

**2608-2612 Lower Huntington Rd.
Fort Wayne, IN**





NAI Hanning & Bean (“Broker”) has been engaged as the exclusive agent for the sale of the real estate located at 2608-2612 Lower Huntington Road, Fort Wayne, Indiana (the “Property”).

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject Property, as applicable. Independent estimates of proforma income and expenses should be developed by you before

any decision is made on whether to make any purchase. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The Asset Owner(s), their servicers, representatives and/ or Brokers, including but not limited to NAI Hanning & Bean and its respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from

any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Hanning & Bean

Gary Buschman, Broker
200 E. Main Street, Suite 580
Fort Wayne, IN
tel 260.422.2157
cell 260.348.2769
fax 260.422.2169
www.naihb.com

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2608-2612

Lower Huntington Road

Terms of Sale

The Property is being offered “as is,” “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto other than a special warranty of title in the deed conveying the Properties to the Buyer. Buyer acknowledges that Buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

No Contact with Tenants & Property Management

All contact with tenants and property management shall be conducted through the Seller’s Broker with prior written approval.

Offering Procedure

NAI Hanning & Bean hereby solicits offers to purchase the property. This transaction will be conducted through an offer process in accordance with the terms and provisions of this Offering Memorandum, which Seller may, in its sole discretion, amend or update (provided that Seller has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to Seller as a condition of its receipt of this Offering Memorandum.

Distribution of Offering Materials and Review Period

All due diligence materials that will be provided will be made available through Gary Buschman at gary@naihbc.com.

Tours

Private tours will be offered by appointment only. Please schedule your site visit by sending an email to Gary Buschman at gary@naihbc.com or via phone at 260.348.2769.

Investment Highlights

Property Overview

Address	2608-2612 Lower Huntington Road	HVAC	
City, State	Fort Wayne, IN	Sprinklers	None
County	Allen	Construction	Wood joist frame
Township	Wayne	Foundation	Basement
Parking	Street parking and parking in rear of property	Exterior	Brick and masonry
Parcel	02-12-28-433-030.000-074 02-12-28-433-029.000-074 02-12-28-433-028.000-074	Roof	Flat
Total Building SF	10,844 SF	Site Access	Frontage on Lower Huntington; rear access from Old Trail Road
Year Built	1930	Improvement	One rectangular-shaped multitenant building
Zoning	C-3	Occupancy	1 st Floor: 75% occupied 2 nd Floor: 60% occupied
Acreage	0.41 AC	List Price	Reduced to \$405,000

Property Photos



Aerial



Commercial

Tenancy Profile



Three Rivers Dance Academy
Occupancy – 4,535 SF | Lease Expiration of 6/14/2026

Three Rivers Dance Academy offers dance classes for ages three and up and all ability levels. They offer classes such as ballet, tap, jazz, hip-hop, lyrical, contemporary, acrobatics, and creative movement. They also have a competitive company for dancers six and up to prepare dancers for a dance career after high school.

Projected Financials

Income	Size	Price/Sq Ft	Monthly	Annually
Three Rivers Dance Academy	3,447 SF	12.00		\$41,364.00
Vacant (Turn Key Bakery)	1,975 SF	15.00	2,500	\$30,000.00
Apartment 1	2 BR	n/a	600.00	\$7,200.00
Apartment 2	2 BR	n/a	600.00	\$7,200.00
Apartment 3	2 BR	n/a	600.00	\$7,200.00
Apartment 4	TBD	n/a	600.00	\$7,200.00
Apartment 5	TBD	n/a	600.00	\$7,200.00
				\$107,364.00
Expenses				
Taxes				5,775.66
Insurance				4,500.00
Administrative Fees			4%	4,294.56
Maintenance/Repairs				
NOI				\$92,793.78

Rent Roll

Address	Tenant	SF	% of Total	PSF Rent	Monthly Rental	Annual Rental	Lease Expiration
2804-2808 Lower Huntington Road	Three Rivers Dance Academy	3,447 SF	% of the first floor	\$3.29/SF (approximately) with 5% annual increases	\$1,245.00 with 5% annual increases	\$14,940 with 5% annual increases	6/14/2026
2610 Lower Huntington Road	Turn-key bakery available for lease: \$15.00/SF/YR (all equipment included)	1,975 SF	% of the first floor	N/A	N/A	N/A	N/A
Apartment 1 Second floor	Occupied		20% of the second floor		\$500.00	\$6,000	Month to Month
Apartment 2 Second floor	Occupied		20% of the second floor		\$600.00	\$7,200	Month to Month
Apartment 3 Second floor	Vacant		20% of the second floor		\$600.00	\$7,200	
Apartment 4 Second floor	Vacant Needs to be refurbished		20% of the second floor		\$600.00	\$7,200	
Apartment 5 Second floor	Vacant Needs to be refurbished		20% of the second floor		\$600.00	\$7,200	

City of Fort Wayne, IN

Market Overview

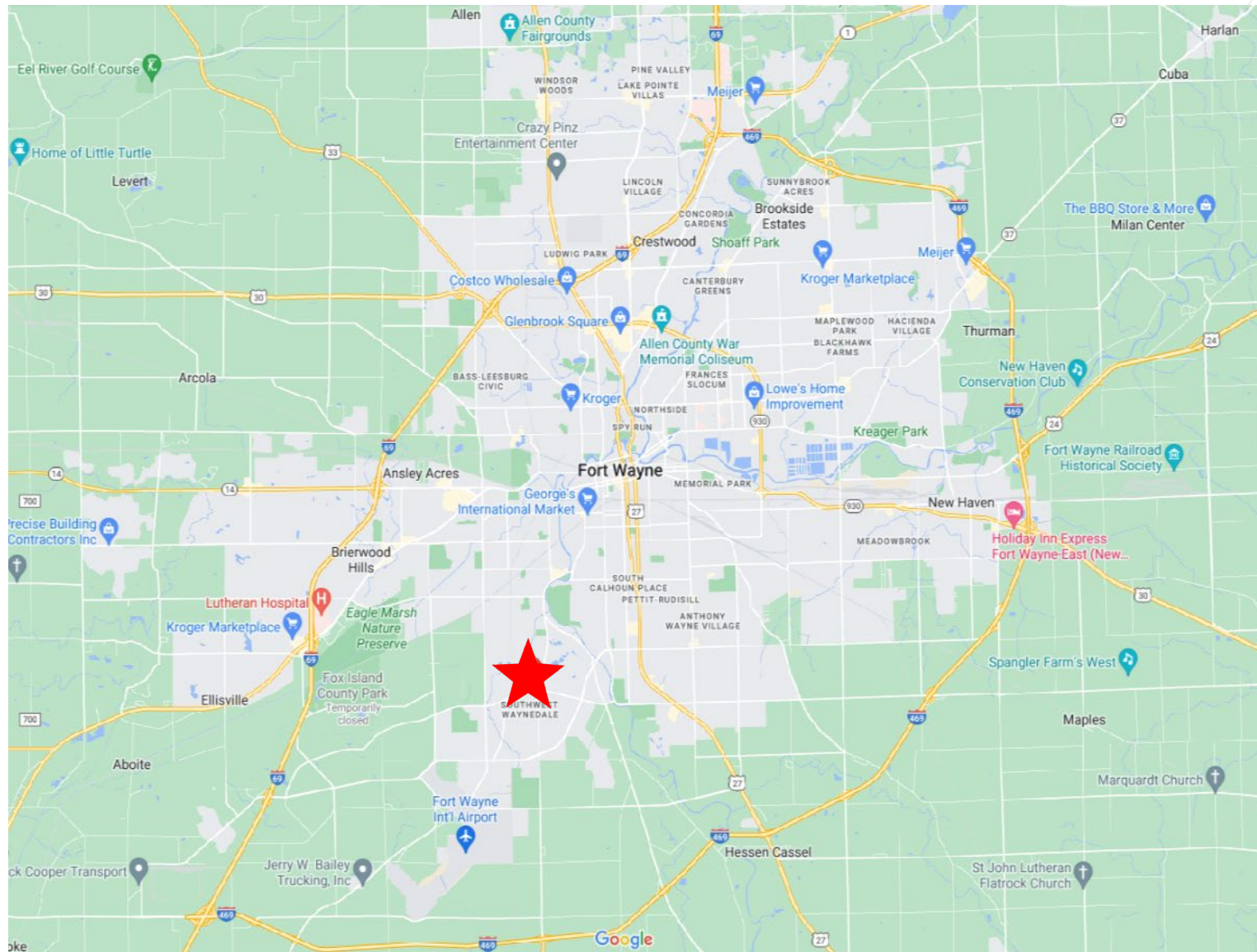
Fort Wayne is the second-largest city in the state of Indiana, and the hub of Northeast Indiana. It is located in Allen County, the largest county east of the Mississippi River.

Fort Wayne makes up 16% of Allen County and the rest of the county is comprised of smaller towns, unincorporated suburban area, parks and nature preserves. 65% of Allen County is agricultural land. The Fort Wayne Metropolitan Statistical area is comprised of Allen, Wells and Whitley counties.

Fort Wayne-Allen County is the economic engine of the Northeast Indiana region, located between the Chicago, Detroit, and Indianapolis metro areas. The city is building a nationally recognized economy with globally recognized brands, collaborative leadership, and undeniable downtown momentum.

Not only is Fort Wayne the hub of three rivers, it is also a major metropolitan area and the second largest city in Indiana. It continues to progress as corporations and individuals live, thrive and expand together.

Property Location



Demographics

4 Market Overview



POPULATION	1 MILE	3 MILES	5 MILES
Population	6,245	18,162	41,039
Average Age	41.9	41	36.3
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	3,212	8,861	18,386
Average Household Income	\$42,480	\$52,560	\$50,016
Average Home Value	\$84,826	\$87,559	\$80,718

Gary Buschman, Broker



Gary Buschman is a true professional with over 20 years of business and real estate experience under his belt. Prior to joining NAI Hanning & Bean, Gary held many positions in his career from Strategic Account Manager to Managing Director of USA Operations and finally ownership of a multinational distribution company. Gary was raised in Northeast Indiana by a family with roots that stretch back to 1905 when his family settled here and started as business owners. Gary has spent much of his professional life working in Northeast Indiana which gives him a true understanding of the local real estate market and how business gets done in the area.

As a real estate professional, Gary has excelled with an annual average of 14.5million in transactions and the winner of CoStar's Top Sales award. He is consistently in the top 1% of all real estate professionals in the area. He has a reputation for responsiveness and business knowledge with a true ability to handle the most complex of transactions. Gary has proven time and time again that his extensive experience and success is a roadmap for getting his clients the best outcomes possible in today's real estate world.

NAI Hanning & Bean

Fort Wayne, Indiana 46802
260.348.2769

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