

MULTIFAMILY FOR SALE

TOWNES AT WINTHROP TOWNHOMES

6143 WINTHROP AVENUE, INDIANAPOLIS, IN 46220



19 UNIT TOWNHOME PORTFOLIO | \$5,825,000

SHOOK REALTY GROUP

930 E Washington Street, Suite 200
Indianapolis, IN 46202



PRESENTED BY:

CREIGHTON SHOOK

VP, Brokerage Services
office: (317) 249-9000
cell: (317) 605-3723
cshook@shookrg.com

CHRISTEN DITTMER

Commercial Broker
office: (317) 249-9000
cdittmer@shookrg.com

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PROPERTY SUMMARY

6143 WINTHROP AVENUE



Property Summary

Price:	\$5,825,000
Number of Units	19
Price / Unit:	\$306,578.95
NOI:	\$333,335
CAP Rate:	5.72%
GRM:	11.31
Occupancy:	95%
Building SF:	34,200
Parking Ratio:	2/unit - Attached Garages
Year Built:	2008
Renovated:	2018
Market:	Indianapolis, IN
Sub-market:	Broad Ripple/Midtown
Zoning:	DP - Planned Unit Dwelling

Property Overview

19 Class A, high-end finish Townhomes
 All units: 1,800 SF, 2 bed / 2.5 bath with den and 2 car attached garage
 Strong occupancy history with excellent rental rates
 Built and finished between 2008 and 2018
 Adjacent to the Monon Trail Greenway
 Just steps from Broad Ripple Avenue and the heart of Broad Ripple Village
 Countless restaurants, bars, and shops within easy walking distance
 4 blocks from the Red Line bus rapid transit station at Broad Ripple Avenue & College Avenue

Location Overview

The Townes at Winthrop are perfectly situated along the Monon Trail Greenway and just steps from Broad Ripple Avenue. This location provides immediate walkable access to countless restaurants, bars, and shops in the vibrant Broad Ripple Village. Located in the heart of the northside of Indianapolis, the Townes at Winthrop provide quick and easy access to everywhere in the city. Tenants are four blocks from the Red Line rapid transit station at Broad Ripple Avenue and less than 15 minutes to both downtown and Hamilton County.

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PROPERTY PHOTOS

6143 WINTHROP AVENUE



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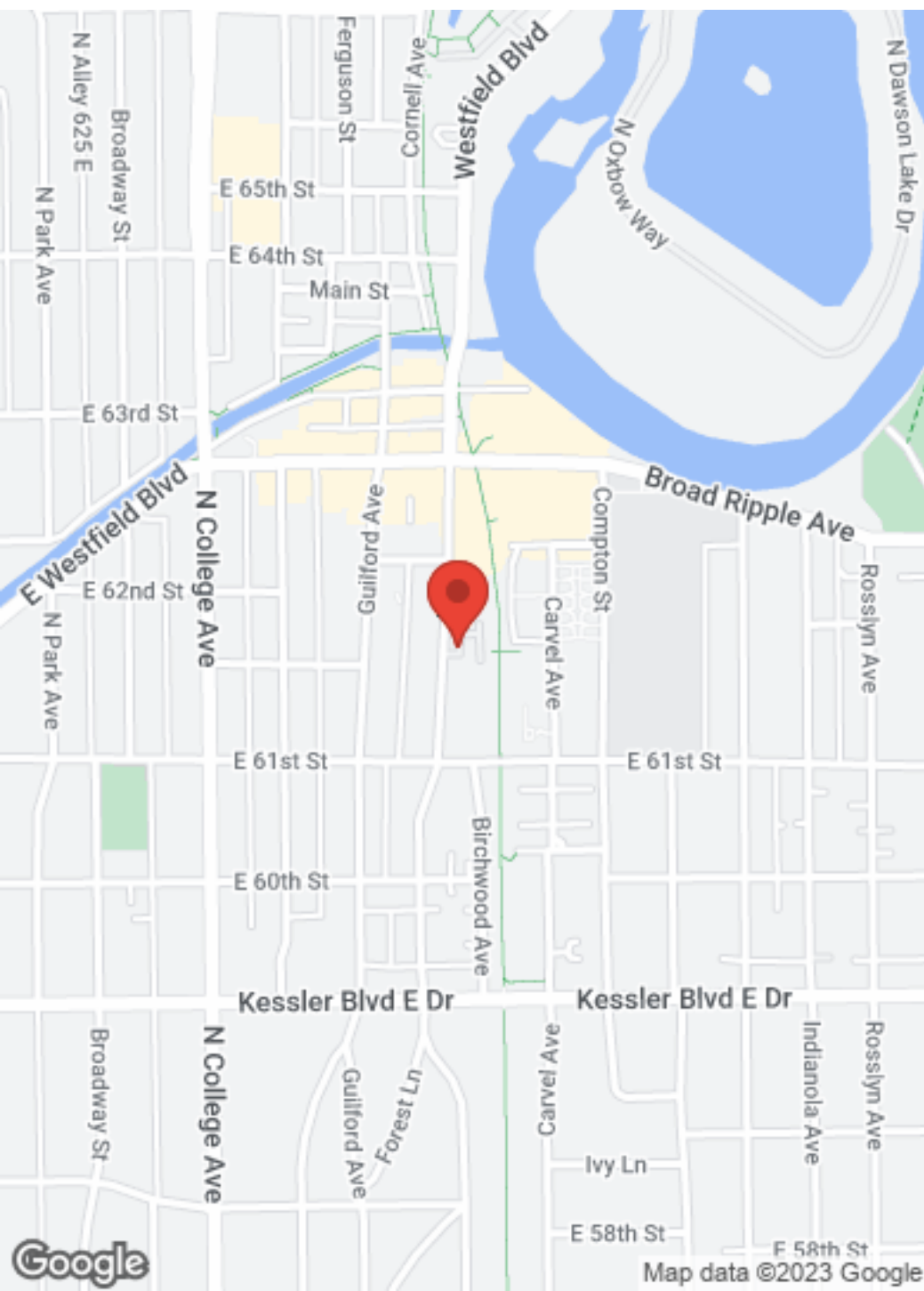
PROPERTY PHOTOS

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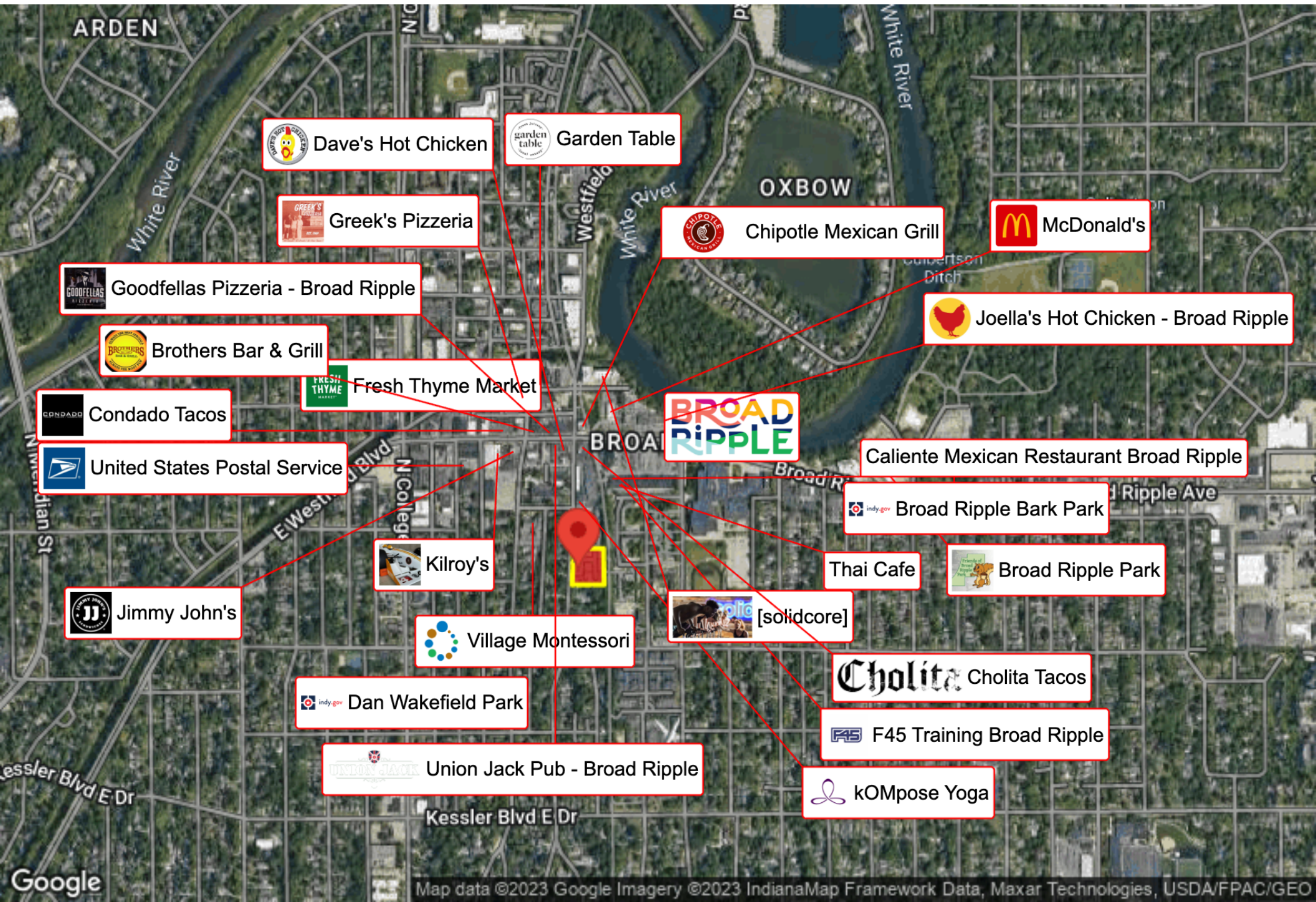
LOCATION MAPS

6143 WINTHROP AVENUE



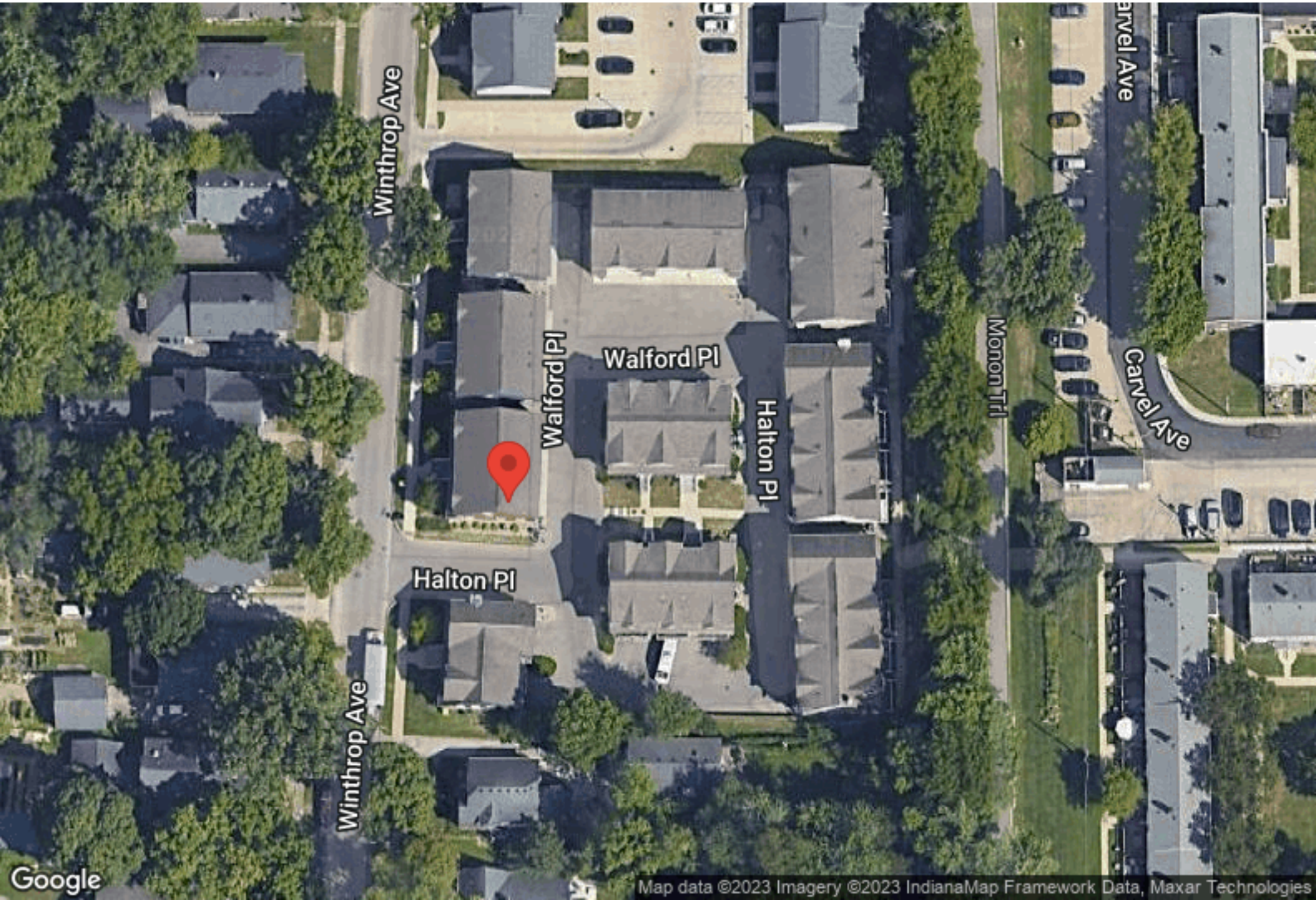
NEIGHBORHOOD BUSINESS MAP

6143 WINTHROP AVENUE



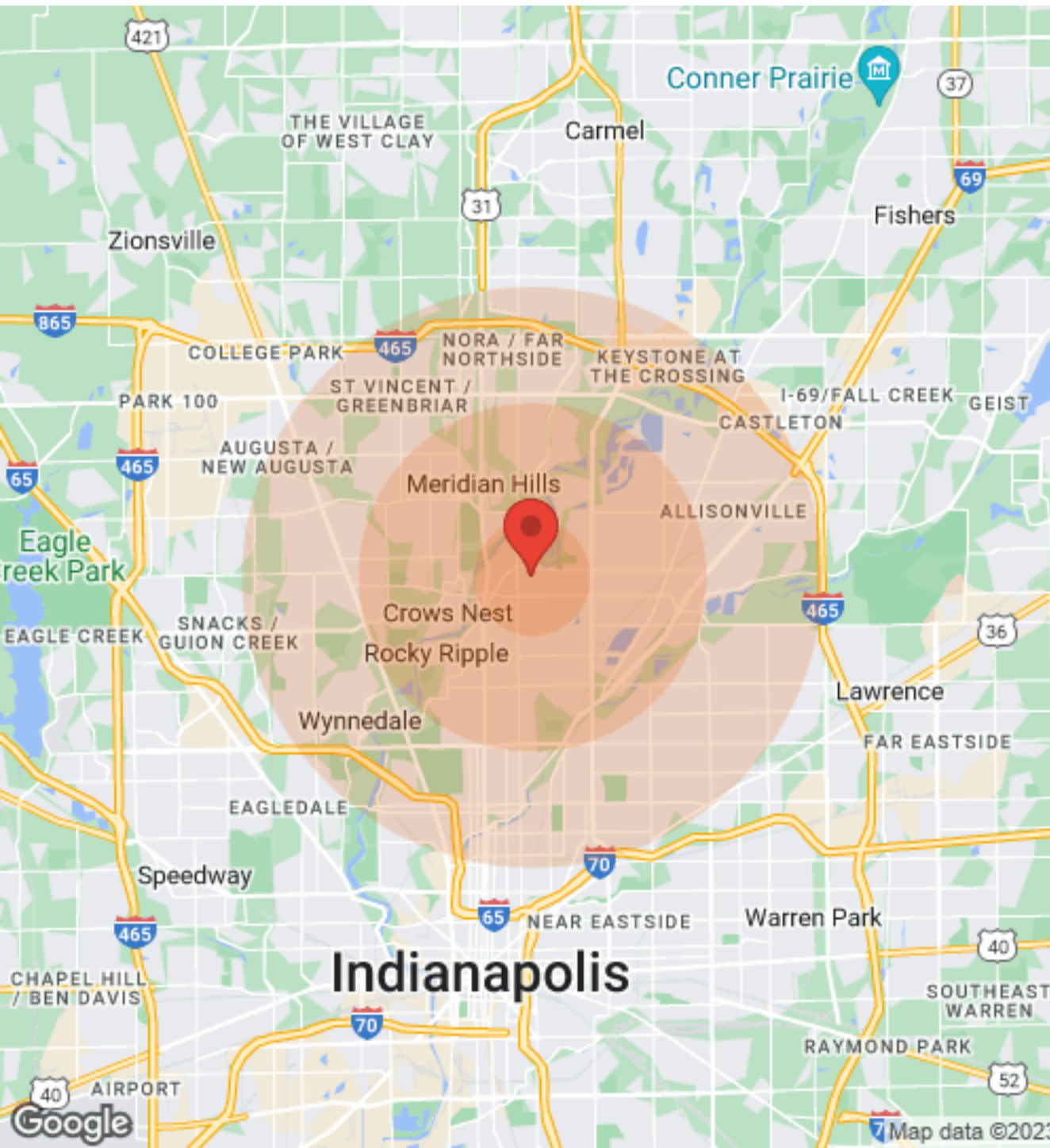
AERIAL MAP

6143 WINTHROP AVENUE



DEMOGRAPHICS

6143 WINTHROP AVENUE



Population	1 Mile	3 Miles	5 Miles
Male	6,146	36,382	105,321
Female	5,830	39,894	116,078
Total Population	11,976	76,276	221,399

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,751	13,744	45,136
Ages 15-24	876	8,051	26,262
Ages 25-54	6,186	32,996	91,304
Ages 55-64	1,714	10,096	26,578
Ages 65+	1,449	11,389	32,119

Race	1 Mile	3 Miles	5 Miles
White	11,759	53,858	114,639
Black	106	19,658	92,503
Am In/AK Nat	N/A	16	132
Hawaiian	N/A	3	3
Hispanic	81	2,766	15,333
Multi-Racial	138	4,856	23,458

Income	1 Mile	3 Miles	5 Miles
Median	\$63,308	\$51,299	\$46,710
< \$15,000	417	3,634	12,775
\$15,000-\$24,999	352	3,313	12,176
\$25,000-\$34,999	473	3,629	11,794
\$35,000-\$49,999	812	4,966	15,004
\$50,000-\$74,999	1,194	6,285	17,028
\$75,000-\$99,999	878	3,949	10,196
\$100,000-\$149,999	904	3,942	9,703
\$150,000-\$199,999	608	2,005	4,135
> \$200,000	402	2,020	3,787

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,467	38,575	113,895
Occupied	6,048	34,866	99,177
Owner Occupied	4,138	22,047	54,991
Renter Occupied	1,910	12,819	44,186
Vacant	419	3,709	14,718