

BEAUTIFUL BAYMONT INN, FORT WAYNE



2881 E DUPONT ROAD
FORT WAYNE, IN 46825

Bill Menish, CAI, AARE
Managing Director
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TERMS AND CONDITIONS - Baymont Inn, 2881 E Dupont Road, Fort Wayne, IN 46825.

FORMAT, LOCATION AND CONDUCT OF THE AUCTION: The online auction of Motel the Baymont Inn at 2881 E Dupont Road, Fort Wayne, IN will be held online at <https://svnauctions.bidwrangler.com/> with the start of the auction beginning on Thursday, December 12th and begins to close at 4 pm on Tuesday, December 17th, 2019. If bids are made in the final 5 minutes of the sale, the closing time will reset for 5 minutes and will continue resetting until a full five minutes passes without any additional bidding.

TERMS & CLOSING: The real estate is being sold AS IS, WHERE IS, WITH ALL FAULTS CASH FOR DEED. Down payment for the real estate auction day is 10% of the purchase price in good check with signed auction purchase contract. The purchase contract is to be signed, scanned and emailed to bill.Menish@SVN.com **WITHIN 2 HOURS** of the completion of the auction. The deposit can be wired to SVN Premier CRE and Auctions Escrow, or a check for 10% of the purchase price can be hand delivered to Bill Menish at SVN Premier CRE and Auction, 11001 Bluegrass Pkwy., Suite 300 Louisville, KY 40299. Any variation to this must be approved by Auctioneer Bill Menish.

The balance of the purchase price is due at closing, on or before January 16, 2019 for a general warranty deed.

Current year taxes will be prorated between Buyer and Seller as is customary to Allen County, Indiana. Any delinquent property taxes will be paid by the seller at closing. Possession will be with deed. Buyer pays ALL closing costs including document preparation, filing fees, transfer tax, attorney title and closing fees. Buyers release the Seller, Auctioneers and Brokers from any and all liability relating to any deficiency affecting the real estate, which release shall survive the closing of the transactions. Buyer agrees to purchase the property AS IS, WHERE IS, WITH ALL FAULTS. The Seller gives no warranties of any kind with respect to the condition or suitability of the property for the Buyers. Agent for Seller and/auctioneer reserves the right to bid on behalf of the seller up to, but not in excess of the reserve. Bidding at this online auction shows the bidder has read, understands and has agreed to these terms and conditions.

BUYER'S PREMIUM: A 10% Buyer's premium will be added to each winning bid to determine the selling price of the real estate.

POSSESSION: Possession of the Real Estate shall be given date of deed.

TWO PERCENT (2%) BROKER/AGENT PARTICIPATION: Attention Brokers and Agents: you will be paid at closing two percent (2%) of the high bid for representing a successful bidder closing this real estate transaction in accordance with the terms of the offering. A registration form is available on the website and at our office. Agents are to have submitted the broker registration form to bill.menish@svn.com or hand delivered to auctioneer by **4PM on Monday, December 16th, 2019**. Acceptance of a late broker registration form is at the discretion of Bill Menish of SVN Auction Services and if approved, the co-op commission drops to 1% of the high bid for representing a successful bidder closing this real estate transaction in accordance with the terms of the offering..

DEFAULT: In the event of default by the Buyer, the deposit shall be forfeited as liquidated damages.

INSPECTIONS: Inspection of the property is by appointment but it can also be seen during business hours without an appointment.

EXTENDED BIDDING TIME: Notwithstanding the scheduled closing time for this sale, in the event that a bid is made at any time during the final five (5) minutes of the scheduled bidding time, the bidding time will automatically be extended. Subsequent and additional extensions shall be applied to any of all bids placed during any such extension period until an extension period has expired without additional bids being placed, at which time the bidding time, as extended, shall be closed.

TECHNICAL PROBLEMS: SVN Auction Services has made reasonable efforts to provide online bidding for this sale. You recognize and acknowledge however that technical problems with hardware, software or internet connectivity, as well as human error may arise and may affect, without limitation, the sale website, or our online bidding program and process, your or our internet service and access and your connection to this sale bidding program and process. You further acknowledge that these and other technical problems may develop at any time and with or without notice. You acknowledge and agree that neither we nor the Seller is in anyway responsible for any such technical problems, and that you have no absolute or other right to be able to bid on their asset in the event of any such technical problem. Notwithstanding the foregoing, you further acknowledge and agree that, in the event of any such technical problems, we reserve the right to postpone or cancel the sale and/or extend the bidding time for this sale and/or re-list the property for sale at another time, in our sole discretion, and that our decision with regard to any such actions is and will be final. Bidders must take care in entering bids, and each Bidder will be responsible for all bids placed under the Bidder's approved registration. Once entered and recorded online, a bid is deemed to be final on behalf of the registered Bidder and may not be modified, retracted or rescinded in whole or in part.

PROPERTY INFORMATION 1

Property Summary
Property Description
Complete Highlights
Photos
Photos

LOCATION INFORMATION 2

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Demographics Report
Demographics Map

ADVISOR BIOS 4

Advisor Bio & Contact 1

1 PROPERTY INFORMATION

2881 E Dupont Road
Fort Wayne, IN 46825



OFFERING SUMMARY

Online Auction	12/12/19 - 12/17/19
Number Of Rooms	60
Lot Size:	1.84 Acres
Year Built:	2003
Building Size:	29,685 SF
Market:	Fort Wayne, IN

PROPERTY OVERVIEW

This very well maintained and beautiful Hotel has everything to offer. Located directly off of I-69 and only a half mile north of I-469, this opportunity is in a high traffic area with many surrounding attractions. Restaurants, hospitals, zoo, and shopping. Only 12 miles from Fort Wayne International Airport and Purdue University. Complete with a gym, elevator, conference room, indoor pool, and more.

PROPERTY HIGHLIGHTS

- -Very well maintained
- -High Traffic Area
- -Direct Highway Access
- -Many Amenities



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LOCATION OVERVIEW

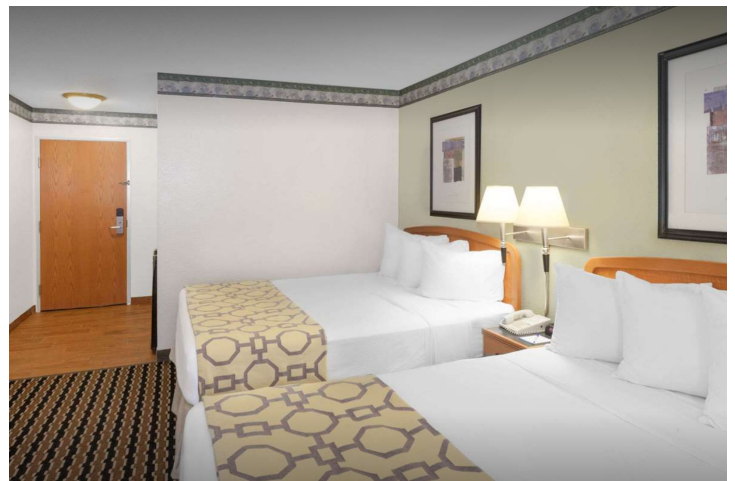
Located 12 miles from Fort Wayne International Airport, this property is surrounded by restaurants, retail, and office building, this is in a very high traffic area.

Complete Highlights

HOTEL

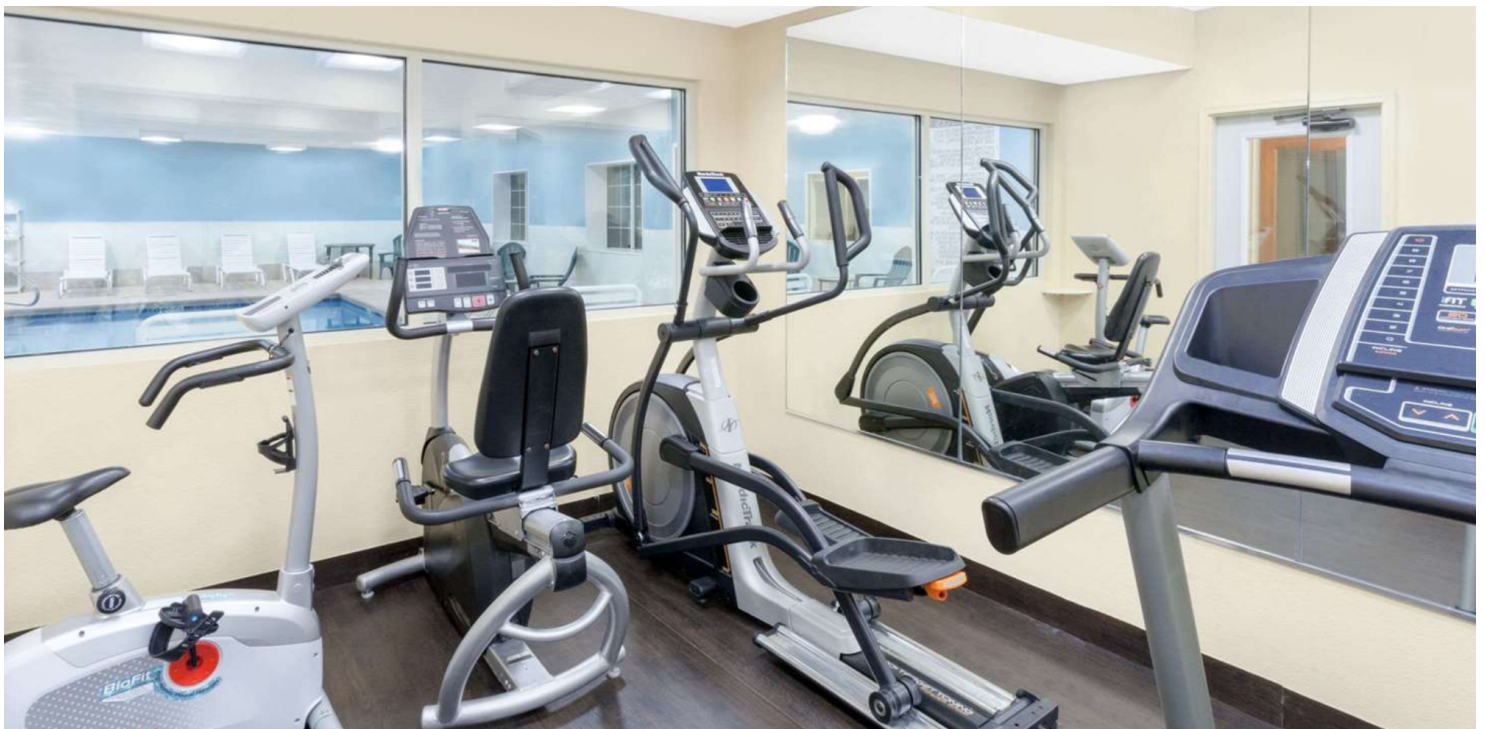
SALE HIGHLIGHTS

- -Very well maintained
- -High Traffic Area
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HOTEL

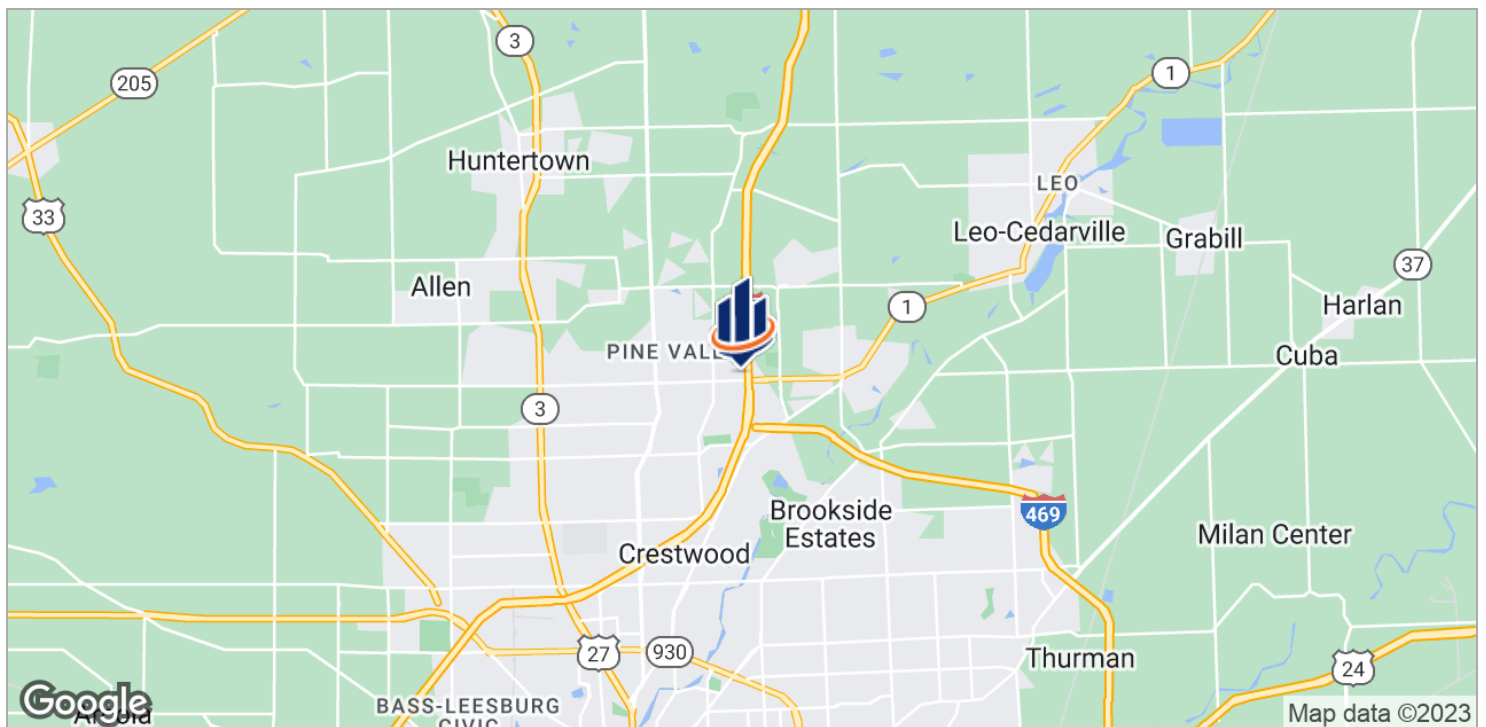
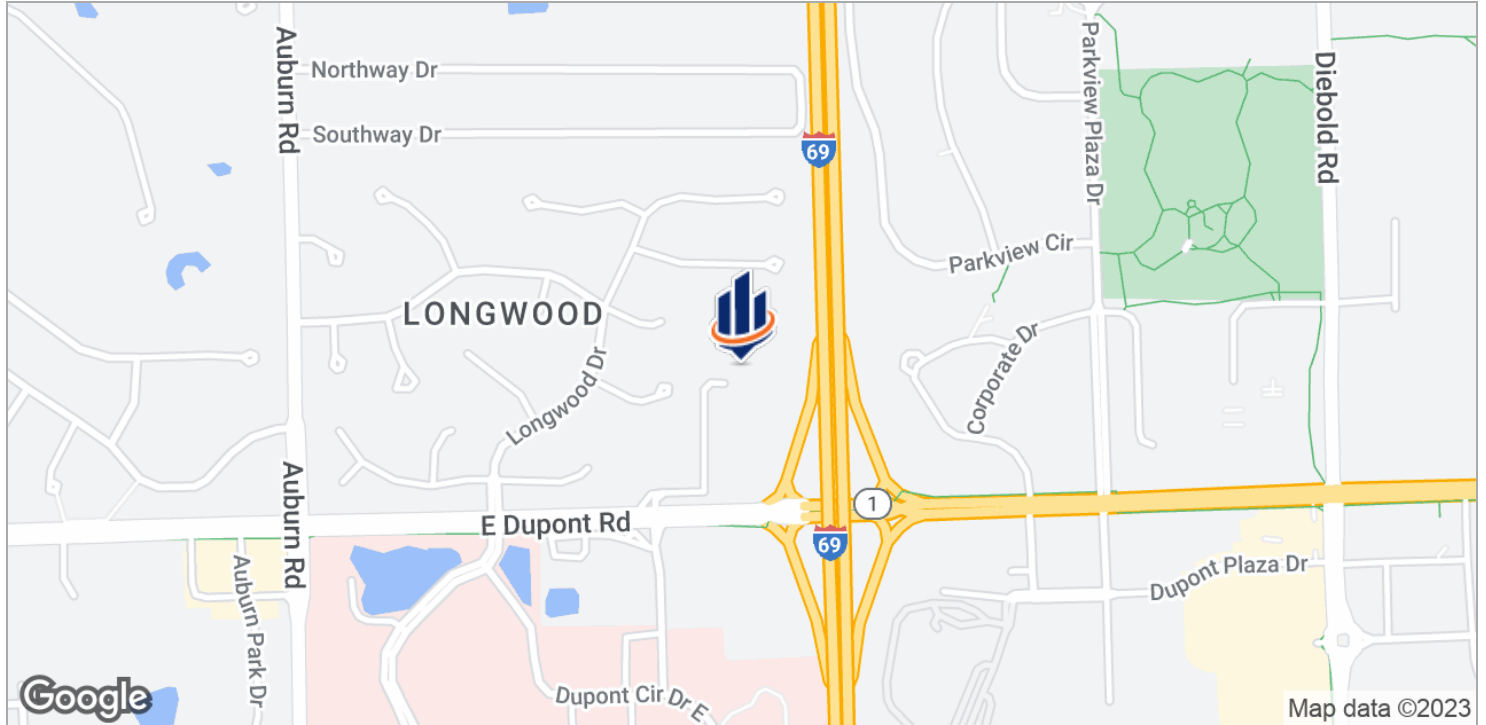


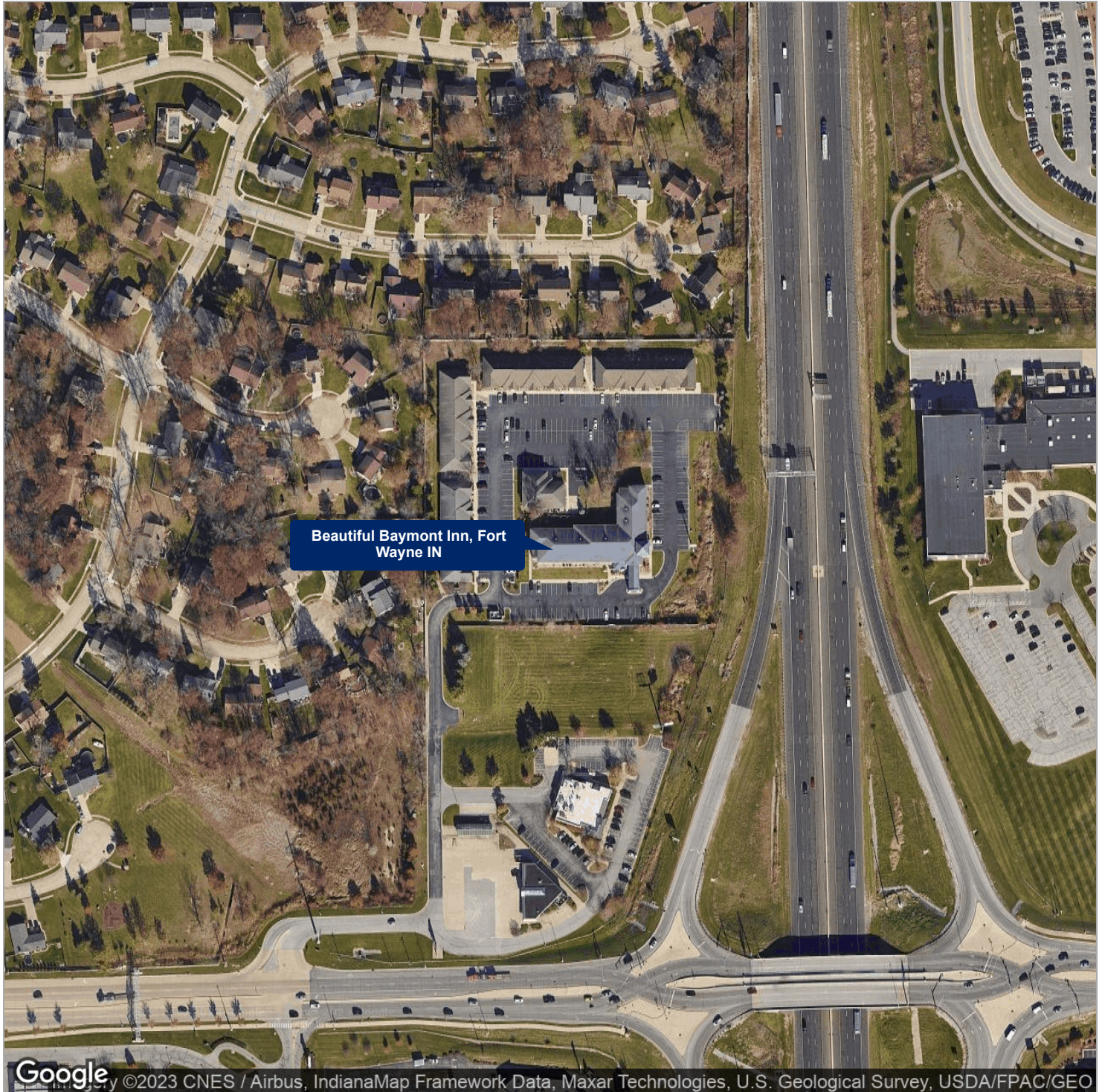
2 LOCATION INFORMATION

2881 E Dupont Road
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HOTEL







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DEMOGRAPHICS

2881 E Dupont Road
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Demographics Report

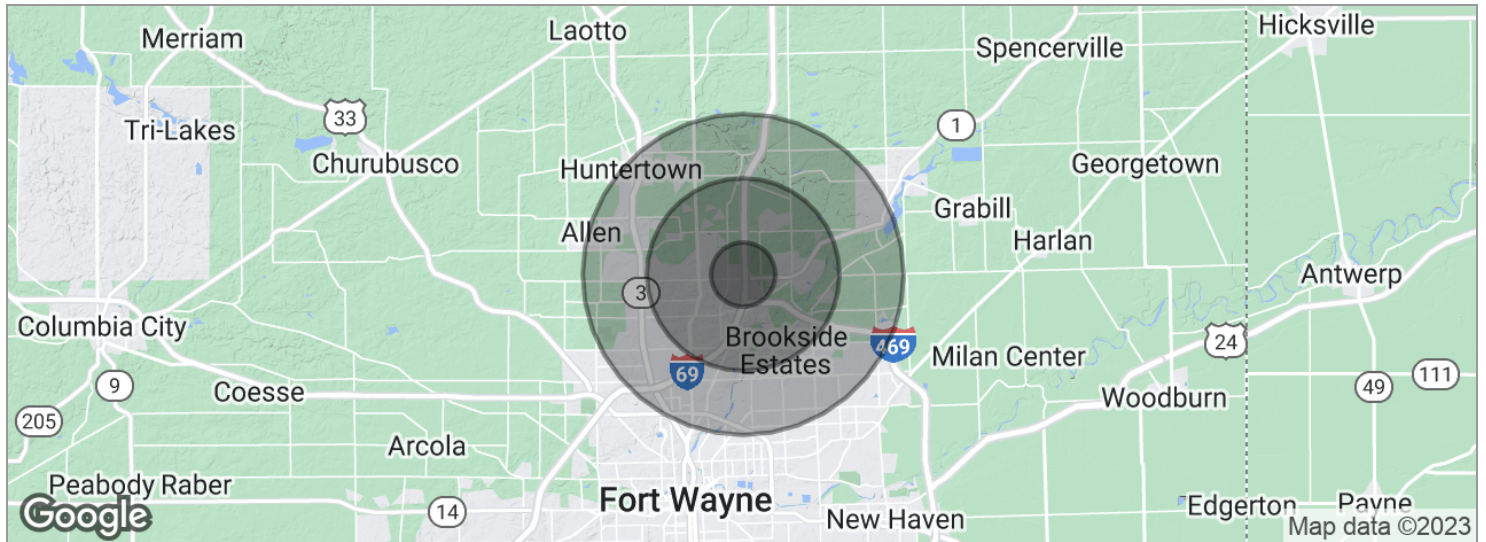
HOTEL

	1 MILE	3 MILES	5 MILES
Total population	4,394	36,383	102,823
Median age	38.6	36.5	35.0
Median age (male)	38.9	35.9	34.1
Median age (female)	37.7	36.9	35.8
	1 MILE	3 MILES	5 MILES
Total households	1,696	14,202	40,762
Total persons per HH	2.6	2.6	2.5
Average HH income	\$84,827	\$74,595	\$68,345
Average house value	\$186,719	\$169,614	\$158,721

* Demographic data derived from 2020 ACS - US Census

Demographics Map

HOTEL



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4 ADVISOR BIOS

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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.



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