



# ARNOLD PLACE

## TOWNHOMES



Arnold Place Townhomes **INHP**<sup>®</sup>

# WELCOME TO ARNOLD PLACE

## MODERN COMFORTS, CONVENIENT LOCATION

This vibrant townhome community is conveniently located near the Monon Trail and close to downtown in the heart of Reagan Park neighborhood.

Named after Mr. Albert Arnold, who has proudly called this friendly urban neighborhood home for more than 70 years, Arnold Place offers income-based and market-rate homeownership options with modern amenities and easy connectivity to all Indianapolis offers. Each townhome provides contemporary, functional living space, while convenient green spaces and common areas throughout the property offer inviting outdoor recreation. Join us at Arnold Place, where affordability meets excellence, and the past, present and future converge in a dynamic setting.

## TWO TOWNHOME OPTIONS

Arnold Place was created for people with a wide range of incomes and budgets to enjoy all that the Reagan Park area has to offer. Townhomes are sold as-is and cannot be customized before purchase.

### HOSFORD

*Available to buyers earning up to 80% of the area median income (AMI)*

#### LOAN AMOUNT DETERMINED BY INCOME

3 bed | 2.5 bath | 1 car garage | 1,318 sq. ft.

#### FEATURES:

- Attached one-car garage
- Amana appliances (refrigerator, electric range, dishwasher, overhead microwave)
- Luxury vinyl plank flooring

#### REQUIREMENTS:

- Attend an INHP lender options meeting
- Attend INHP's Homebuyer Education class
- HOA fee
- Commit to an affordability period\*
- Be owner-occupied and primary residence
- Income limits based on household size
- Other requirements may apply

### SOHO

*Available to all buyers*

*See detailed interiors packages per unit online*

#### PRICING: CONTACT REAL ESTATE AGENT

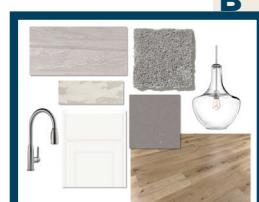
3 bed | 2.5 bath | 2 car garage | 1,526 sq. ft.

#### FEATURES:

- Attached two-car garage
- GE appliances (refrigerator, electric range, dishwasher, overhead microwave)
- Luxury vinyl plank flooring

#### REQUIREMENTS:

- Attend an INHP lender options meeting to find your best financing option
- HOA fee
- Home must be owner-occupied
- Other requirements may apply



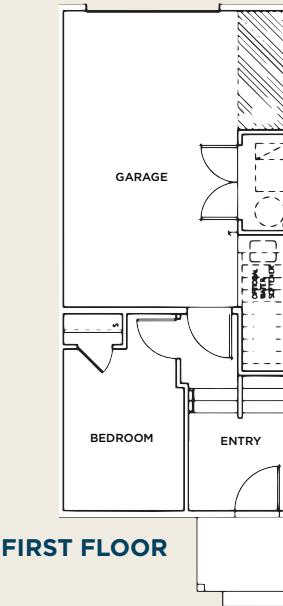
## \*AFFORDABILITY PERIOD

Income-based townhomes have a required affordability period in which the buyer must live in the home for up to 30 years. If the home is re-sold during the affordability period, it will require repayment of any down payment funds provided to the buyer.

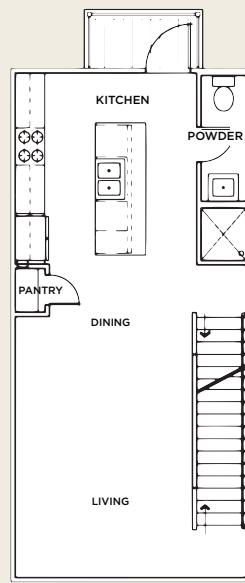
## HOSFORD FLOOR PLAN: AFFORDABLE TO INCOME-ELIGIBLE BUYERS

This affordable floor plan will **only** be available to buyers who are pre-approved for a mortgage loan through INHP or one of our lender partners. To become pre-approved, buyers must [register at INHP.org/Get-Started](#) and [attend a lender options](#) meeting with an INHP mortgage loan originator to understand different mortgage loans available.

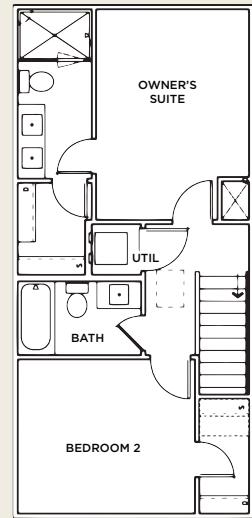
Once pre-approved, eligible buyers through INHP will have access to a [First Look](#) opportunity. Through First Look, INHP will send advance notice to its clients when townhomes become available. Clients may tour the home and submit a purchase offer before it becomes publicly available.



FIRST FLOOR

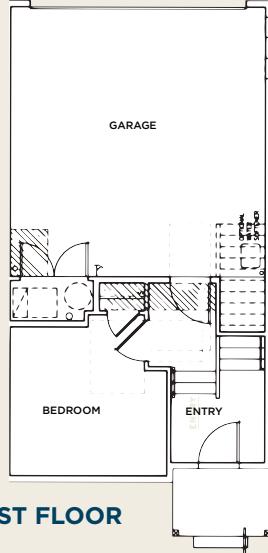


SECOND FLOOR

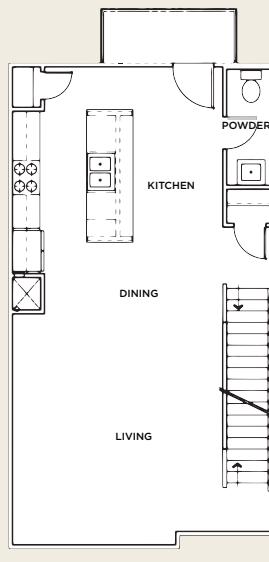


THIRD FLOOR

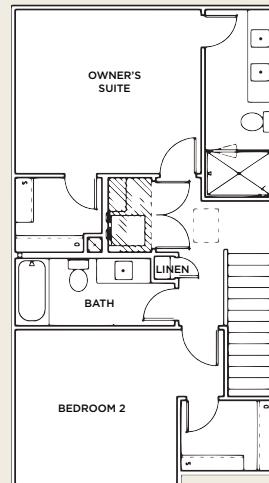
## SOHO FLOOR PLAN: A LARGER MODEL WELCOMING ALL BUYERS



FIRST FLOOR

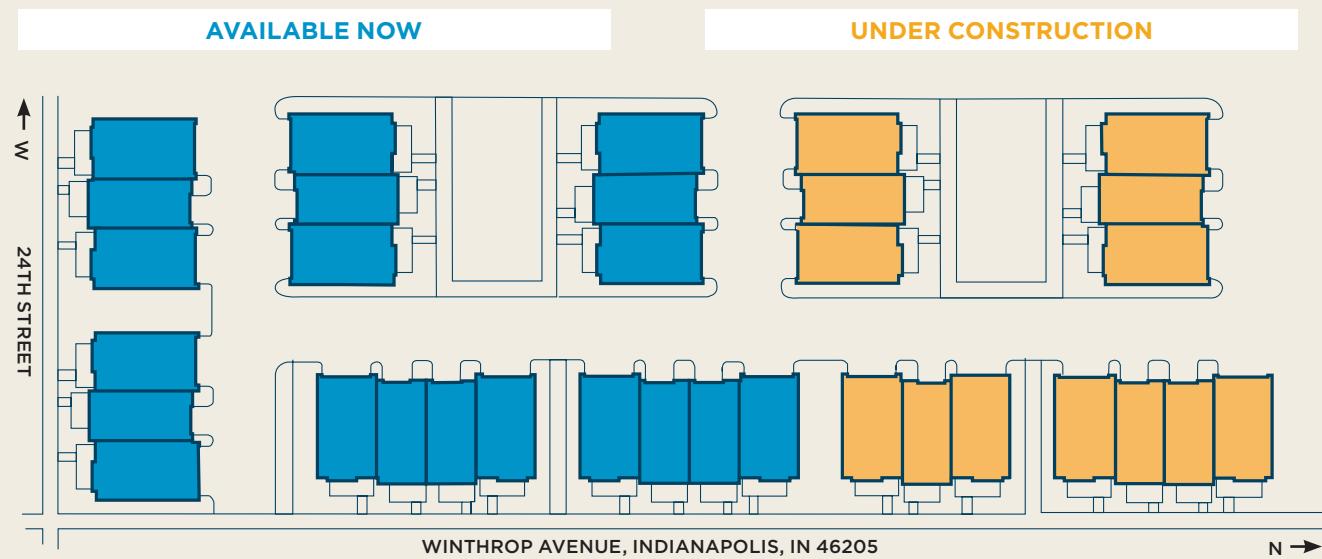


SECOND FLOOR



THIRD FLOOR

## COMMUNITY LOCATION AND SITE MAP



### READY TO LIVE AT ARNOLD PLACE?

Contact these real estate agents to help you get started. See more information about each of the available units at [INHP.org/ArnoldPlace](http://INHP.org/ArnoldPlace)



#### AFFORDABLE TOWNHOMES

##### Rochelle Perkins

Garnet Group

(765) 609-7316

[rochelle@rochelleknowsindy.com](mailto:rochelle@rochelleknowsindy.com)

#### MARKET-RATE TOWNHOMES (SOHO ONLY)

##### Mike Scott

Scott Estates

(463) 292-4221

[Mike@ScottEstates.net](mailto:Mike@ScottEstates.net)

#### DEVELOPMENT PARTNERS:

