

OUTLOOKSM

HAMILTON

172-Home Luxury 55+ Community
in Coveted Noblesville Suburb of Indianapolis



The Offering

JLL is pleased to present Outlook Hamilton, a newly built 172-home luxury 55+ apartment community in the exclusive Noblesville suburb of Indianapolis. Delighting its affluent 55+ demographic, Outlook Hamilton features spacious condo-quality homes plus endless amenities including an outdoor pool, putting green, and movie theater. Delivered in 2023, Outlook Hamilton is **rapidly approaching stabilization and now seeing 67% retention with no concessions on renewals.**

Just 30 minutes north of downtown Indianapolis, Noblesville is renowned for its historic town square and **ranks #3 Best Place to Live in Indiana** and in the Top 50 in the US by US News. In addition to its coveted Noblesville address, Outlook Hamilton boasts a dynamic walkable location to **Hamilton Town Center**, an outdoor mall featuring 90 shops and restaurants including **Total Wine and Nordstrom Rack.**

This unbeatable "Gray Wave" investment opportunity is available for purchase free and clear of existing debt, with the opportunity to partner with Greystar, the gold-standard manager of active adult communities nationwide.

Property Summary

Name	Outlook Hamilton
Address	12975 Harrell Pky
City, State, Zip	Noblesville, IN 46060
Year Built	2023
Units	172
Avg Unit SF	841
Rentable SF	145,000
# Parking Stalls	40 Garage, 202 Surface
Financing	Free & Clear

Unit Mix Summary

Unit Type	Count	SF	Market Rent	PSF	Unit Mix
1 Bedroom	116	767	\$1,731	\$2.26	67%
2 Bedroom	56	995	\$2,222	\$2.23	33%
Total/Average	172	841	\$1,891	\$2.25	100%

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Investment Highlights



Top US Suburb

- » Noblesville ranked #3 Best Place to Live in Indiana & a Top 50 in Country by US News in 2025
- » \$434,000 Average Home Value & \$118,000 Average Household Income
- » 9% Population Growth in Noblesville (2020-Present)



Perfect for Indy's Most Active Adults

- » Steps to Hamilton Town Center– Home to 90 Shops & Dining Options, including Total Wine & Nordstrom Rack
- » 15 min to Historic Downtown Noblesville & 7 Min to the Largest Outdoor Music Venue in Indy
- » Minutes from 2 Regional Hospitals & 7 Golf Courses



On Trend Investment Profile

- » Strong Leasing Momentum - 37 Move Ins Last 4 Mos & Only 18 Units to Go Until Stabilized Occupancy!
- » Rare Entrée into a Top 3 Indy Suburb
- » “Gray Wave” Investment Without Income Restrictions or Services

Age-Restricted Advantages

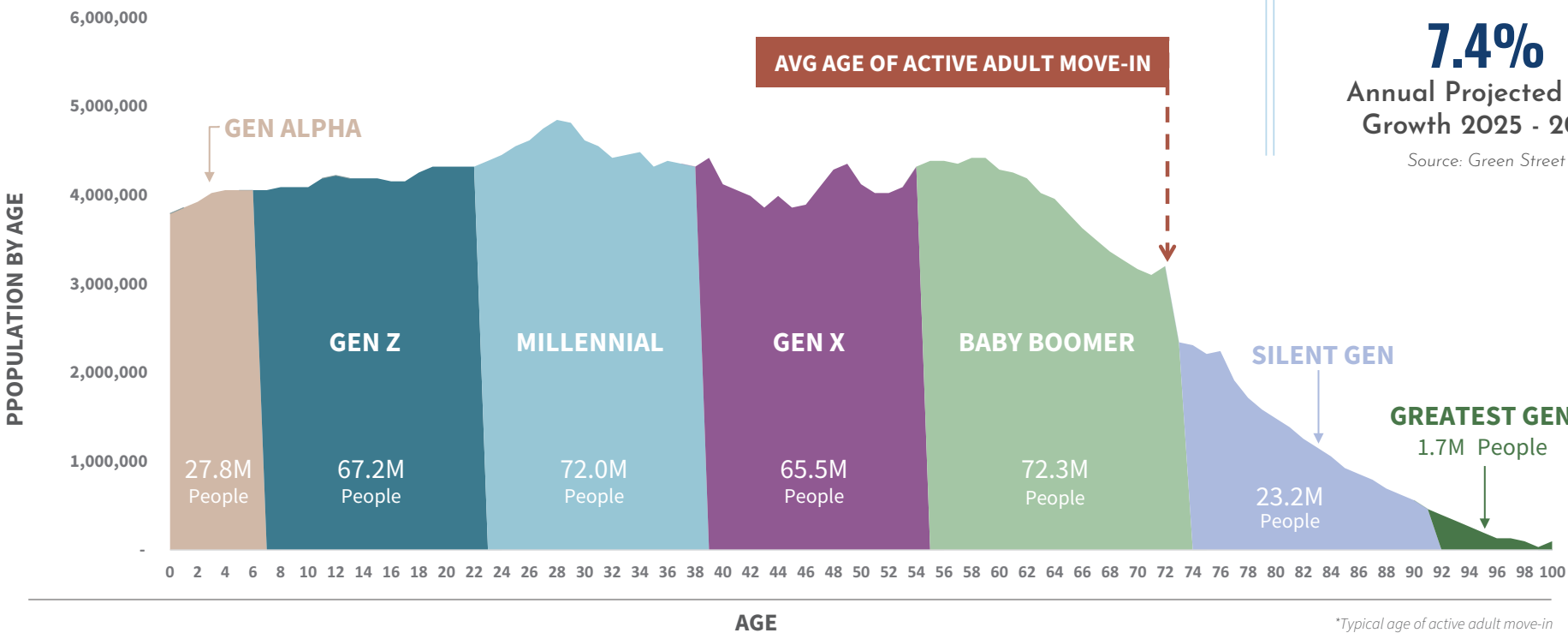
- » **Rent Premium to Conventional:** 55+ Apartments can Achieve up to 25% Higher Rents
- » **Value Proposition:** Independent Living (vs 55+) can be 50% More Expensive
- » **Sticky Tenancy:** Average national retention is ~80%

The Gray Wave

What is Active Adult?

“Active Adult” describes lifestyle-focused housing for residents aged 55+ rather than seniors housing built to suit aging demands. These communities are extremely popular as the middle ground between conventional multifamily, which lacks the extra amenities and activities, and Independent Living, which offers services and catering.

72 Million Baby Boomers Are Just Starting To Reach Active Adult Age



WHY ACTIVE ADULT

80% Retention

Active Adult vs. 50% Conventional Multi

~5 Year Stay

Baby Boomers vs. 3.2 Younger Millennials

7.4%

Annual Projected NOI Growth 2025 - 2028

Source: Green Street



All Seasons Amenities & Activities

Outdoor Pool with Sunshelf

- » State-of-the-art Fitness Center & Studio
- » Sports Lounge
- » Theater
- » Outdoor Pool with Sunshelf
- » Community Garden with Raised Beds
- » Fenced Dog Park
- » Courtyard with Fire Pit
- » Great Room
- » Detached Garages



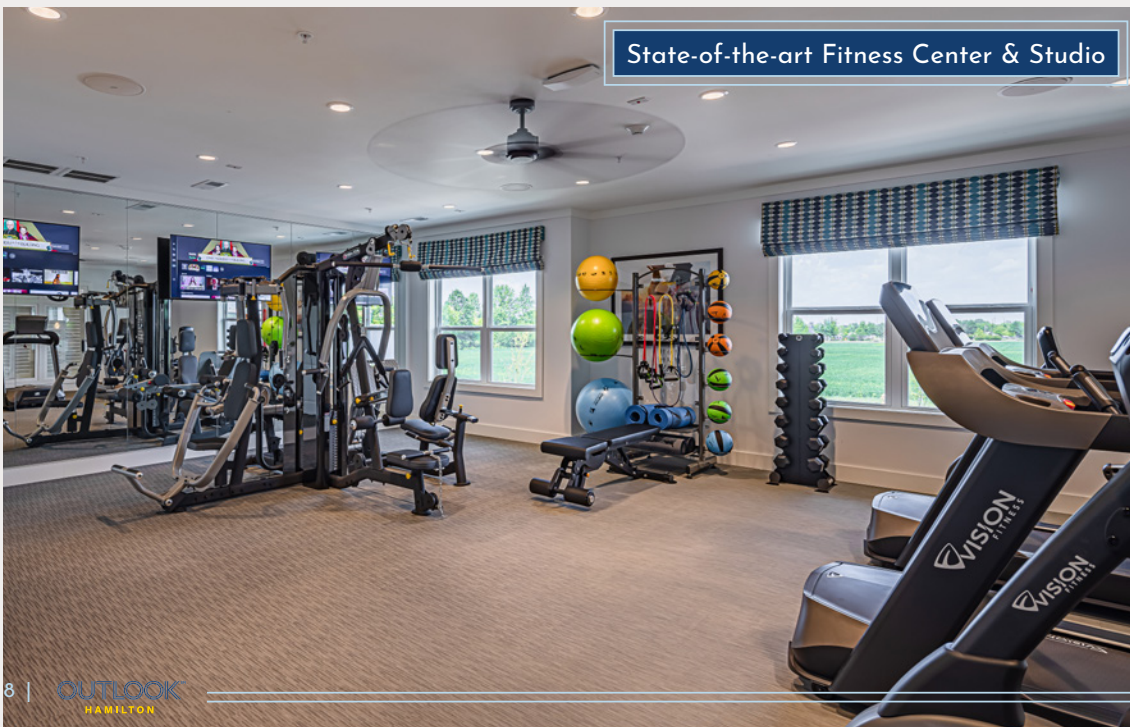
Putting Green



Great Room



Courtyard with Fire Pit



State-of-the-art Fitness Center & Studio



Theater



Elevated Empty Nest

High-End Kitchens & Bathrooms

- » Two Stylish Color Schemes in Medium & Dark Espresso
- » GE Stainless Steel Appliances
- » Quartz Countertops & Large Island

- » Designer Pendant Lighting
- » Wood-Style Plank Flooring in Living Areas
- » Tile Backsplashes

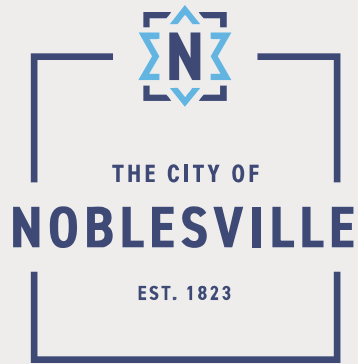
- » Large Standing Glass Showers or Garden Soaking Tubs with Ceramic Tile Surrounds
- » Double Vanities* with Quartz Countertops



Enhanced Living Experience

- » Balcony/Patio for Every Unit
- » Ceiling Fans
- » Ample Storage & Walk-In Closets
- » Nine-Foot Ceilings
- » In-Unit Washer & Dryer
- » All Rooms Fit King Size Beds





Nestled along the serene White River and 30 minutes north of downtown Indianapolis, Noblesville is the 10th largest city in Indiana and proudly holds its place as a top suburb and the Hamilton County Seat. Founded in 1818, Noblesville is known for its historic downtown featuring a striking County Courthouse along with quaint shopping and restaurants. Beyond the town center is Ruoff Music Center, the largest outdoor music venue in the metro, Hamilton Town Center, seven golf courses, and the new Arena at Innovation Mile where the Noblesville Boom will play starting in 2025. Similar to its popular neighbors Carmel and Fishers, Noblesville features excellent suburban retail, recreation, and Top 10 high schools.



Top 50

**Best Place to Live
in US**

US News & World Report, 2025

#3

**Best Place to Live
in Indiana**

US News & World Report, 2025

9%

**Population Growth
2020-2025
vs 2% for the Metro**

US Census, 2025

A⁺

Rating
Niche.com, 2025

Noblesville & Beyond

HAMILTON TOWN CENTER

Within a brief 6-minute walk from Outlook Hamilton lies one of Indiana’s premier open-air retail lifestyle destinations. Hamilton Town Center welcomes over 3.8 million shoppers yearly and features more than 90 diverse shops and dining establishments, including Indiana’s third most popular Ulta location.





RUOFF MUSIC CENTER

Ruoff Music Center, owned by Live Nation, is the largest outdoor music venue in the Indianapolis metro. Located on 228 acres, it seats 6,150 under a pavillion & over 18,000 general admission lawn seats. 2025 performers include Thomas Rhett, Mumford & Sons, Dave Matthews and Blink 182.

IU HEALTH SAXONY HOSPITAL

IU Health Saxony Hospital in Fishers, Indiana, is a leading healthcare provider, featuring a Level One Heart Attack Program offering 24/7 urgent heart care, a 44-bed facility, and the IU Health Hip and Knee Center with top surgeons.



The Crossroads of America

Aptly named "The Crossroads of America," Indianapolis is the nexus for 8 interstates, 41 airports, and 3 of 6 Class I railways. Indiana has experienced unprecedented growth in the past few years. New companies flow into Indiana to take advantage of low cost of doing business, which brings capital investment, jobs, and families. At nearly 2 million residents, Indianapolis and the surrounding metro is growing with young professionals. As a result, Indiana is home to some of the nation's fastest-growing markets and submarkets, including Indianapolis and Noblesville.

#2

**Best State to Start
a Business**

Forbes, 2024

#8

**Best State for
Young Professionals**

Forbes, 2024

40+

**Major Metros
Within An 8-Hour
Drive**

75%

**U.S. & Canadian
Citizens Within A
1-Day Drive**

**Racing Capital
of the World**

**Host of the Indy
500, Largest
Spectator Event in
the World**



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