

SASSAFRAS HILL



Tikijian Associates
Multihousing Investment Advisors

INVESTMENT DETAILS

Offering Price	Unpriced
Address	200 E Miller Dr, Bloomington, IN 47401
Number of Units	92 Townhomes
Total Rentable SF	101,200 SqFt
Average Rent	\$824
Year Built	1964
Acreage	±4.14
Average Unit Size	1,100 SqFt
No. of Buildings	4 Residential Buildings & 1 Clubhouse
Exterior Finish	Brick



UNIT MIX

Unit Type		Units	Square Feet	Market Rents	Market Rent Per SF
2 Bed / 1.5 Bath TH	Original	22	900	\$824	\$0.75
2 Bed / 1.5 Bath TH	Upgraded	70	900	\$824	\$0.75
Totals / Averages		92	1,100 SqFt	\$824	\$0.75
Total SqFt / Annual Income			101,200	\$909,696	





LONG TERM OWNER SELLING STUDENT ORIENTED PROPERTY
+/-1 MILE FROM PRESTIGIOUS **INDIANA UNIVERSITY BLOOMINGTON**

CURRENT RENTAL RATES
are \$50+ per month
UNDER MARKET
current owner is focused on high occupancy
instead of market rents

100% LEASED
FOR THE 2017/2018
ACADEMIC YEAR

6.0%
CAP RATE ON T-12

**All 2 Bedroom
Townhome Floorplans**

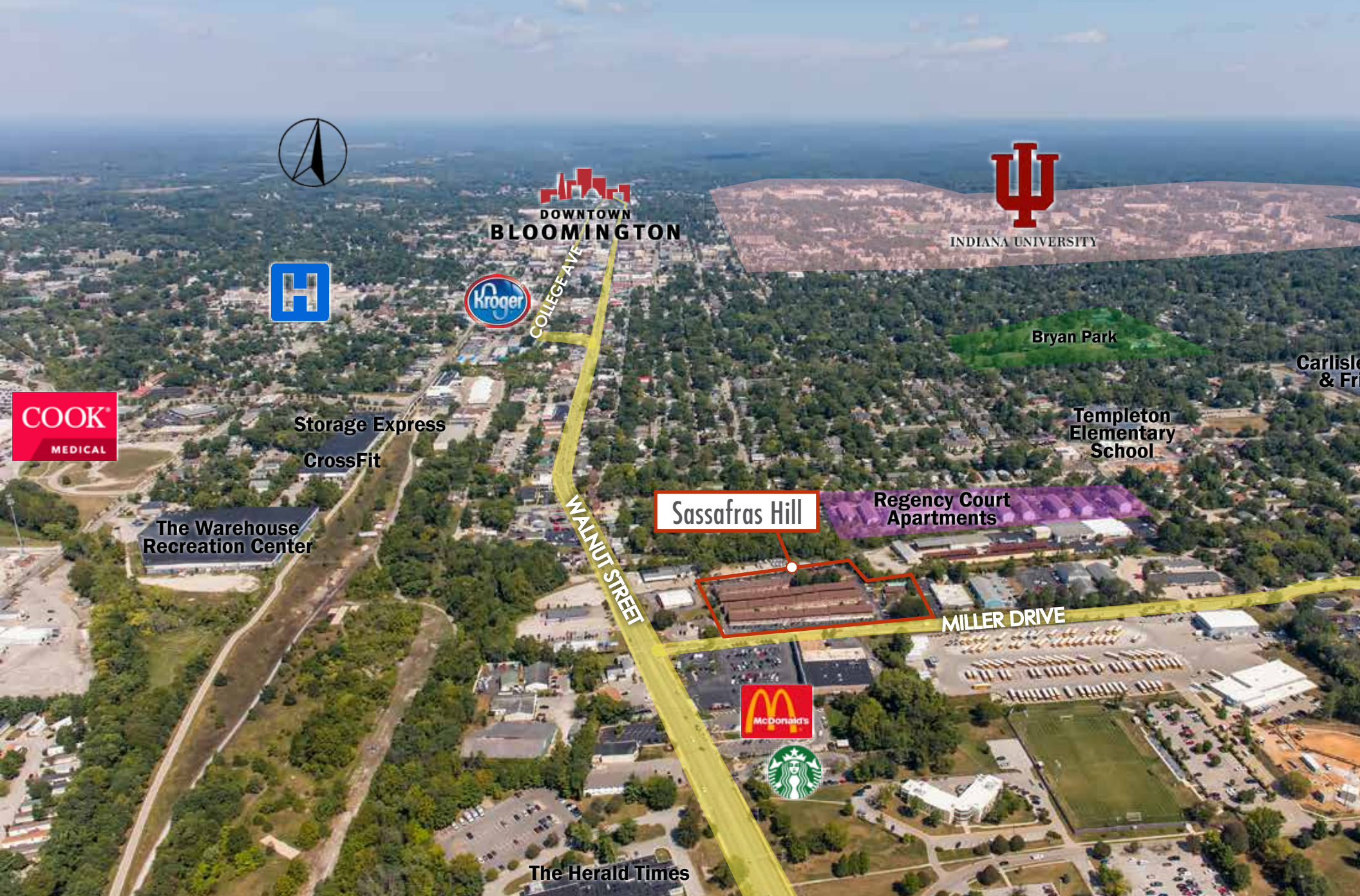


NEW ROOFS
All roofs replaced in
the last 5 years

**NEW
WINDOWS**

**MAY BE PURCHASED WITH
NEARBY 153 UNIT PROPERTY
(PORTFOLIO SALE NOT REQUIRED)**





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