IPS Surplus Property Closed Sales
Total Proceeds Closed Sales: $20,033,000.00
Total Development Value: $426,350,000.00

Property #1: Minnie Hartmann School 78
Buyer: John H. Boner Center
Closing Date: 9/7/2015
Sale Price: $400,000.00
Project Development Value: $2,500,000.00
Reuse:
• 64 affordable senior apartments
• 150-seat, childcare center
• Community space

Property #2: Phillips Temple
Buyer: Van Rooy Properties
Closing Date: 9/7/2015
Sale Price: $122,500.00
Project Development Value: $3,600,000.00
Reuse: 40 market-rate apartments

Property #3: CIRT
Buyer: Milhaus Properties
Closing Date: 11/24/2015
Sale Price: $1,100,000.00
Project Development Value: $7,600,000.00
Reuse: 77 market-rate apartments

Property #4: Florence Fay School 21
Buyer: TWG Development, LLC
Closing Date: 2/26/2016
Sale Price: $500,000.00
Project Development Value: $13,500,000.00
Reuse: 73 affordable senior apartments

Property #5: Otis E. Brown School 20
Buyer: Tessera (Yeshua Society)
Closing Date: 7/20/2016
Sale Price: $255,000.00
Project Development Value: $500,000.00
Reuse: Community center and church

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Property #6: College Avenue Doubles
Buyer: L. Stoeffer and Associates, Inc.
Closing Date: 12/21/2016
Sale Price: $423,000.00
Project Development Value: $650,000.00
Reuse: Market-rate rental units

Property #7: James E. Roberts School 97
Buyer: Core Redevelopment, LLC
Lease Date: January 2017
Lease Proceeds/Sale Value: $50,000.00 per year / $833,000.00
Project Development Value: $3,000,000.00
Reuse: 31 market-rate apartments

Property #8: SCIPS - Service Center IPS
Buyer: Bottleworks District, LLC
Closing Date: 9/1/2017
Sales Price: $12,000,000.00
Project Development Value: $300,000,000.00
Reuse: Mixed-use office, hotel, retail, and residential

Property #9: Mallory/Ford
Buyer: Ford TWG, LLC
Closing Date: 11/3/2017
Sales Price: $1,650,000.00
Project Development Value: $45,000,000.00
Reuse: Mixed-use office, retail, and 132 market-rate and affordable apartments

Property #10: FMD/Polk
Buyer: TWG Development, LLC
Closing Date: 2/12/2019
Sales Price: $2,750,000.00
Project Development Value: $50,000,000.00
Reuse: Mixed-use office, event space, and 190 market-rate and affordable apartments

Prepared 2/25/2019
### IPS Surplus Property Closed Sales

**Total Proceeds Closed Sales:** $20,033,000.00  
**Total Development Value:** $426,350,000.00

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**Property Locations and Development Value in Indianapolis**

<table>
<thead>
<tr>
<th>Property #</th>
<th>Property Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Minnie Hartmann School 78</td>
<td>3734 E. Vermont St.</td>
</tr>
<tr>
<td>2</td>
<td>Phillips Temple</td>
<td>1226 Dr. Martin Luther King Jr. St.</td>
</tr>
<tr>
<td>3</td>
<td>CIRT</td>
<td>931 Fletcher Ave.</td>
</tr>
<tr>
<td>4</td>
<td>Florence Fay School 21</td>
<td>2815 English Ave.</td>
</tr>
<tr>
<td>5</td>
<td>Otis E. Brown School 20</td>
<td>1849 E. Pleasant Run PKWY. S. DR.</td>
</tr>
<tr>
<td>6</td>
<td>College Avenue Doubles</td>
<td>5334-5340 N. College Ave.</td>
</tr>
<tr>
<td>7</td>
<td>James E. Roberts School 97</td>
<td>1401 E. 10th St.</td>
</tr>
<tr>
<td>8</td>
<td>SCIPS - Service Center IPS</td>
<td>850 Massachusetts Ave.</td>
</tr>
<tr>
<td>9</td>
<td>Mallory/Ford</td>
<td>1301 E. Washington St.</td>
</tr>
<tr>
<td>10</td>
<td>FMD/Polk</td>
<td>1129 E. 16th St.</td>
</tr>
</tbody>
</table>