

Beyond the Bleachers

Investing in Luxury Game Day Living Near Notre Dame

Walk to the Stadium

Steps from Notre Dame, not miles

Lifestyle & Comfort

Luxury living on game day terms

Smart Investment

Long-term value in a coveted market





Why Notre Dame Game Days Are Different

Notre Dame football isn't just a sport – it's a generational tradition. Alumni, families, and devoted fans return to South Bend every single fall, creating one of college football's most electric atmospheres.

→ A Tradition Unlike Any Other

The Fighting Irish draw passionate followers who show up season after season, decade after decade.

→ Campus Transforms Every Fall

South Bend's energy peaks around home games – and so does demand for premium nearby accommodations.

→ Buyers Want a Permanent Home Here

Many fans eventually stop renting and start looking for a property they can truly call their game day home.

The Power of Location



Why Walkability Wins

Properties within walking distance of Notre Dame Stadium command a premium – and for good reason. No traffic. No parking battles. Just unmatched convenience on the biggest weekends of the year.

Harter Heights

Charming, established, and close to campus

Ivy Quad

A refined enclave with campus character

Varsity View

Premier luxury condos steps from Notre Dame



Walkable Game Day Living

Picture a perfect fall Saturday near Notre Dame – no car keys required.

1

Wake Up on Campus

Start your morning steps from the Golden Dome

2

Brunch at Eddy Street

Walk to South Bend's premier dining destination

3


Tailgate with Friends

Host or join the festivities right outside your door

4

Stroll Into the Stadium

No shuttle. No stress. Just a short, scenic walk

 **The biggest benefit?** Walk home after the game. No parking headaches, no shuttle buses – just the satisfaction of owning the smartest seat in South Bend.

What Defines Luxury Near Notre Dame



Gourmet Kitchens

High-end appliances, premium finishes, and layouts built for entertaining



Spa-Style Bathrooms

Designer fixtures, heated floors, and resort-caliber details throughout



Private Terraces

Outdoor entertaining space with curated views and fresh air on game days



Secure Buildings

Modern amenities, secure access, and professional management as standard

These homes blend **modern comfort with the irreplaceable atmosphere of Notre Dame** – a combination you simply can't replicate elsewhere.

Spotlight: Varsity View Condominiums

By the Numbers

1 Block

From Notre Dame's front gates

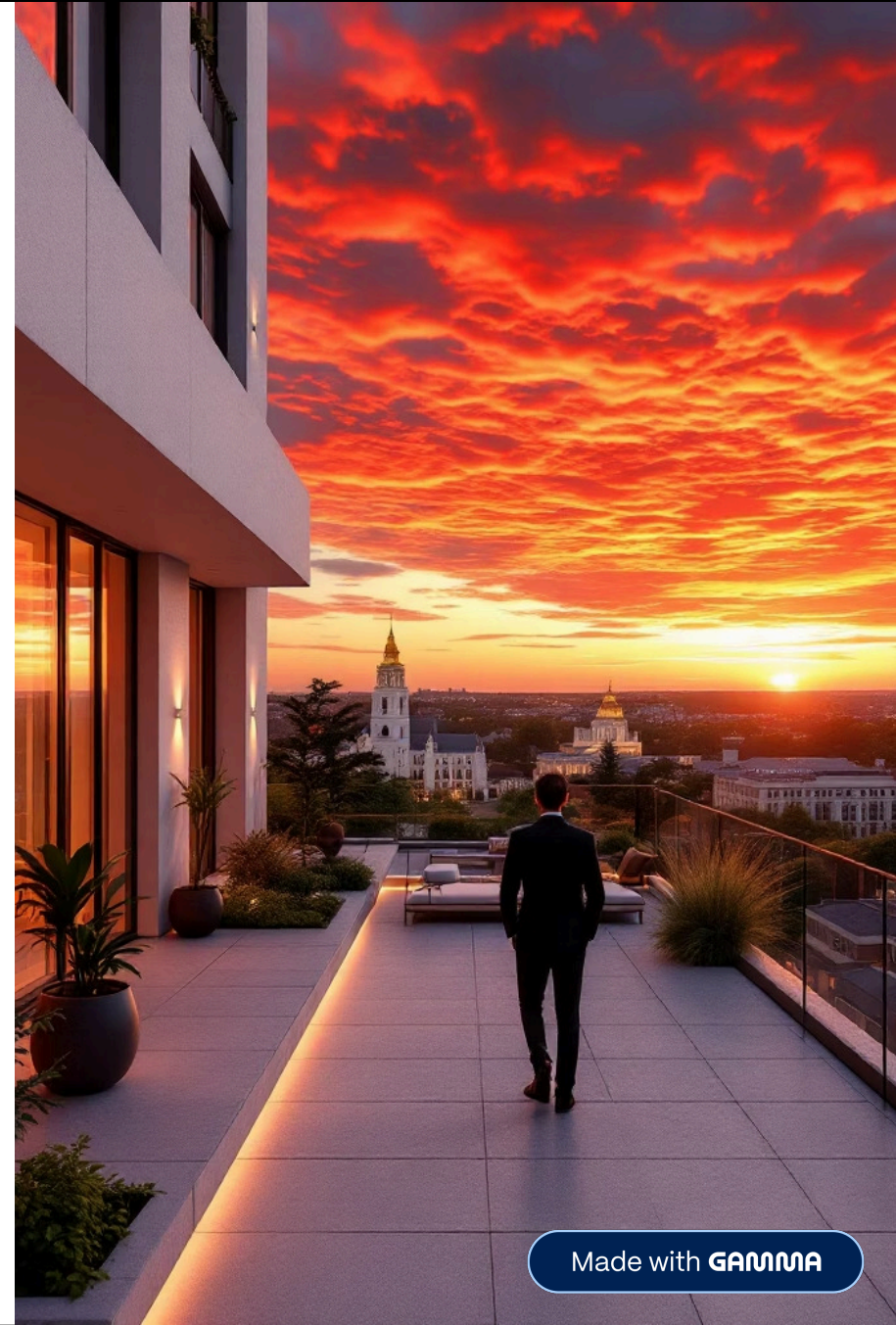
39 Units

Luxury condominium
residences

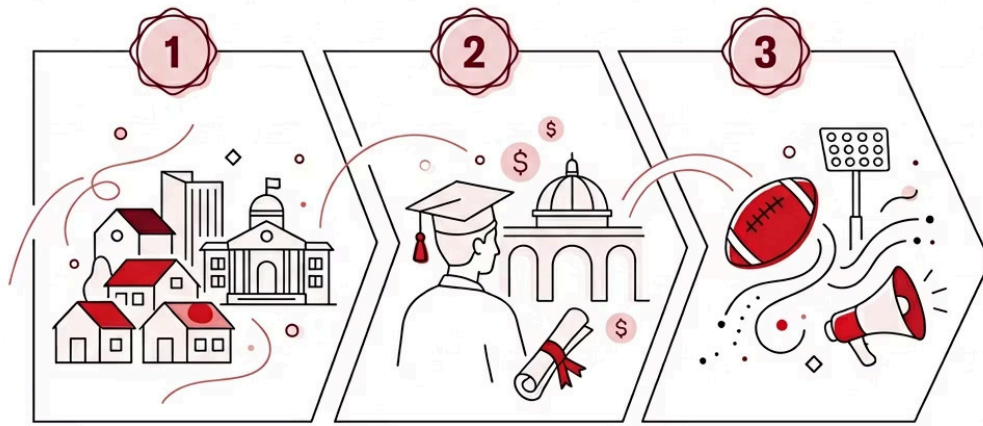
The Crown Jewel of Campus Living

Varsity View is one of the most coveted luxury addresses in South Bend. Rooftop decks offer sweeping campus views, and select units look out directly at the Golden Dome. This is the kind of property where the pre-game gathering happens on *your* rooftop.

- Rooftop decks with iconic campus sightlines
- Golden Dome visible from select residences
- Steps from stadium gates, shops, and dining



Why Investors Are Paying Attention



LIMITED HOUSING SUPPLY KEEPS INVENTORY TIGHT.

HIGH DEMAND FROM LOYAL, HIGH-INCOME ALUMNI.

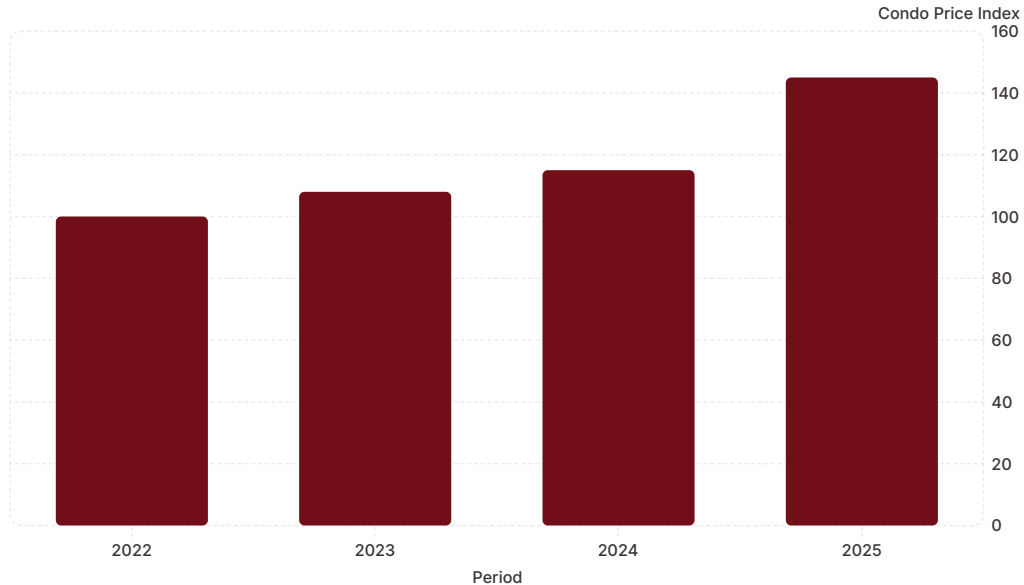
CONSISTENT TRAFFIC FROM CAMPUS EVENTS DRIVES YEAR-ROUND FUNDI DEMAND.

A Market Built on Loyalty

University towns like South Bend consistently outperform typical residential markets. Supply near Notre Dame stays permanently constrained, alumni demand stays permanently elevated, and the school's national reputation ensures a steady stream of motivated, high-net-worth buyers year after year.

- Notre Dame's prestige is a built-in hedge against market softness – few college towns can match its loyalty and reach.

Market Growth Near Notre Dame



A 26.3% Surge in One Year

Condo prices near Notre Dame jumped **26.3% from 2024 to 2025** – a signal that the market is not waiting for buyers to catch up.

Strong Appreciation

Values rising faster than most metro markets

Tight Inventory

Limited campus-adjacent supply keeps prices firm

Seasonal Demand

Football season creates reliable price support

Rental Income Opportunities

Peak Demand Weekends

Savvy owners offset ownership costs – or exceed them – through strategic short-term rentals. Notre Dame creates a predictable calendar of high-demand weekends that few markets can match.

The Trade-Offs to Know

✓ Extra Income

Seasonal demand supports strong nightly rates

✓ High Occupancy

Predictable peaks make planning straightforward

⚠ Local Regulations

Short-term rental rules vary – verify before buying

⚠ Property Management

Turnover and upkeep require a reliable local team



Football Weekends

Premium nightly rates during home games



Graduation

Families flood South Bend every spring



Alumni Events

Reunions and signature campus events



Campus Conferences

Year-round academic and professional gatherings



Finding the Right Property

Buying near Notre Dame is a specialized pursuit. The best properties rarely stay on the open market long – and the right one depends on factors that only a local expert can navigate.



Walking Distance

Proximity to the stadium is the single most important value driver – every block matters



Association Rules

Condo HOA policies vary widely on short-term rentals, renovations, and resale



Rental Policies

Understanding local STR regulations protects your income strategy before you close



Appreciation Potential

A seasoned local realtor uncovers off-market gems with the strongest long-term upside



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