

# PRICE REDUCED!

*CENTIER BANK BUILDING  
127 W BERRY ST FORT WAYNE, IN 46802*



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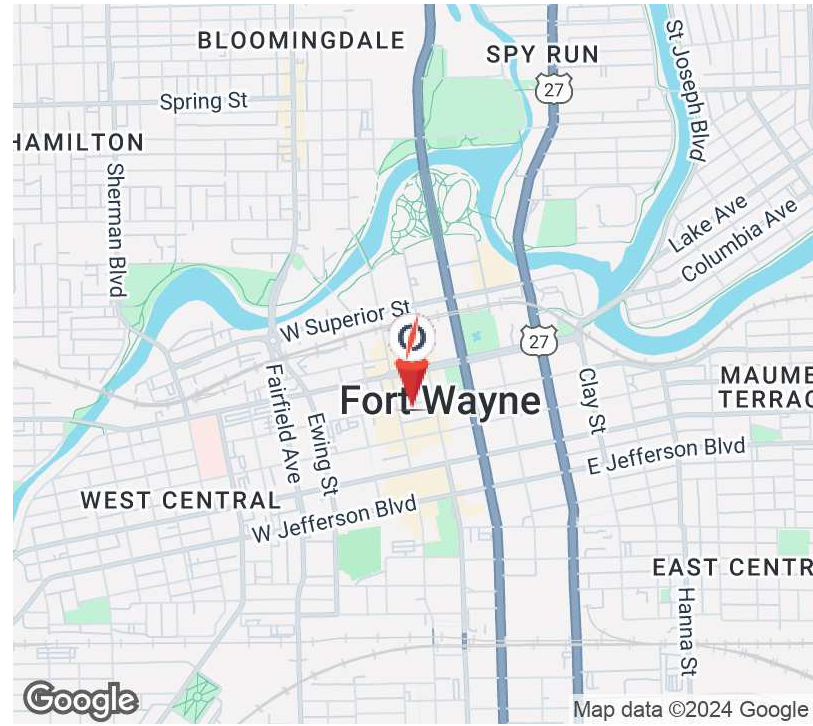
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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$7,090,000
Cash Required:	\$1,550,000
Cash on Cash Return	12.00%
Price / SF:	\$76.65
Cash Flow:	\$186,625
Year Built:	1923
Zoning:	DC (Downtown Core)
Square Feet:	92,500

### PROPERTY OVERVIEW

Once known as the tallest bank and office building in Northern Indiana, originally named The Commerce Building, is a historical masterpiece in downtown Fort Wayne. Large limestone pillars, glazed terracotta capped cornices, and elaborate carved stonework adorn the beautifully preserved exterior. Designed by architect William Weatherhog and drawn by Thomas M James in 1923, the lobby hosts beautiful murals depicting original scenes of the canal, gold leaf crown molding, granite tile walls, and 33' ceilings. The property is a beacon for the city with prestigious tenants, notable address, and location in the heart of Downtown.

### PROPERTY HIGHLIGHTS

- Regional headquarters for Centier Bank
- 92,500 SF, zoned DC (Downtown Core), with flexibility to accommodate any office user
- Assumable loan (4.26% fixed, non-recourse, maturity July 2029)
- Potential for value-add opportunities
- Renovated to modern standards while maintaining historic esteem
- High visibility, and abundant foot traffic in close proximity to all major downtown attractions

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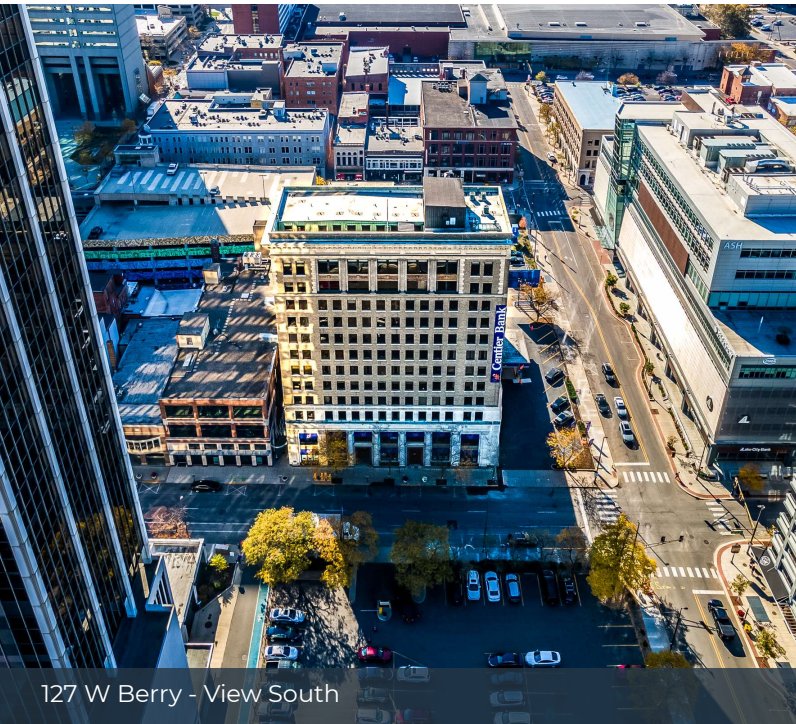
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## EXTERIOR PHOTOS



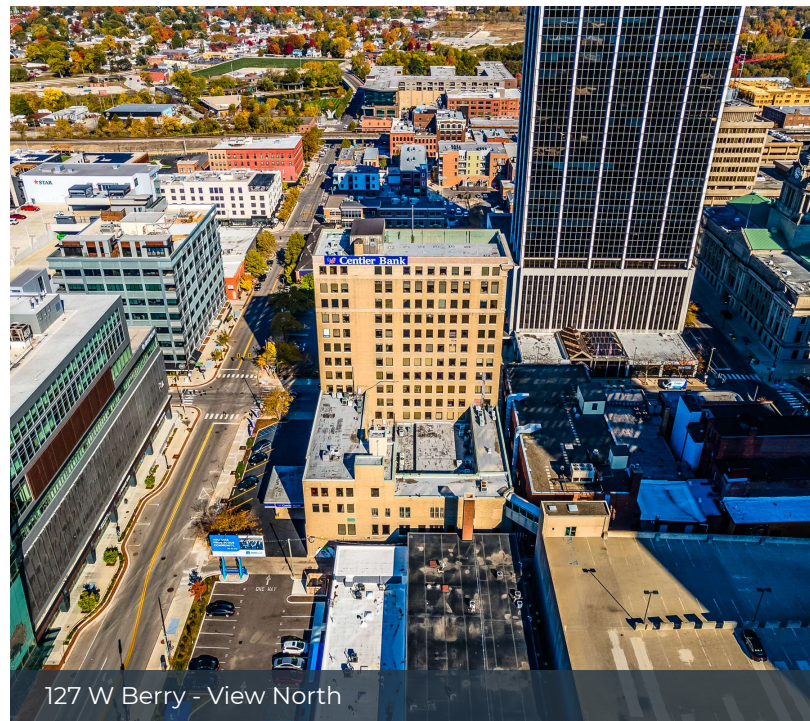
127 W Berry - View South



127 W Berry - View East



127 W Berry - Street West



127 W Berry - View North

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## INTERIOR PHOTOS



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## PROPERTY HIGHLIGHTS



### CASH REQUIRED

**\$1,550,000**

### LOCATION INFORMATION

Building Name	Centier Bank Building
Street Address	127 W Berry Street
City, State, Zip	Fort Wayne, IN 46802
County/Township	Allen
Market	Downtown
Zoning	DC (Downtown Core)
Building Size	92,500 SF
Lot Size	0.41 Acres
Lot Frontage	180'
Traffic Counts	Berry St - 22,652 VPD Harrison St- 3,164 VPD

### BUILDING INFORMATION

Sale Price	\$7,090,000
NOI	\$546,625
Cash on Cash Return	12.00%
Year Built	1923
Tenancy	Multiple
Average Floor Size	6,276 SF
Number of Buildings	1
Number of Floors	13
Property Type	Office
Property Subtype	Office Building
APN#	02-12-453-002.000-074
Elevators	2 Passenger, 1 Freight
Basement	Maint. shop, storage, vaults, and ~2,000 SF of leasable office

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## INVESTMENT HIGHLIGHTS



## TENANT HIGHLIGHTS

### CENTIER BANK - 1ST FLOOR ANCHOR

- New 12 year lease; Annual CPI Escalations
- Three 5-yr extension options (Annual CPI Escalations)
- Full pro rata share of taxes, insurance, operating expenses, management fees, and cap-ex
- Bank and holding company corporate guarantee

### COMMITTED LONG TERM TENANTS

- Stable tenancy - some with 30-40 yrs in the building
- Most tenants newly signed, or renewed, since 2021 or post covid
- Rents meaningfully below market rate

## FINANCIAL HIGHLIGHTS

### INCOME / CASH FLOW

Gross Income	\$1,205,793
Total Expenses	\$659,168
NOI	\$546,625
Debt Service	\$360,000
Cash on Cash Return	12%
Income (yr 1)	\$186,625

### ASSUMABLE DEBT TERMS

Principal Balance	\$5,540,000
Rate	4.26% Fixed
Amortization	30 yrs
Maturity	July 2029
Recourse	None
Escrows	None



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