally built in the late 1800s and early 1900s, includes 8 studio units, 13 one-bedroom units, 3 two-bedroom/one-bath units, and 1 two-bedroom/two-bath unit.

With exterior renovations to boost curb appeal and ongoing rent growth, a new investor can acquire a cash-flowing asset on nearly an acre of land, offering significant potential for further upside. In addition, there is the opportunity to acquire the Nashville Flats, a 29 Unit apartment complex across the street to create 54 units of scale.



HIGHLIGHTS:



- Immediate Cashflow with Upside



- Strong Location in Downtown South Bend



- Within a Mile of Major Developments including Memorial Hospital Expansion, Diamond View Apartments, Notre Dame Tech and Talent Hub, Madison Lifestyle District, AWS Data Center (New Carlisle, \$11 Billion) and GM/ Samsung EV Battery Manufacturing Plant (New Carlisle, \$3.5 Billion)







611-613 WEST WASHINGTON





MARKET OVERVIEW



Marcus & Millichap
STENGLE STANTON GROUP

SOUTH BEND MARKET OVERVIEW

The South Bend, IN multifamily market around **the Historic Nashville Apartments** is witnessing robust growth. Economic stability from **the University of Notre Dame** and a major healthcare expansion drives consistent rental demand. Supported by strong employment and a median household income of **\$55,786**, steady market performance has pushed year-over-year rent growth around 5-6%, attracting investors.

Housing demand continues to outstrip supply, driven by a structural **28,000-unit** housing deficit across St. Joseph County. The market maintains a strong occupancy profile, with stabilized properties achieving a **6.5%** vacancy rate. This tightening dynamic heavily favors property owners, evidenced by strong comparable sales boasting an average capitalization rate of **7.4%**, driving continued rental growth and robust absorption.

Expansion of the **Beacon Health System** and an \$11 billion AWS data center will attract skilled professionals, further increasing housing demand. With structural undersupply pushing average two-bedroom rents to **\$1,401**, the submarket surrounding **the Historic Nashville Apartments** is well-positioned for long-term growth in a highly sought-after investment destination.



YoY Rent Growth

South Bend has experienced steady rent growth in the 5-6% annual range, with select submarkets achieving higher growth due to repositioning and operational improvements.



Vacancy Rate

The local multi-family submarket maintains a 6.5% vacancy rate, reflecting sustained tenant absorption and intense local housing demand.



Major New Development

The **Historic Nashville Apartments** is strategically located within immediate proximity to over \$300 million in recent and planned development, including the **Beacon Health System** hospital expansion, the **Madison Lifestyle** mixed-use project, and **University of Notre Dame's** redevelopment of the former **South Bend Tribune** building, along with several additional community-driven investments enhancing the surrounding area.



Supply Imbalance

The structural undersupply and strong supply-demand imbalance heavily favors property owners, driving pricing power and a compelling 7.4% average cap rate.

CITY HIGHLIGHTS



University of Notre Dame

The world-renowned University of Notre Dame acts as a major regional employer, creating a continuous, stable pool of prospective tenants seeking housing near campus. Its ongoing expansion and thriving academic environment contribute to a high demand for rental properties in the surrounding area.



Beacon Health System

Located just .8 miles away, Memorial Hospital is a major employment hub. Its healthcare professionals create strong, consistent demand for nearby rental units. Additionally, ongoing investments in healthcare infrastructure continue to boost the area's economic stability and residential appeal.



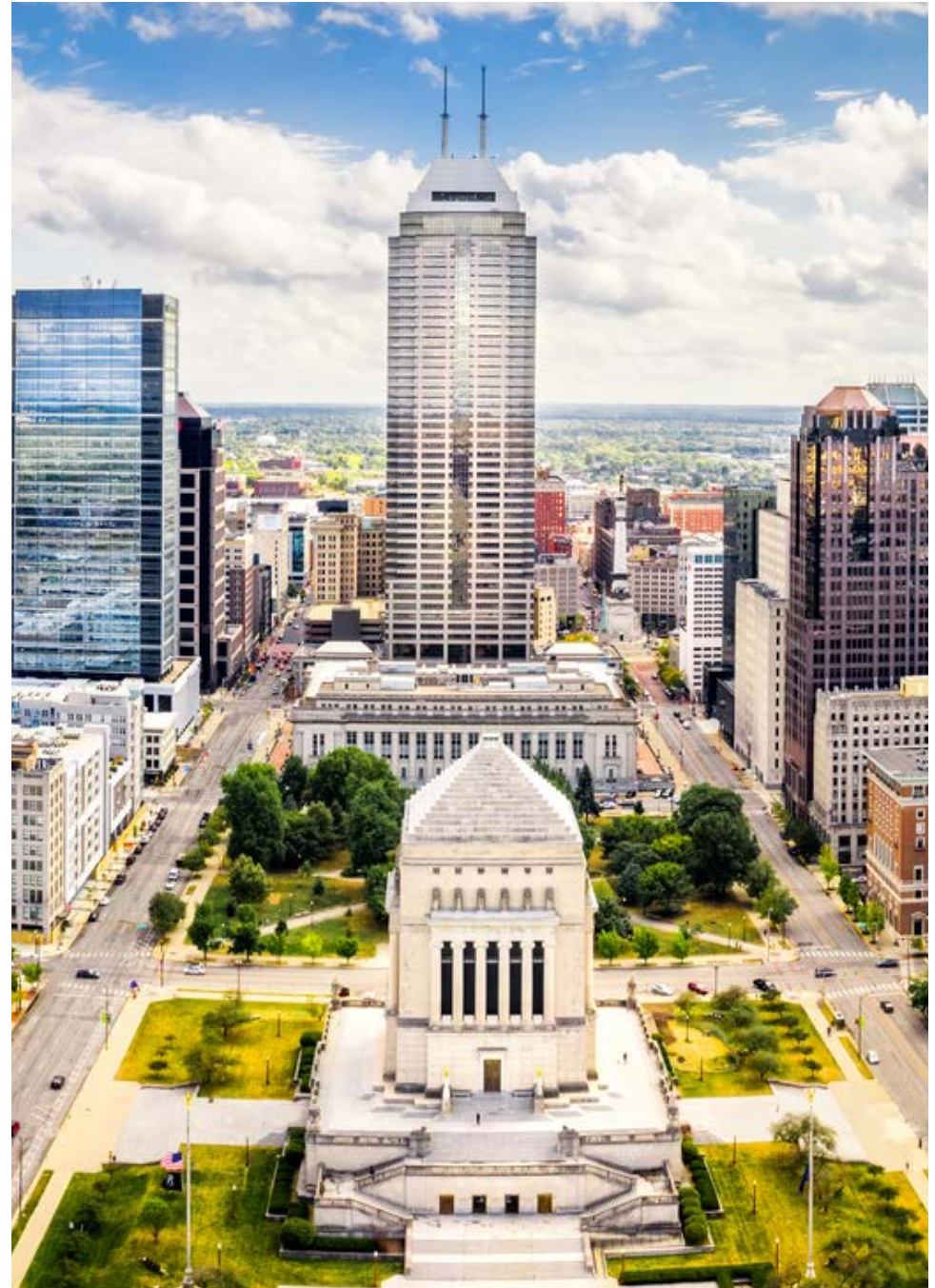
Near IU South Bend

Located less than a mile from the IUSB campus, this exceptional proximity ensures steady rental demand from students and faculty all academic year. The campus's growth and development also add long-term value to rental properties nearby, ensuring continued market interest.



Downtown Attractions

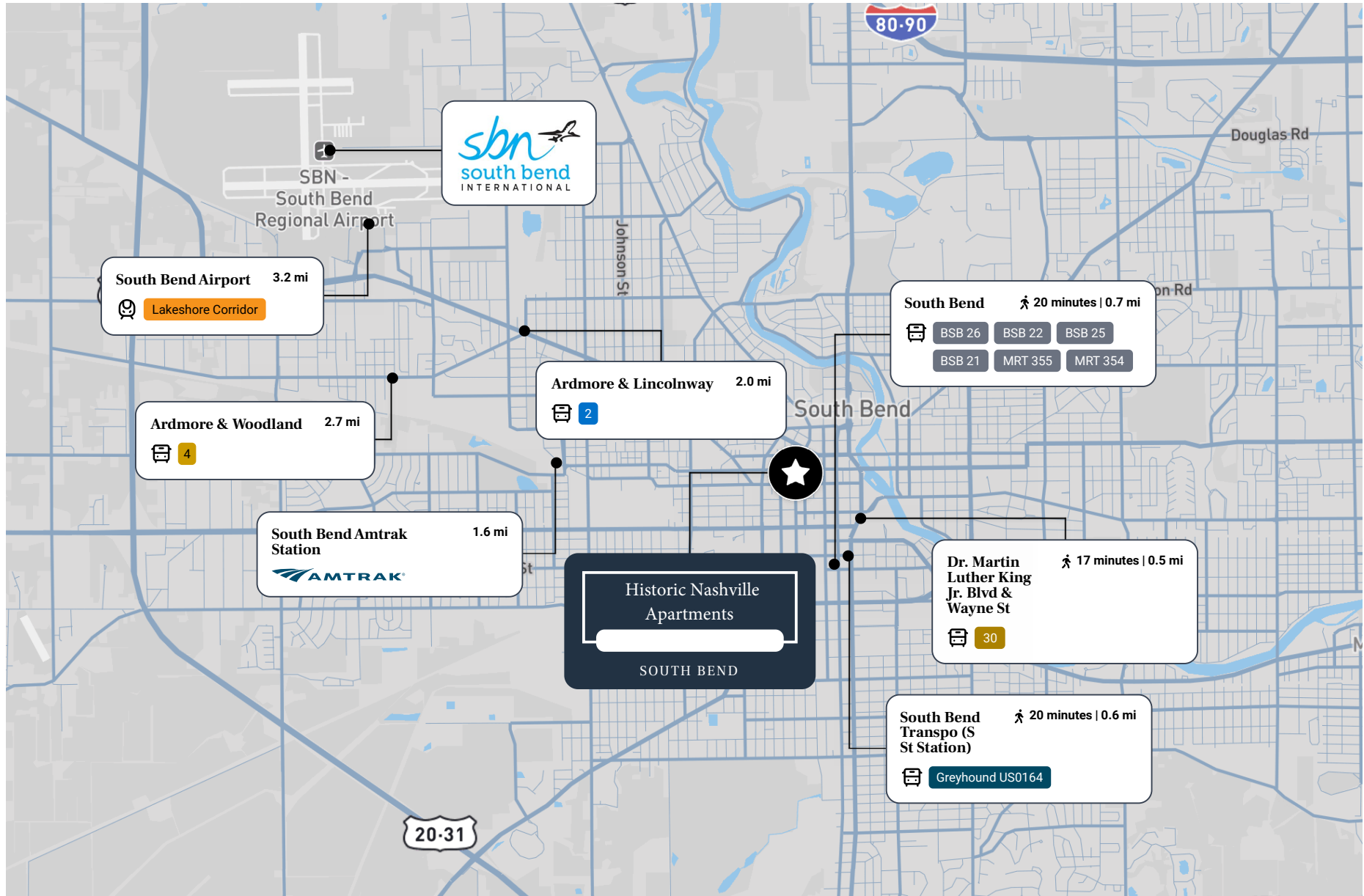
Convenient access to Downtown South Bend offers a rich cultural landscape, including the Studebaker National Museum and Morris Performing Arts Center. The area's growing reputation as a vibrant destination for both residents and visitors continues to enhance its desirability and local economy.



AMENITIES MAP



TRANSPORTATION MAP



MAJOR DEVELOPMENT PROJECTS



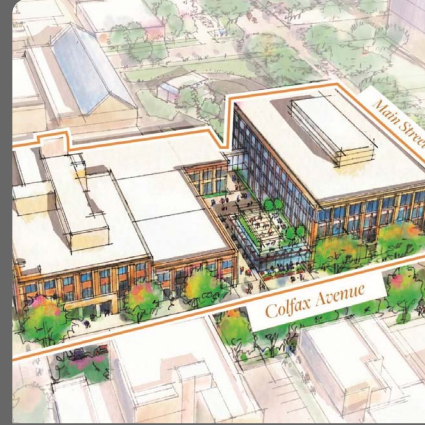
Madison Lifestyle District —
Mixed-Use Downtown
Development

A large mixed-use project in downtown South Bend featuring residential units, commercial space, and parking infrastructure. It's one of the most transformative developments planned to reshape the riverfront and downtown living environment.



The Yard & Cascade Phase 2 —
East Bank
Neighborhood Projects

Two interrelated developments in the East Bank area: The Yard will create a community gathering space with park-like amenities, and Cascade Phase 2 will bring additional residential and commercial space. These projects aim to boost walkability and neighborhood vitality.



Colfax Corner & Downtown
Tech and Talent Hub

The University of Notre Dame has received a \$30 million matching grant from the Lilly Endowment to transform the former South Bend Tribune building at 225 W Colfax Ave into a Tech and Talent Hub. This project is part of the city's Downtown South Bend 2045 plan and aims to foster innovation and economic growth by integrating research and community engagement, revitalizing a key area of the urban core.



Memorial Hospital Patient Tower
Expansion & Adjacent
Development

Beacon Health System's major hospital expansion includes a new patient tower and associated development activity, which is catalyzing residential and mixed-use construction around the medical campus to support increased workforce needs.

MAJOR DEVELOPMENT PROJECTS



GM Samsung EV Battery Plant

The GM-Samsung SDI EV battery plant, located in St. Joseph County, Indiana, is a \$3.5 billion project covering 650 acres. It will produce up to 27 GWh of battery cells annually, creating over 1,600 jobs. Initially set to open in 2026, production is now delayed to 2027 due to market challenges and slowdowns in construction. Despite setbacks, GM remains committed to completing the facility.



Amazon Data Center

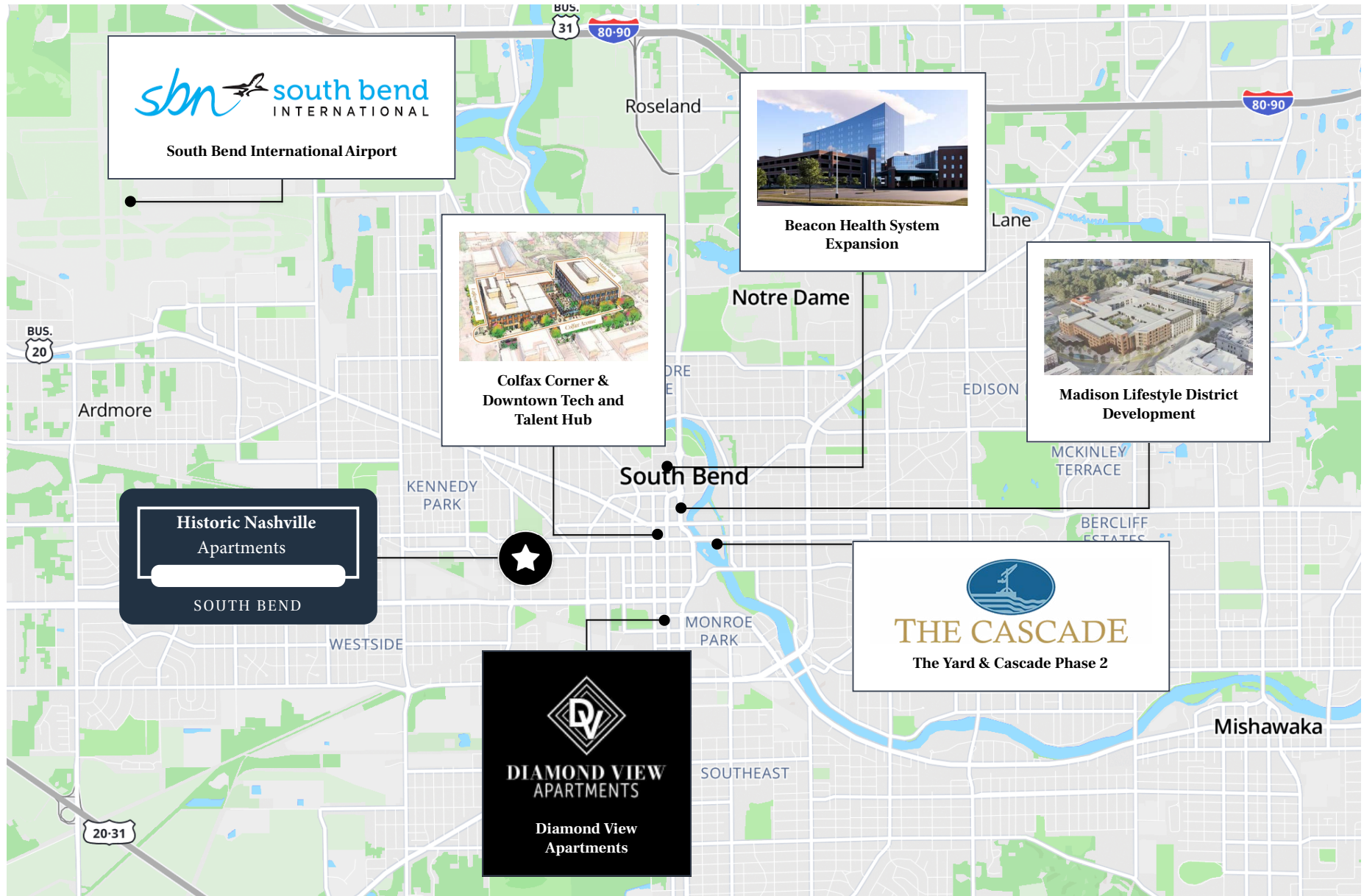
Amazon Web Services (AWS) is constructing a massive \$11 billion, 1,200-acre data center campus in New Carlisle, IN (near South Bend), focused on AI development. Known as Project Rainier, this site is designed to power AI model training with up to 2 gigawatts of power and is one of the company's largest infrastructure projects.



South Bend International Airport Expansion

The South Bend International Airport Expansion is a major infrastructure project aimed at improving the airport's capacity and enhancing the passenger experience. This expansion includes a new terminal, additional gates, upgraded baggage handling systems, and expanded parking facilities. The goal is to accommodate growing passenger demand, attract more airlines, and support regional economic growth by enhancing connectivity to both domestic and international destinations.

MAJOR DEVELOPMENT PROJECTS MAP



LOCAL RENT DYNAMICS & OPPORTUNITY



RENT TRENDS

South Bend's multifamily market is seeing steady rent growth, driven by a robust economy and expanding renter pool. Vacancy rates remain constrained as demand from students, faculty, and healthcare professionals outpaces new supply. Institutional anchors like the University of Notre Dame, Indiana University South Bend, and Beacon Health System create a stable tenant pipeline. This strong demographic foundation fuels upward rent pressure and shortens vacancy turnaround times. Landlords maintain strong leverage with fewer concessions, and projections suggest this steady rent growth will continue.



TRADE, TRANSPORTATION & UTILITIES

The South Bend metropolitan area features a highly robust trade, transportation, and utilities sector, supplying 25,500 jobs to the local economy. This critical employment base is heavily supported by exceptional regional infrastructure, including the I-80/90 Indiana Toll Road and the US-31 corridor. Major capital improvements, such as the \$105 million South Bend International Airport expansion, further catalyze economic growth. Additionally, the South Shore Line provides direct commuter rail connectivity to Chicago, reinforcing the region's strategic logistical positioning and driving sustained multi-family demand.

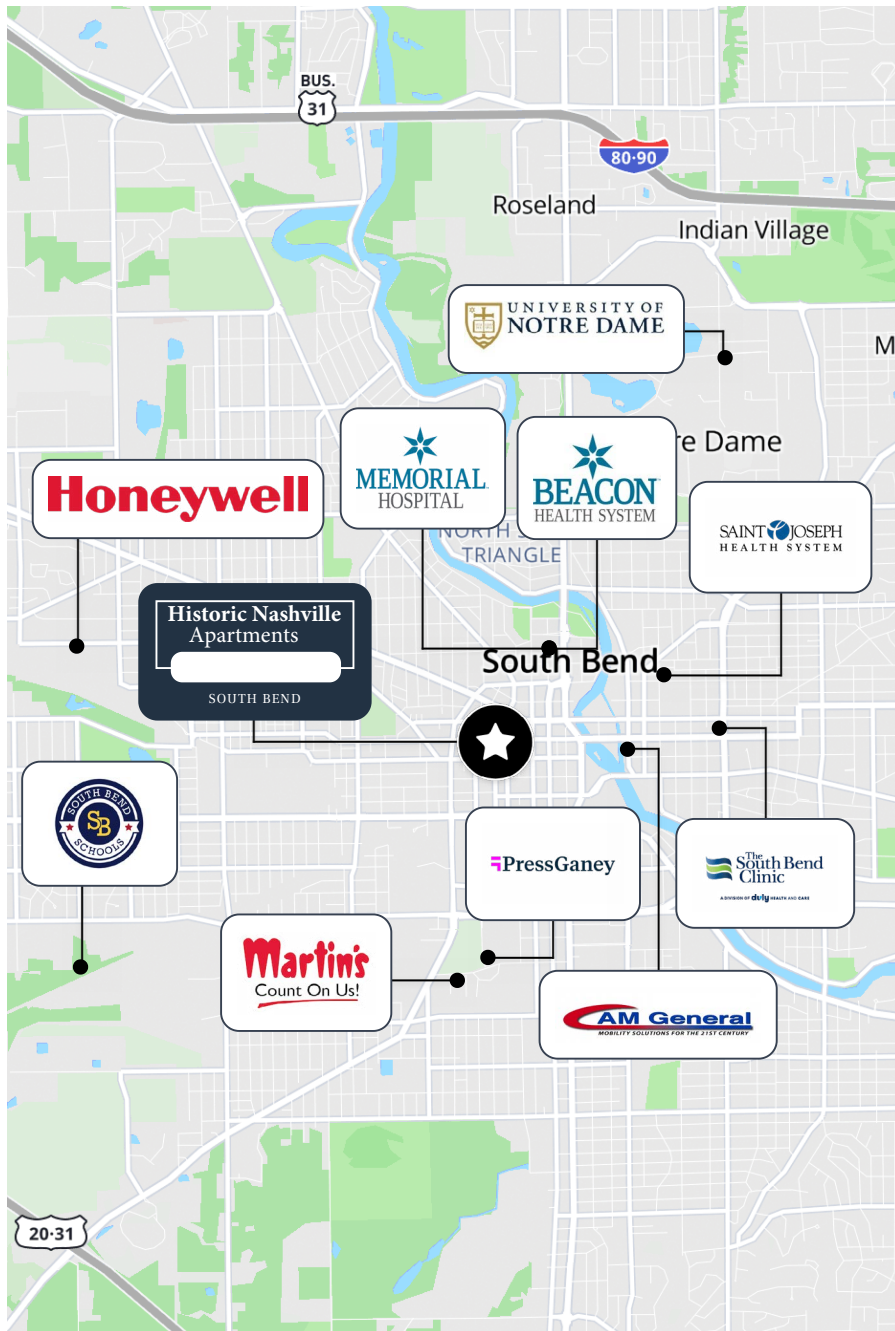


MANUFACTURING

The manufacturing sector serves as a critical pillar of the South Bend economy, sustaining robust employment across St. Joseph County's 157,040-person labor force. Anchored by major facilities including the AM General plant and nearby steel producers I/N Tek and I/N Kote, this industrial base provides steady wage growth and job stability. Alongside major employers like Honeywell Aerospace, these industrial powerhouses drive consistent renter demand and support long-term economic momentum throughout the Michiana region.

MAJOR EMPLOYERS

The South Bend market is anchored by a robust employment base, supported by the education, healthcare, and manufacturing sectors. The University of Notre Dame serves as the region's premier economic engine, employing approximately 10,000 individuals and generating stable multi-family housing demand. This foundation is strengthened by major healthcare providers, notably Beacon Health System and Memorial Hospital, which employ over 10,000 professionals and are expanding through a \$232 million patient tower project. The local economy is diversified by key industrial and aerospace firms, including AM General and Honeywell Aerospace, anchoring the manufacturing workforce. This powerful combination of 'eds, meds,' and advanced manufacturing insulates the market from economic volatility, ensuring consistent, long-term renter demand.



Employer	Industry	Employees	Distance
University of Notre Dame	Education	10,000	3.7 mi
Beacon Health System	Healthcare	7,000	0.8 mi
Memorial Hospital	Healthcare	3,800	0.8 mi
Martin's Super Markets	Retail	3,200	1.6 mi
Saint Joseph Health System	Healthcare	3,000	5.8 mi
Press Ganey Associates	Healthcare Tech	2,500	1.5 mi
South Bend School Corp	Education	2,400	3.2 mi
AM General	Manufacturing	1,500	7.3 mi
Honeywell Aerospace	Aerospace	1,400	2.6 mi
The South Bend Clinic	Healthcare	1,000	1.3 mi



FINANCIALS



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**PRICING DETAILS - 602, 606, 608-610 WEST COLFAX AVENUE &
609, 611-613 WEST WASHINGTON STREET**

PRICE	\$2,000,000
MULTIFAMILY UNITS	25
TOTAL RENTABLE SF	10,901
TOTAL GBA	12,536
PRICE/UNIT	\$80,000
PRICE/SF	\$160

RETURN METRICS		
	YEAR ONE	YEAR TWO
CAP	8.70%	9.90%
GRM	7.22	6.52
NOI	\$173,931	\$198,084
NET CASH FLOW AFTER DEBT	\$63,101	\$87,255
CASH ON CASH RETURN	12.62%	17.45%

FINANCING	
EQUITY	\$500,000
LOAN AMOUNT	\$1,500,000
LTV	75%
INT RATE	6.25%
AMORT	360
PAYMENT	(\$110,829)
DCR	1.57



**OPERATING STATEMENT - 602, 606, 608-610 WEST COLFAX AVENUE &
609, 611-613 WEST WASHINGTON STREET**

NOTES:

	YEAR ONE		YEAR TWO	
GROSS REVENUE	\$	276,900	\$	306,900
VACANCY	5%	\$ (13,845)	5%	\$ (15,345)
EFFECTIVE GROSS	\$	263,055	\$	291,555
EXPENSES				
RE TAXES	7%	\$ 18,848	7%	\$ 20,000
INSURANCE	\$574	\$ 14,350		\$ 14,781
UTILITIES				
WATER		\$ 12,672		\$ 13,052
ELECTRIC		\$ 2,592		\$ 2,669
GAS		\$ 3,040		\$ 3,132
SCAVENGER		\$ 1,839		\$ 1,894
TURNOVER		\$ 5,000		\$ 5,150
REPAIRS & MAINTENANCE	\$400	\$ 10,000		\$ 10,300
MANAGEMENT FEE	6%	\$ 15,783	6%	\$ 17,493
OPERATING RESERVES	\$200	\$ 5,000	\$200	\$ 5,000
TOTAL EXPENSES	\$	89,124	\$	93,471
EXPENSE RATIO		34%		32%
EXPENSE PER UNIT		\$3,565		\$3,739
NET OPERATING INCOME		\$173,931		\$198,084
ANNUAL DEBT SERVICE		-\$110,829		-\$110,829
NET CASH FLOW		\$63,101		\$87,255
CASH ON CASH RETURN		12.62%		17.45%

*Tax Portal Year 2025 Billed 2026 / Broker Estimate BE: List Price x 50% x 2% Tax Cap
 *Actual
 *Actual
 *Actual
 *Actual
 *Actual
 *Broker Estimate
 *Broker Estimate
 *Broker Estimate
 *Broker Estimate
 BE: \$1,000 / Unit / 20% of Units
 BE: \$400 / Unit
 BE: 6% Effective Gross Revenue
 BE: \$200 / Unit

FINANCIALS

RENT ROLL - 602, 606, 608-610 WEST COLFAX AVENUE & 609, 611-613 WEST WASHINGTON STREET

PROPERTY	UNIT	BED	BATH	SF	LEASE STATUS	CURRENT RENT	RENT/SF	YEAR TWO RENT	RENT/SF	SUBSIDY
602 WEST COLFAX AVENUE	602-1	Studio	1	275	4/30/2027	\$900	\$3.27	\$900	\$3.27	HASB HASB *Estimate
	602-2	2	2	675	11/30/2025	\$1,175	\$1.74	\$1,175	\$1.74	
	602-3	1	1	651	3/31/2026	\$950	\$1.46	\$975	\$1.50	
	602-4	1	1	592	CURRENT	\$850	\$1.44	\$950	\$1.60	
	602-5	1	1	567	VACANT	\$1,350	\$2.38	\$1,400	\$2.47	
606 WEST COLFAX AVENUE	606-1	Studio	1	410	CURRENT	\$825	\$2.01	\$900	\$2.20	HASB *May 8 Move-In
	606-2	1	1	468	CURRENT	\$750	\$1.60	\$950	\$2.03	
	606-3	2	1	450	8/31/2026	\$1,400	\$3.11	\$1,400	\$3.11	
	606-4	2	1	440	5/7/2027	\$1,000	\$2.27	\$1,100	\$2.50	
608-610 WEST COLFAX AVENUE	608-2	1	1	385	CURRENT	\$575	\$1.49	\$950	\$2.47	
	608-3	1	1	540	9/30/2026	\$1,025	\$1.90	\$1,025	\$1.90	
	608-4	Studio	1	250	CURRENT	\$550	\$2.20	\$850	\$3.40	
	608-10	1	1	575	9/30/2026	\$700	\$1.22	\$1,200	\$2.09	
609 WEST WASHINGTON STREET	609-1A	1	1	310	CURRENT	\$800	\$2.58	\$950	\$3.06	HASB
	609-2B	1	1	687	3/31/2027	\$1,100	\$1.60	\$1,200	\$1.75	
	609-3C	2	1	395	CURRENT	\$950	\$2.41	\$1,000	\$2.53	HASB
611-613 WEST WASHINGTON STREET	611-1	Studio	1	315	CURRENT	\$900	\$2.86	\$950	\$3.02	
	611-2	Studio	1	387	4/30/2026	\$750	\$1.94	\$950	\$2.45	
	611-3	Studio	1	343	9/30/2025	\$950	\$2.77	\$950	\$2.77	
	611-4	1	1	315	10/5/2026	\$1,050	\$3.33	\$1,050	\$3.33	
	611-5	1	1	440	4/30/2026	\$950	\$2.16	\$950	\$2.16	
	611-6	Studio	1	370	4/30/2027	\$775	\$2.09	\$950	\$2.57	
	611-8	Studio	1	317	8/6/2026	\$900	\$2.84	\$950	\$3.00	
	611-9	1	1	317	11/30/2025	\$950	\$3.00	\$950	\$3.00	
	613-1	1	1	427	CURRENT	\$950	\$2.22	\$950	\$2.22	

NUMBER OF UNITS	TOTAL RENTABLE SF	CURRENT MONTHLY RENT	AVERAGE RENT/SF	YEAR TWO MONTHLY RENT	AVERAGE RENT/SF
25	10,901	\$23,075	\$2.24	\$25,575	\$2.49

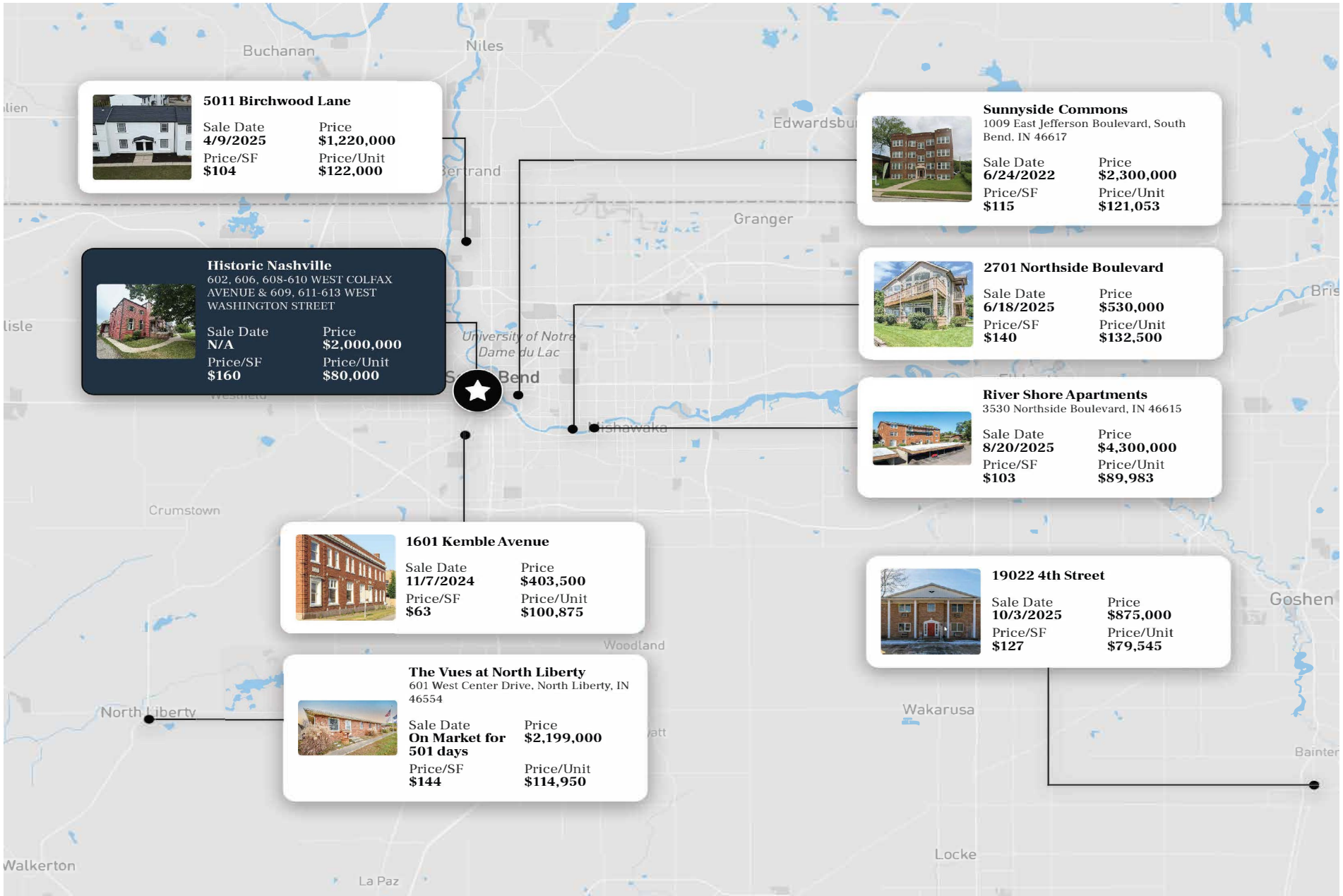
NUMBER OF UNIT TYPE	BED	BATH	CURRENT MIN	CURRENT MAX	CURRENT AVERAGE
8	Studio	1	\$550	\$950	\$819
13	1	1	\$575	\$1,350	\$923
3	2	1	\$950	\$1,400	\$1,117
1	2	2	\$1,175	\$1,175	\$1,175



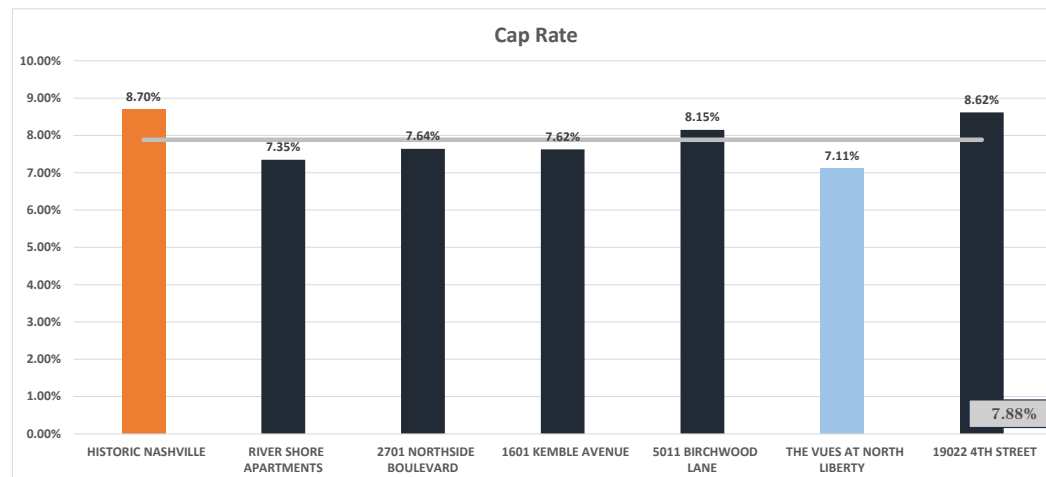
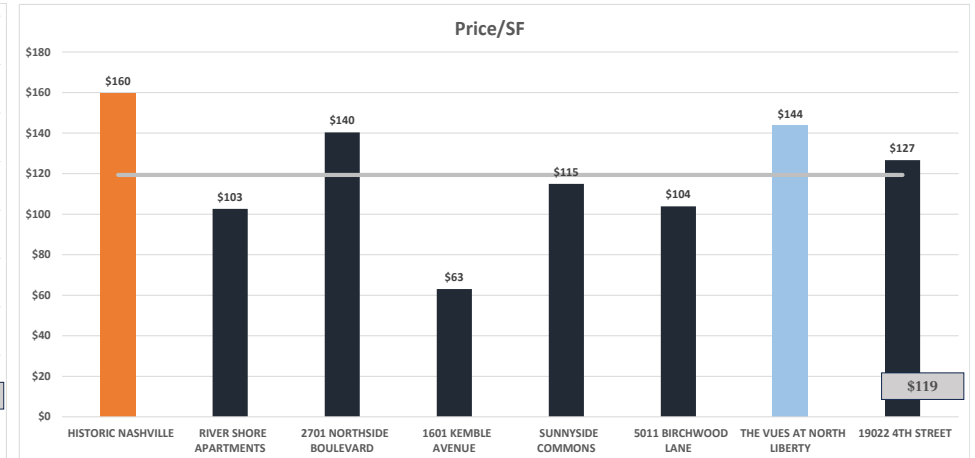
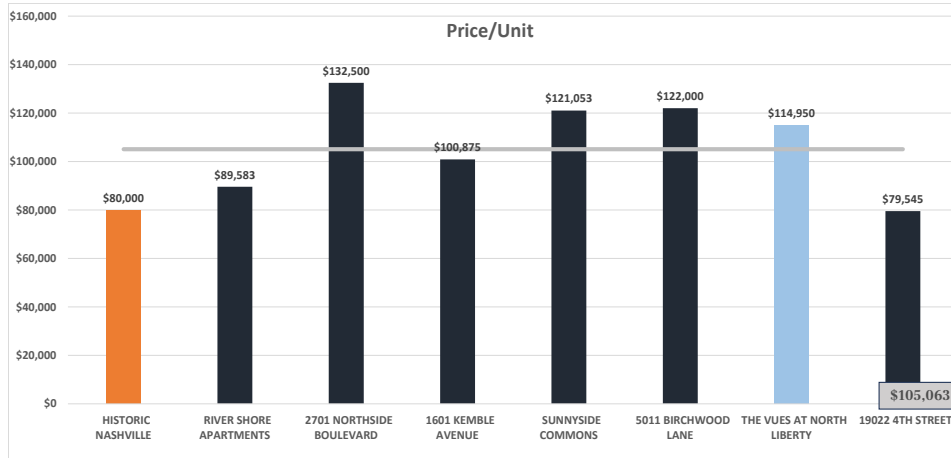
COMPARABLES

Marcus & Millichap
STENGLER STANTON GROUP

SALES COMPARABLES MAP



SALES COMPARABLES GRAPHS



■ ON MARKET
 ■ SOLD

SALES COMPARABLES

HISTORIC NASHVILLE, SOUTH BEND, IN 46601



Price	\$2,000,000
Year Built	1882-1900
GRM	7.22
NOI	\$173,931
CAP Rate	8.70%
# of Units	25
Price/Unit	\$80,000
SF	12,536
Price/SF	\$160

Unit Mix: Eight Studios, 13 One-Bedroom/One-Bath, Three Two-Bedroom/One-Bath, One Two-Bedroom/Two-Bath

1 RIVER SHORE APARTMENTS, 3530 NORTHSIDE BOULEVARD, SOUTH BEND, IN 46615



Sale Date	8/20/2025
Price	\$4,300,000
Year Built	1969
GRM	7.28
NOI	\$315,933
CAP Rate	7.35%
# of Units	48
Price/Unit	\$89,583
SF	41,900
Price/SF	\$103

Unit Mix: Four One-Bedroom/One-Bath, 44 Two-Bedroom/One-Bath

2 2701 NORTHSIDE BOULEVARD, SOUTH BEND, IN 46615



Sale Date	6/18/2025
Price	\$530,000
Year Built	2004
NOI	\$40,495
CAP Rate	7.64%
# of Units	4
Price/Unit	\$132,500
SF	3,776
Price/SF	\$140

Unit Mix: Two One-Bedroom/One-Bath, Two Two-Bedroom/One-Bath

3 1601 KEMBLE AVENUE, SOUTH BEND, IN 46613



Sale Date	11/7/2024
Price	\$403,500
Year Built	1929
NOI	\$30,763
CAP Rate	7.62%
# of Units	4
Price/Unit	\$100,875
SF	6,400
Price/SF	\$63

Unit Mix: Four Three-Bedroom/Two-Bath. Cap rate is estimated using average rents and a 35% expense ratio

4 SUNNYSIDE COMMONS, 1009 EAST JEFFERSON BOULEVARD, SOUTH BEND, IN 46617



Sale Date	6/24/2022
Price	\$2,300,000
Year Built	1912
# of Units	19
Price/Unit	\$121,053
SF	20,008
Price/SF	\$115

Unit Mix: 19 One-Bedroom/One-Bath

5 5011 BIRCHWOOD LANE, SOUTH BEND, IN 46637



Sale Date	4/9/2025
Price	\$1,220,000
Year Built	2024
NOI	\$99,430
CAP Rate	8.15%
# of Units	10
Price/Unit	\$122,000
SF	11,750
Price/SF	\$104

Unit Mix: Five Two-Bedroom/One-And-A Half-Bath, Five Three-Bedroom/One-And-A Half-Bath

6 THE VUES AT NORTH LIBERTY, 601 WEST CENTER DRIVE, NORTH LIBERTY, IN 46554



Sale Date	On Market
Price	\$2,199,000
Year Built	1979
NOI	\$156,309
CAP Rate	7.11%
# of Units	20
Price/Unit	\$114,950
SF	16,000
Price/SF	\$144

On market for 501 days. Unit Mix: 20 Two-Bedroom/One-Bath

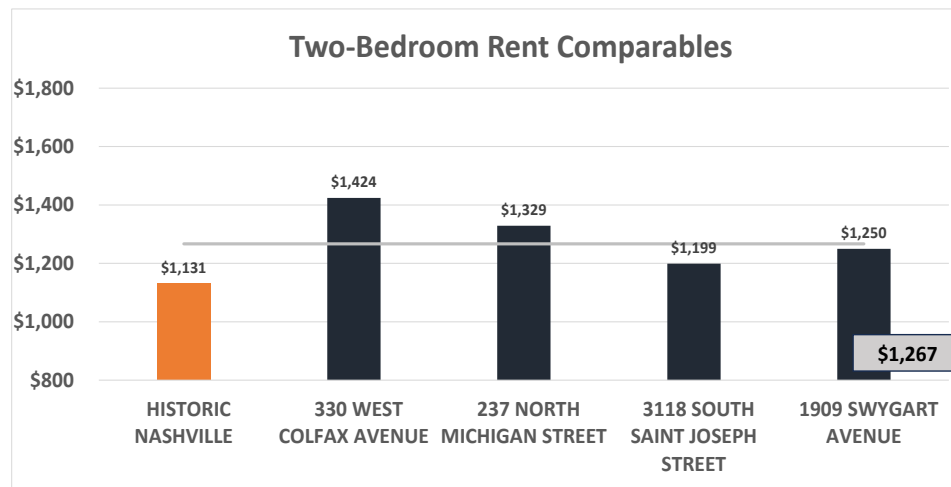
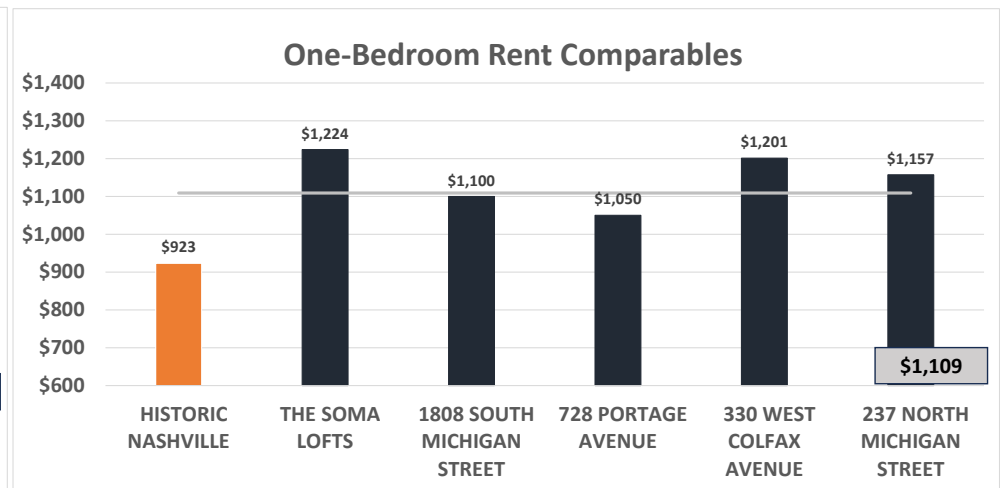
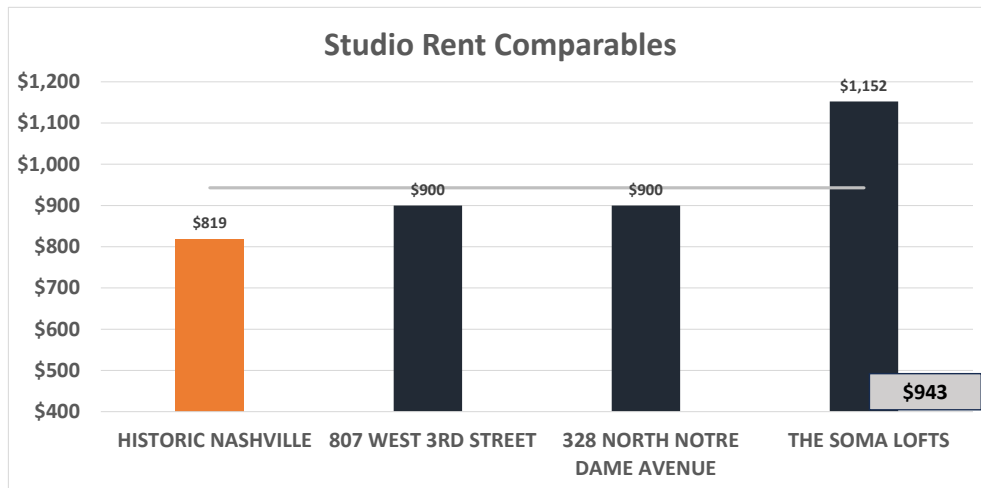
7 19022 4TH STREET, NEW PARIS, IN 46553



Sale Date	10/3/2025
Price	\$875,000
Year Built	1970
NOI	\$75,400
CAP Rate	8.62%
# of Units	11
Price/Unit	\$79,545
SF	7,775
Price/SF	\$127

Unit Mix: Five One-Bedroom/One-Bath, Six Two-Bedroom/One-Bath

RENT COMPARABLES GRAPHS



*Subject rent amount is based on the Current Average, per unit type

RENT COMPARABLES

1 807 WEST 3RD STREET, MISHAWAKA, IN 46544



Unit Mix	Studio
Square Feet (EST)	550
Rent	\$900
Rent/SF	\$1.64

This unit features hardwood floors, vintage finishes with an updated bathroom, stainless steel and white appliances, laundry in-unit, street parking.

2 328 NORTH NOTRE DAME AVENUE, SOUTH BEND, IN 46617



Unit Mix	Studio
Square Feet (EST)	550
Rent	\$900
Rent/SF	\$1.64

This unit features hardwood floors, vintage finishes, white appliances, laundry on-site, street parking.

3 THE SOMA LOFTS, 536 SOUTH MAIN STREET, SOUTH BEND, IN 46601



Unit Mix	Studio
Square Feet	486
Rent	\$1,152
Rent/SF	\$2.37

This unit features hardwood and carpeted floors, updated finishes, stainless steel appliances, laundry in-unit, exposed brick, \$50/mo water fee, \$75/mo internet fee, \$60/mo parking fee.

4 THE SOMA LOFTS, 536 SOUTH MAIN STREET, SOUTH BEND, IN 46601



Unit Mix	One-Bedroom/One-Bath
Square Feet	539
Rent	\$1,224
Rent/SF	\$2.27

This unit features hardwood and carpeted floors, updated finishes, stainless steel appliances, laundry in-unit, exposed brick, \$50/mo water fee, \$75/mo internet fee, \$60/mo parking fee.

5 1808 SOUTH MICHIGAN STREET, SOUTH BEND, IN 46613



Unit Mix	One-Bedroom/One-Bath
Square Feet	673
Rent	\$1,100
Rent/SF	\$1.63

This unit features tile, carpeted, and hardwood floors, updated finishes, stainless steel appliances, laundry in-unit, street parking.

6 728 PORTAGE AVENUE, SOUTH BEND, IN 46635



Unit Mix	One-Bedroom/One-Bath
Square Feet	650
Rent	\$1,050
Rent/SF	\$1.62

This unit features hardwood floors with tile in the bathroom, vintage finishes with an updated kitchen and bathroom, stainless steel appliances, laundry in-unit, street parking.

7 330 WEST COLFAX AVENUE, SOUTH BEND, IN 46601



Unit Mix	One-Bedroom/One-Bath
Square Feet	774
Rent	\$1,201
Rent/SF	\$1.55

This unit features hardwood, tile, and carpet floors, white appliances, laundry on-site, street parking.

8 330 WEST COLFAX AVENUE, SOUTH BEND, IN 46601



Unit Mix	Two-Bedroom/One-Bath
Square Feet	803
Rent	\$1,424
Rent/SF	\$1.77

This unit features hardwood, tile, and carpet floors, white appliances, laundry on-site, street parking.

RENT COMPARABLES

9 237 NORTH MICHIGAN STREET, SOUTH BEND, IN 46601



Unit Mix	One-Bedroom/One-Bath
Square Feet	592
Rent	\$1,157
Rent/SF	\$1.95

This unit features hardwood and carpeted floors, updated finishes, stainless steel appliances, laundry in-unit, \$125/mo utility fee, \$40/mo parking fee.

10 237 NORTH MICHIGAN STREET, SOUTH BEND, IN 46601



Unit Mix	Two-Bedroom/One-Bath
Square Feet	859
Rent	\$1,329
Rent/SF	\$1.55

This unit features hardwood and carpeted floors, updated finishes, stainless steel appliances, laundry in-unit, \$125/mo utility fee, \$40/mo parking fee.

11 3118 SOUTH SAINT JOSEPH STREET, SOUTH BEND, IN 46614



Unit Mix	Two-Bedroom/One-Bath
Square Feet	769
Rent	\$1,199
Rent/SF	\$1.56

This unit features hardwood, tile, and carpeted floors, white appliances, laundry on-site, attached garage, filter delivery program additional \$12/mo.

12 1909 SWYGART AVENUE, SOUTH BEND, IN 46613



Unit Mix	Two-Bedroom/One-Bath
Square Feet	820
Rent	\$1,250
Rent/SF	\$1.52

This unit hardwood floors, updated finishes, black appliances, laundry on-site, street parking, \$8/mo portal access, \$12.95/mo resident liability insurance, \$9.99/mo utility management.

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