



# RECENTLY RENOVATED RODEWAY INN, FORT WAYNE IN

2920 GOSHEN ROAD  
FORT WAYNE, IN 46808

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# 1 PROPERTY INFORMATION

2920 Goshen Road  
Fort Wayne, IN 46808



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	1.92 Acres
Year Built:	1978
Building Size:	10,464 SF
Market:	Fort Wayne
Price / SF:	\$210.24

## PROPERTY OVERVIEW

This property has been recently renovated. There is a flexible lease term with Rodeway Inn. You may bring in another franchise if you wish.

Located on heavy traffic area on busy street. In an excellent location and condition.

Excellent and steady business near highway exits. There is truck parking available for bigger vehicles.

## PROPERTY HIGHLIGHTS

- -Direct Highway Access
- -Near Restaurants
- -High Traffic Area



# Property Description



## PROPERTY OVERVIEW

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## LOCATION OVERVIEW

Located right off of I-69, this property is conveniently located on W Coliseum Blvd, near restaurants, shops, and more attractions.



# Complete Highlights

## SALE HIGHLIGHTS

- -Direct Highway Access
- -Near Restaurants
- -High Traffic Area





# Additional Photos



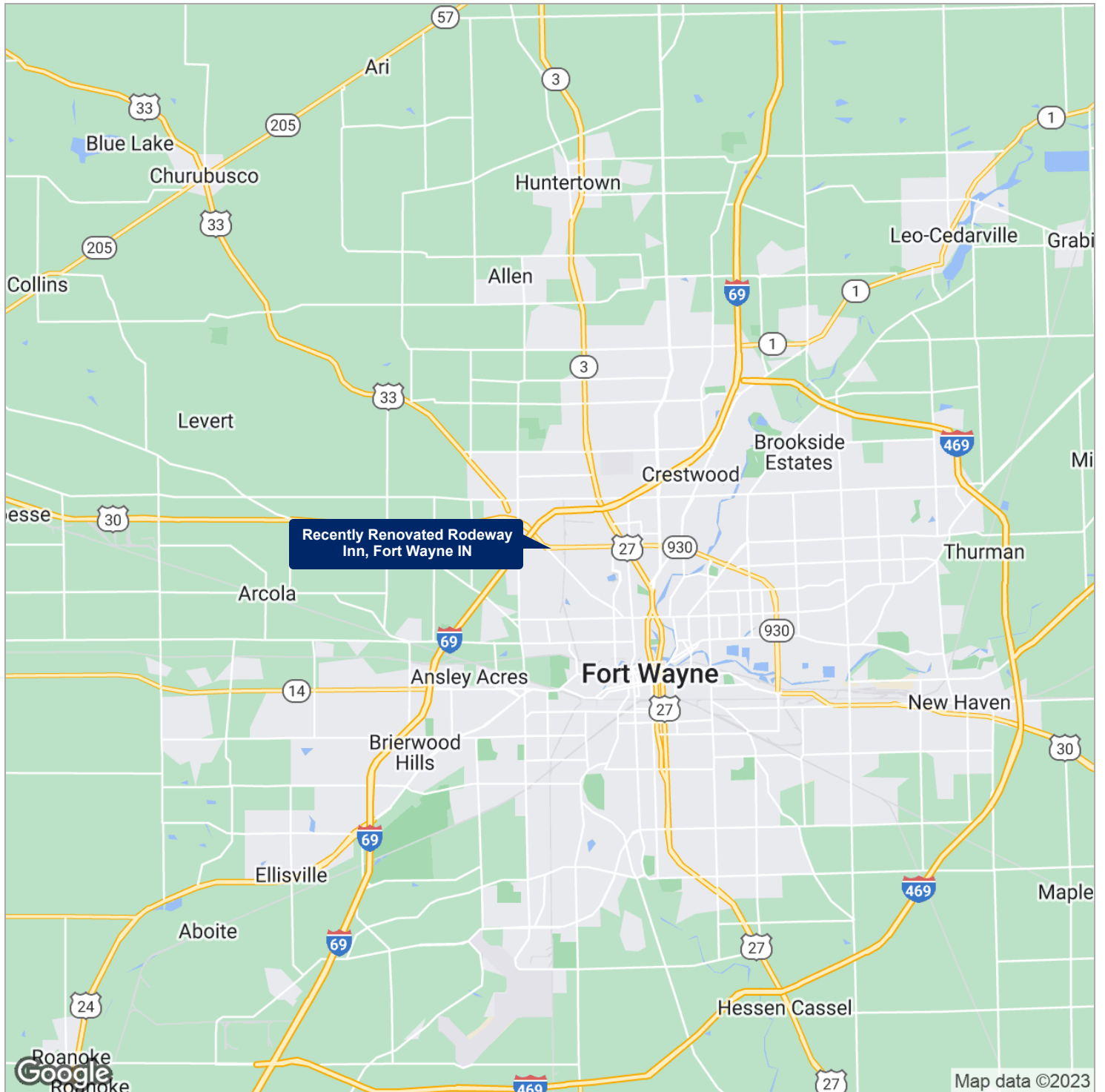


## 2 LOCATION INFORMATION

2920 Goshen Road  
Fort Wayne, IN 46808

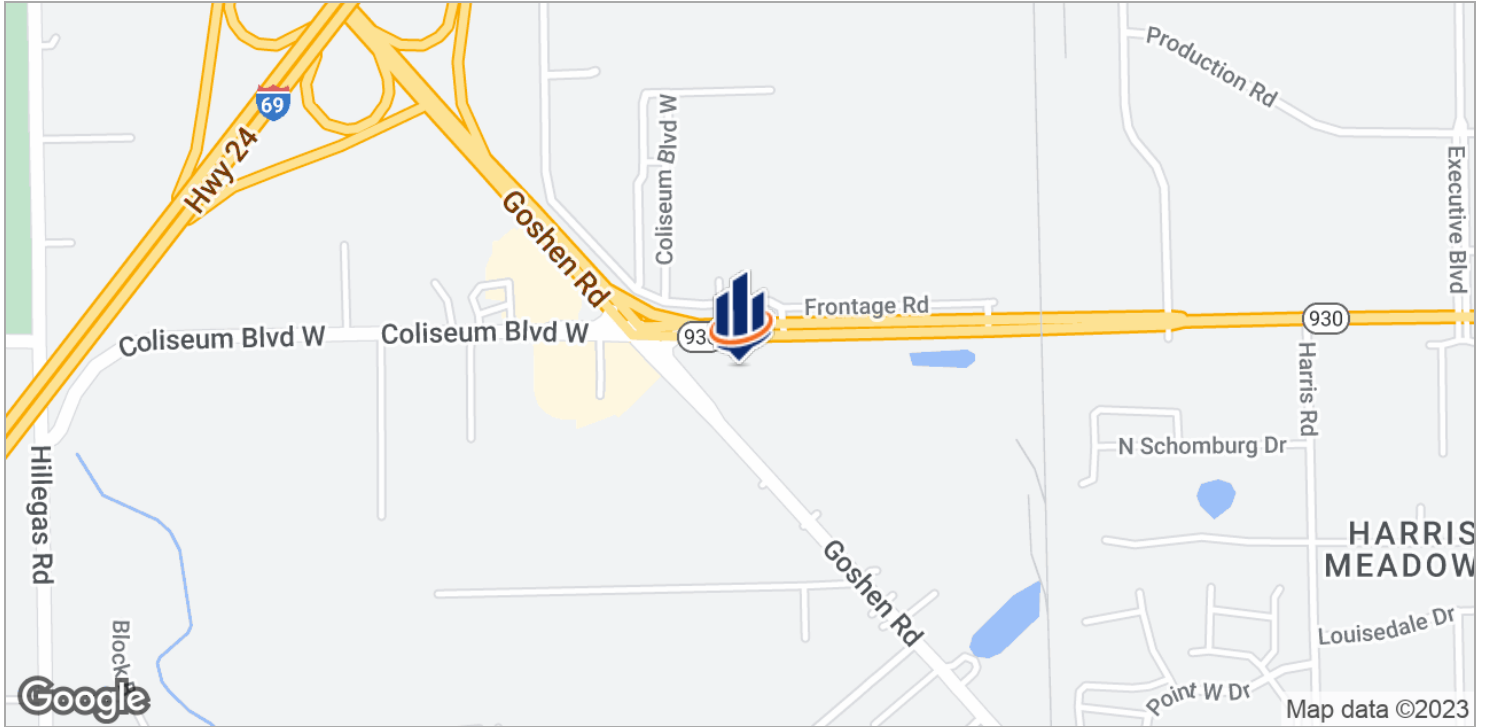


# Regional Map



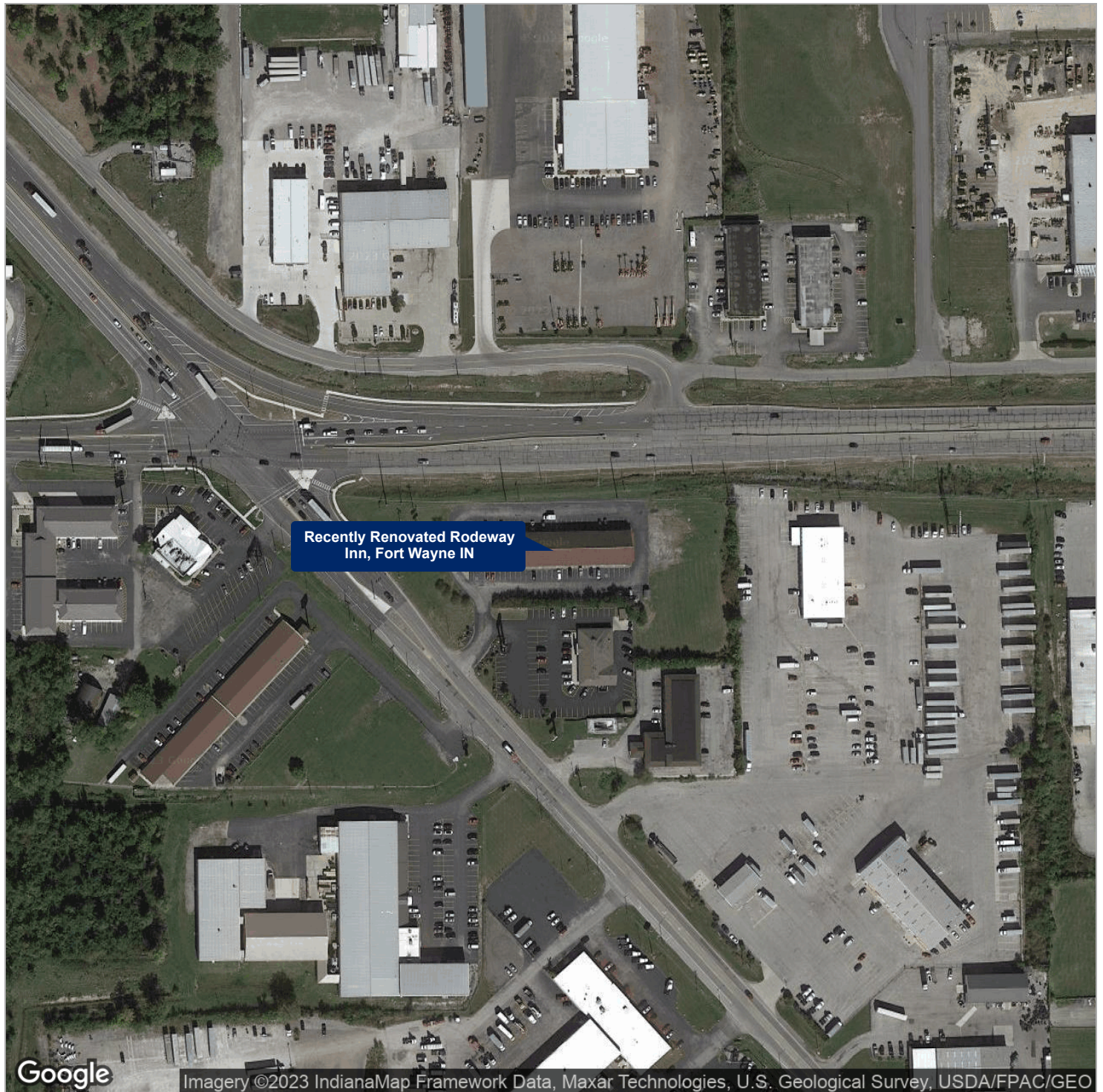


# Location Maps





# Aerial Map





# 3 FINANCIAL ANALYSIS

2920 Goshen Road  
Fort Wayne, IN 46808



# Financial Summary

## INVESTMENT OVERVIEW

Price	\$2,200,000
Price per Room	-
RevPAR	-
ADR	-
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

## OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

## FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-



# Income & Expenses

## INCOME SUMMARY

Gross Income	-
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## EXPENSE SUMMARY

Gross Expenses	-
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Net Operating Income	-
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# 4 SALE COMPARABLES

2920 Goshen Road  
Fort Wayne, IN 46808



# Sale Comps



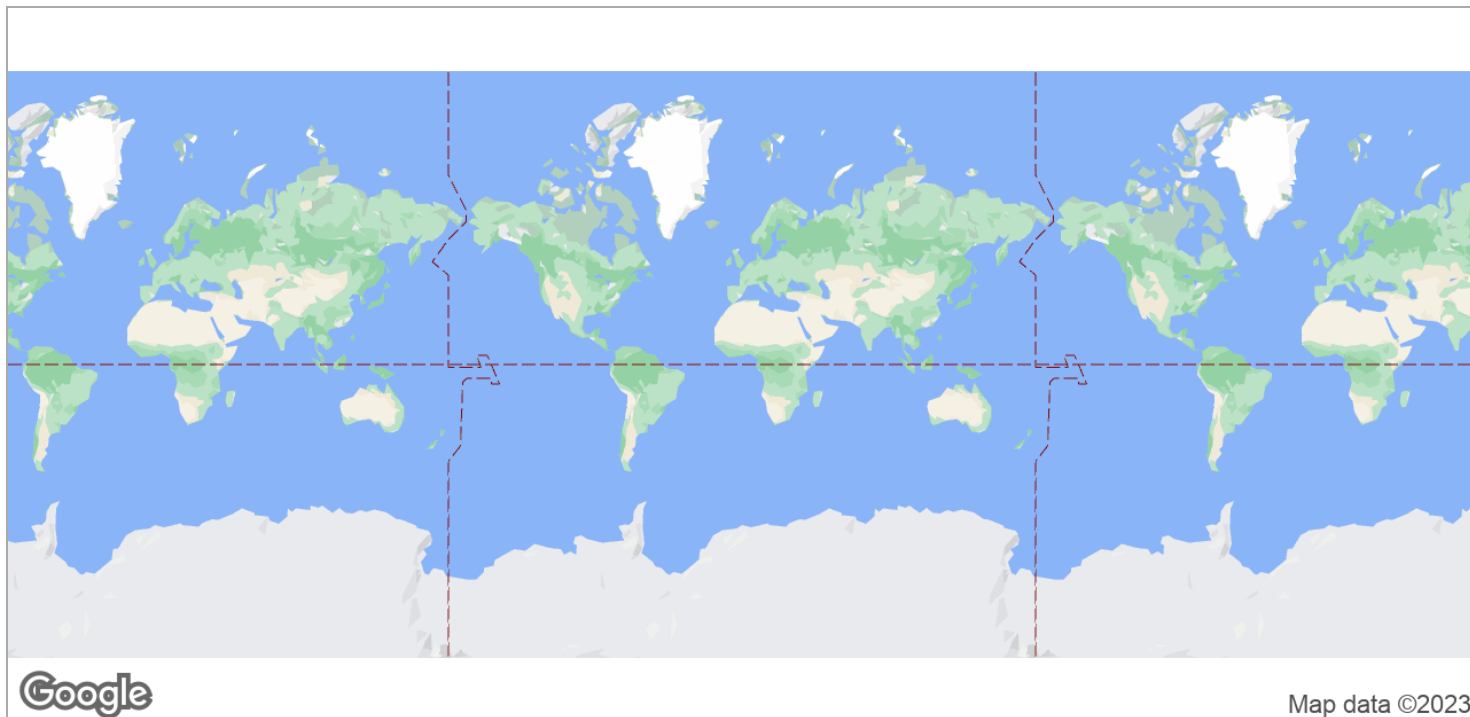
# Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	# OF ROOMS	
Recently Renovated Rodeway Inn, Fort Wayne IN 2920 Goshen Road Fort Wayne, IN 46808	\$2,200,000	10,464 SF	-	-	-	-	
SALE COMPS	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	# OF ROOMS	CLOSE
	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	# OF ROOMS	CLOSE
Totals/Averages	\$	SF	Liquid error: divided by 0		0.0%		



# Sale Comps Map



## SUBJECT PROPERTY

2920 Goshen Road, Fort Wayne, IN 46808



# 5 RENT COMPARABLES

2920 Goshen Road  
Fort Wayne, IN 46808



# Rent Comps

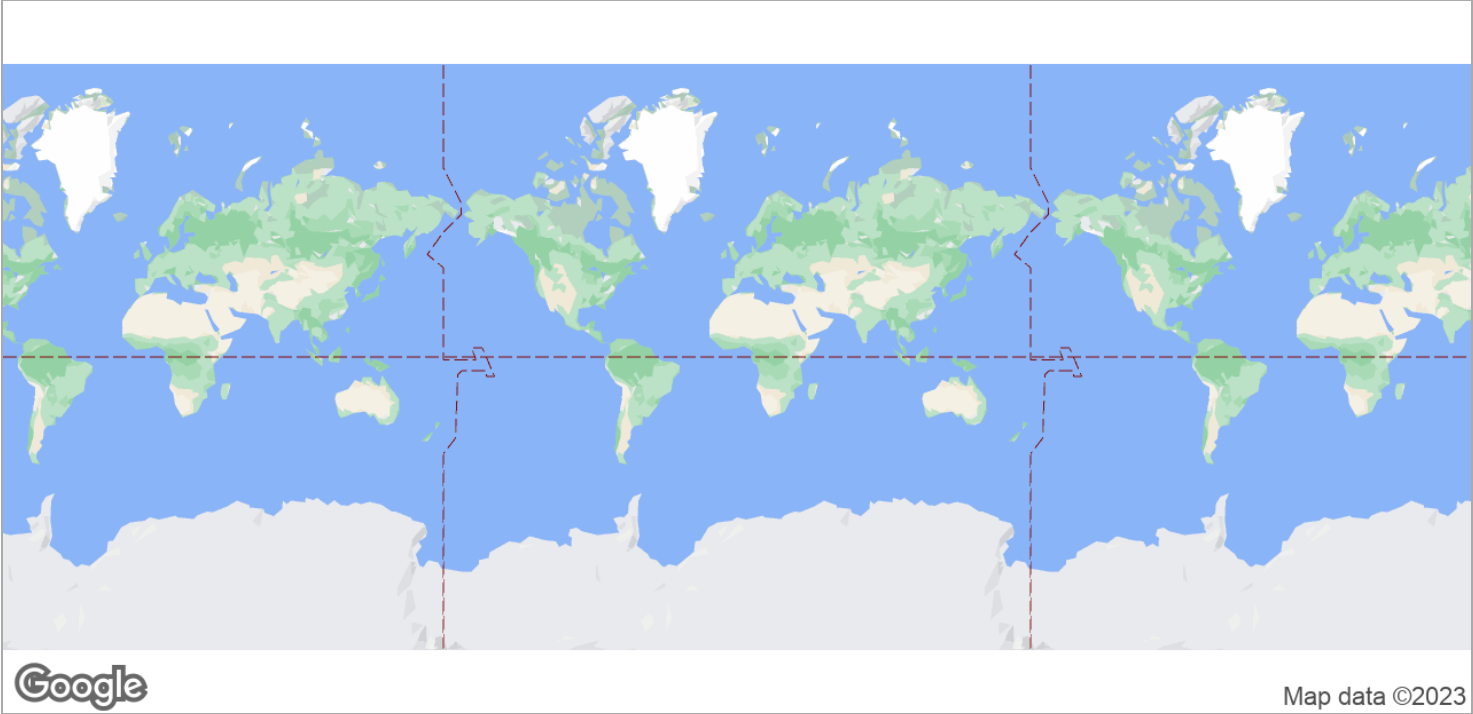
# Rent Comps Summary



SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF ROOMS	OCCUPANCY %
Recently Renovated Rodeway Inn, Fort Wayne IN 2920 Goshen Road Fort Wayne, IN 46808	\$0.00	0 SF	10,464 SF	-	-
RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF ROOMS	OCCUPANCY %
	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF ROOMS	OCCUPANCY %
Totals/Averages	-	-	SF	-	-



# Rent Comps Map



**SUBJECT PROPERTY**  
2920 Goshen Road, Fort Wayne, IN 46808

# 6 DEMOGRAPHICS

2920 Goshen Road  
Fort Wayne, IN 46808

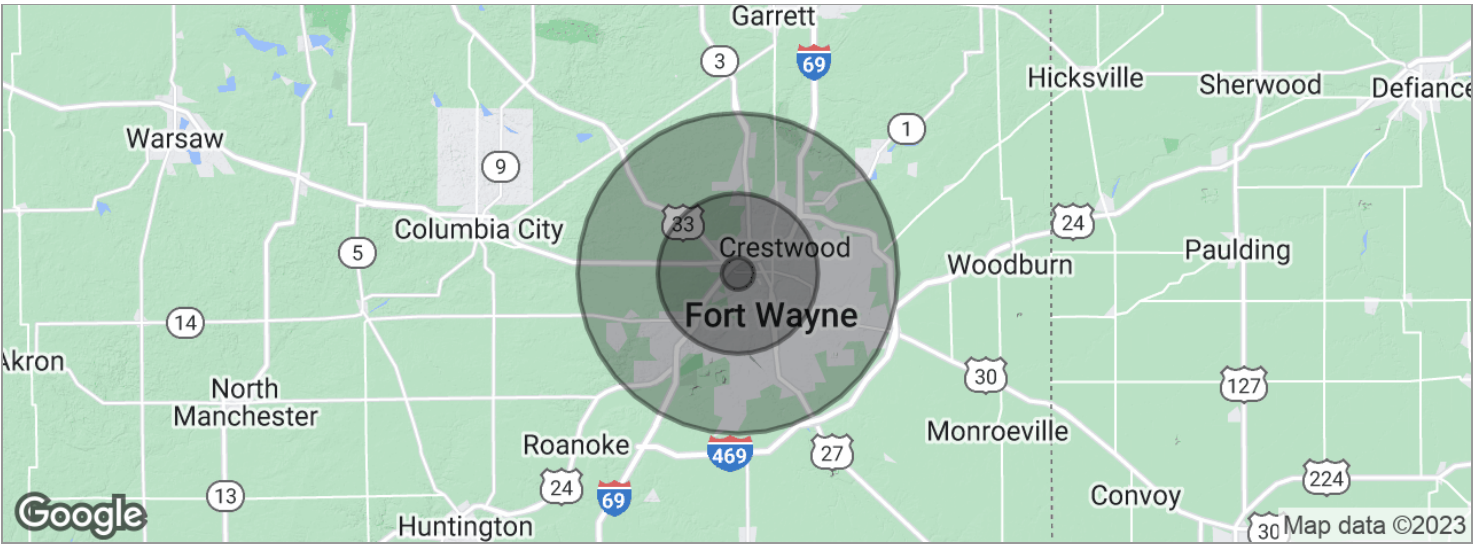


# Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,224	122,041	361,142
Median age	34.2	33.5	34.7
Median age (male)	33.7	32.6	33.5
Median age (female)	34.8	34.5	35.9
	1 MILE	5 MILES	10 MILES
Total households	973	50,465	142,758
Total persons per HH	2.3	2.4	2.5
Average HH income	\$54,354	\$48,920	\$57,895
Average house value	\$103,288	\$97,329	\$128,687

\* Demographic data derived from 2020 ACS - US Census

# Demographics Map



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Total population	2,224	122,041	361,142
Median age	34.2	33.5	34.7
Median age [Male]	33.7	32.6	33.5
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HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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\* Demographic data derived from 2020 ACS - US Census



# 7 ADVISOR BIOS

2920 Goshen Road  
Fort Wayne, IN 46808

# Advisor Bio & Contact 1

## **BILL MENISH, CAI, AARE**

Managing Director

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## **PROFESSIONAL BACKGROUND**

Bill Menish is co-owner of SVN Premier CRE & Auctions and Co-Founder of SVN Auction Services. Bill holds the prestigious Certified Auctioneer Institute [CAI] designation, Accredited Auctioneer of Real Estate [AARE] designation and Benefit Auctioneer Specialist [BAS] designation through the National Auctioneers Association. Bill has conducted real estate auctions for SVN, Prudential, Albert Burney, Advanni Realty and Real Auctions USA.

Bill was name one of the Top 20 To Watch in Real Estate by Louisville Business First. Bill is a 15 time Emmy Award winning broadcast journalist who changed careers in 2006. He still uses his talents acquired through that successful 20 year career as a television broadcaster to communicate, inform, even entertain his auction audiences.

## **EDUCATION**

Ball State University, World Wide College of Auctioneering, Certified Auction Institute and currently working on his CCIM.

## **MEMBERSHIPS & AFFILIATIONS**

GLI Development Task Force Member, KREE Member, National Auctioneers Association, Kentucky Auctioneers Association, National Association of Real Estate, Kentucky Commercial Real Estate Association, Kentucky Real Estate Commission and Board Member with the Louisville Metro Police Foundation.



# Advisor Bio & Contact 2

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