

EXCELLENT
INVESTMENT
OPPORTUNITY

FOR SALE



EDGEWATER HOTEL

266 DELAWARE AVENUE

PUT-IN-BAY, OHIO

For more information, contact:

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**SIGNATURE
ASSOCIATES**

KNOW SIGNATURE | KNOW RESULTS

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In this Offering Memorandum, certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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The terms and conditions set forth above apply to this Offering Memorandum in its entirety.

SIGNATURE ASSOCIATES
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(419) 249 7070



EXECUTIVE SUMMARY



**EDGEWATER HOTEL IS IN THE MIDDLE OF THE
BUSIEST PORTION OF THE SHORE FRONT
RESTAURANTS AND BARS ALONG THE HARBOR.**

266 Delaware Street Put-in-Bay, Ohio

Ottawa County | Parcel #: 025056340736300

TEN (10) ROOM HOTEL IN THE HEART OF DOWNTOWN PUT-IN-BAY:

- 8 suites - Units 1, 2, 3, 5, 7, 8, 9, 10 - sleeps 6 each
- 5 of the 8 suites have kitchenettes – Units 5, 7, 8, 9, 10
- 2 standard rooms - Units 4 & 6 - sleeps 4 each
- Only hotel on the main strip
- Recently renovated with top-of-the-line finishes
- Built in 1999

GOLF CART RENTAL BUSINESS:

- 335 golf cart licenses – 400 owned carts
- Owner controls about 25% of all golf carts on Put-in-Bay
- Mopeds and e-bikes not included in sale – sold separately

STREET FOOD WALK-UP COUNTER OWNED BY HOTEL:

- Lesters Tacos & Pizzeria serves burritos, bowls, and daily specialty items
- Put-In-Bay Pizza Company cited as the best pizza on the Bay for 11 years running
- Fully renovated kitchen – equipment not included in sale – sold separately

PRICE: TO BE DETERMINED

FINANCIALS WILL BE PROVIDED ONCE NDA IS SIGNED



PROPERTY DETAILS



THE EDGEWATER HOTEL BOASTS A PRIME LOCATION AS THE ONLY HOTEL SITUATED DIRECTLY ON THE MAIN STRIP OF DOWNTOWN PUT-IN-BAY (PIB), RIGHT ACROSS FROM DERIVERA PARK AND WATERFRONT.

- **Newly remodeled facility offers modern amenities and a comfortable stay**
 - Deluxe rooms feature two queen-size beds, a 55" color TV with Direct TV, and a bath with double vanities
 - Family-sized suites sleep up to 6 adults and feature a full-size refrigerator, freezer, microwave, wet bar, kitchenette, 27" TV with cable, recliner, queen-size sleeper sofa, two queen-size beds, and a bath with separate double vanity
 - Second-floor hotel suites feature a 135-foot deck with a 25-foot veranda that looks out on the island's finest view of the downtown and Put-in-Bay waterfront
- **Rent a golf cart, e-bikes, or mopeds from onsite Put-in-Bay Golf Cart Rentals or SB-Island Moped Rental to tour Put-in-Bay and see all the attractions, shopping and restaurants**

MORE ABOUT PIB

PIB is commonly referred to as the "Key West of the North" and is a world-renowned vacation island located on South Bass Island in Lake Erie, Ohio. The popular summer resort and recreational destination sees hundreds of thousands of tourists each year. The season runs from early April until Halloween weekend.

PIB has many local attractions including Perry's Cave, Heineman Winery, and fishing charters. Ferry service is located across the street with destinations including Cedar Point Amusement Park, Kelleys Island, and Middle Bass Island.



PROPERTY PHOTOS



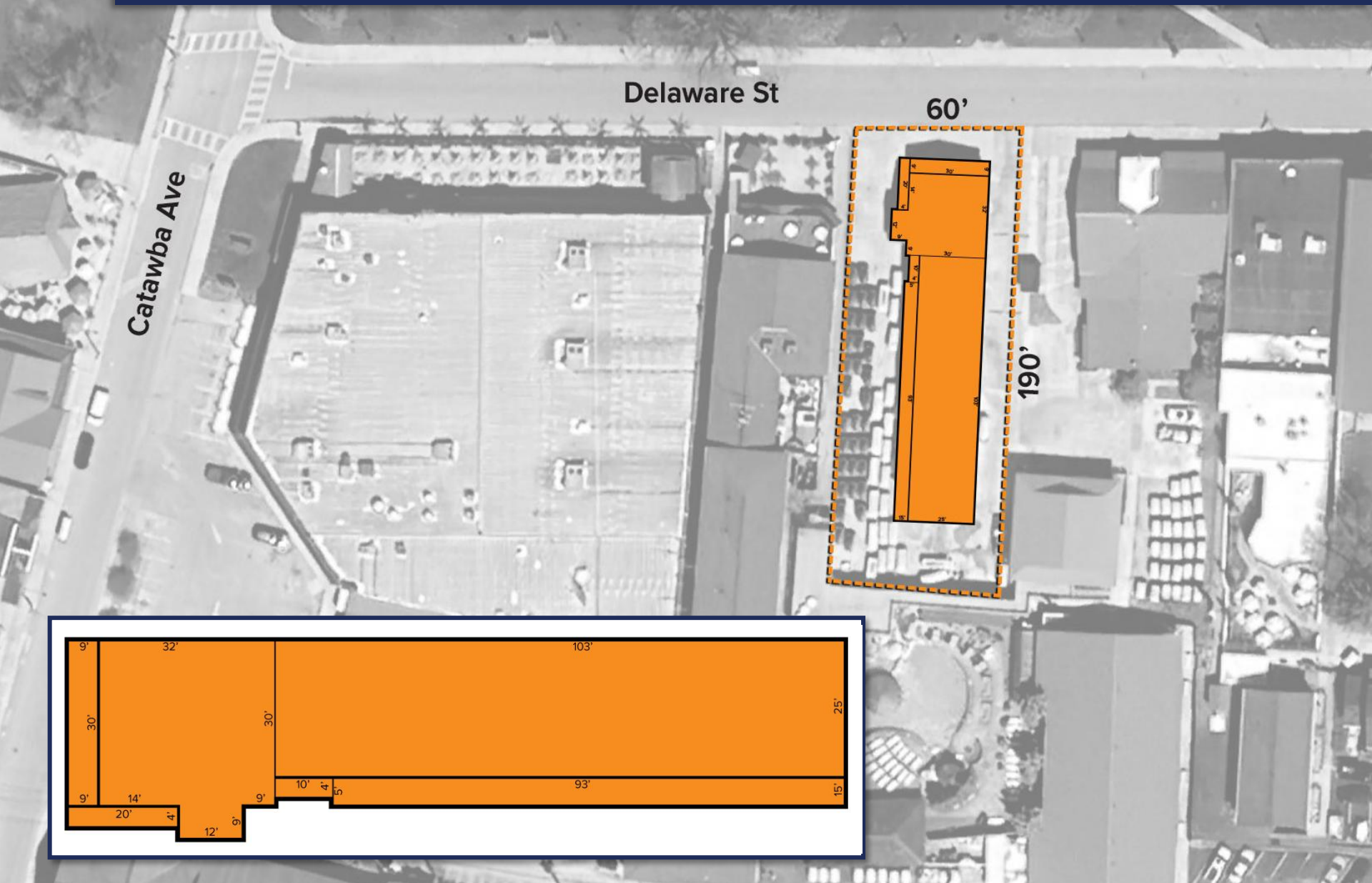


LODGING PHOTOS



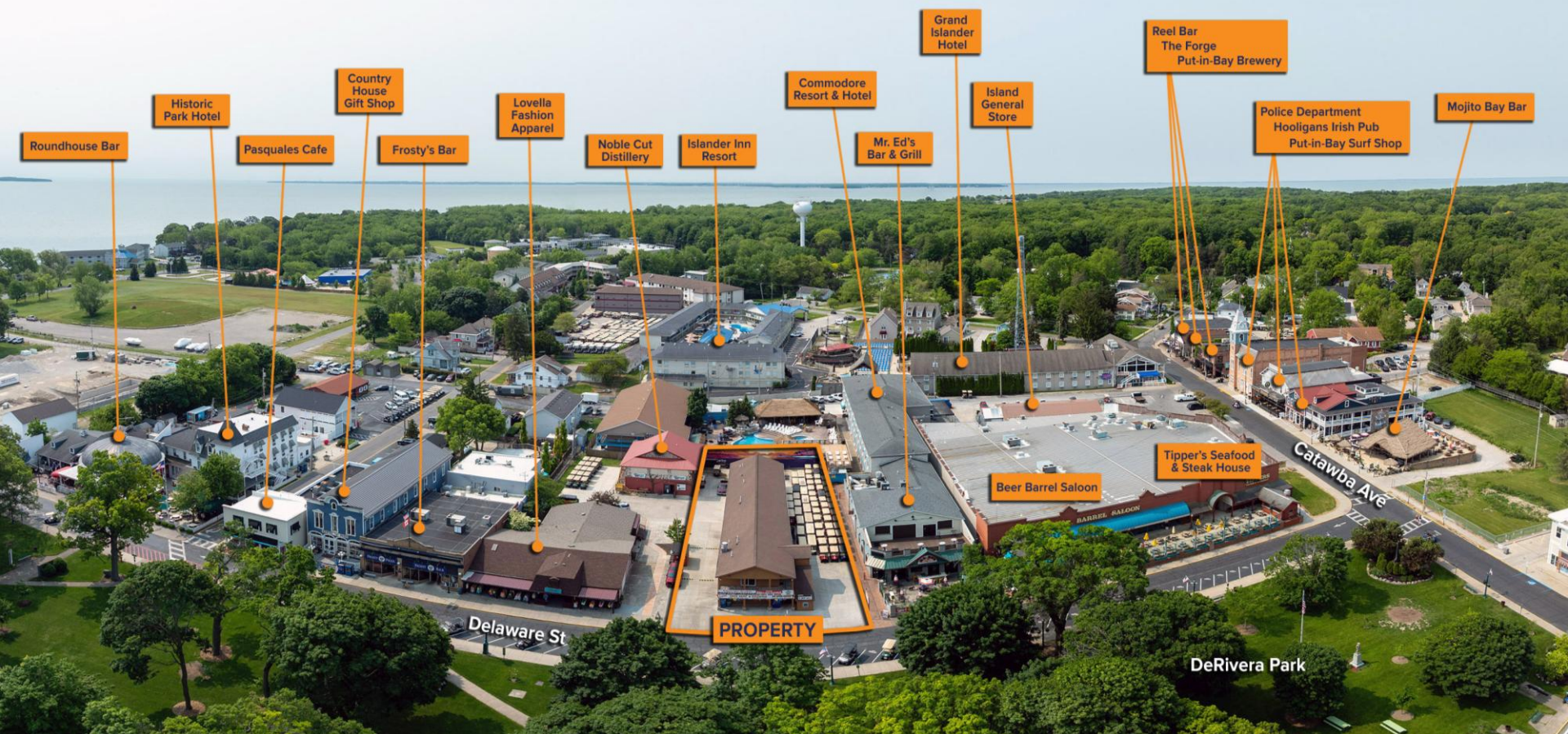


SITE PLAN





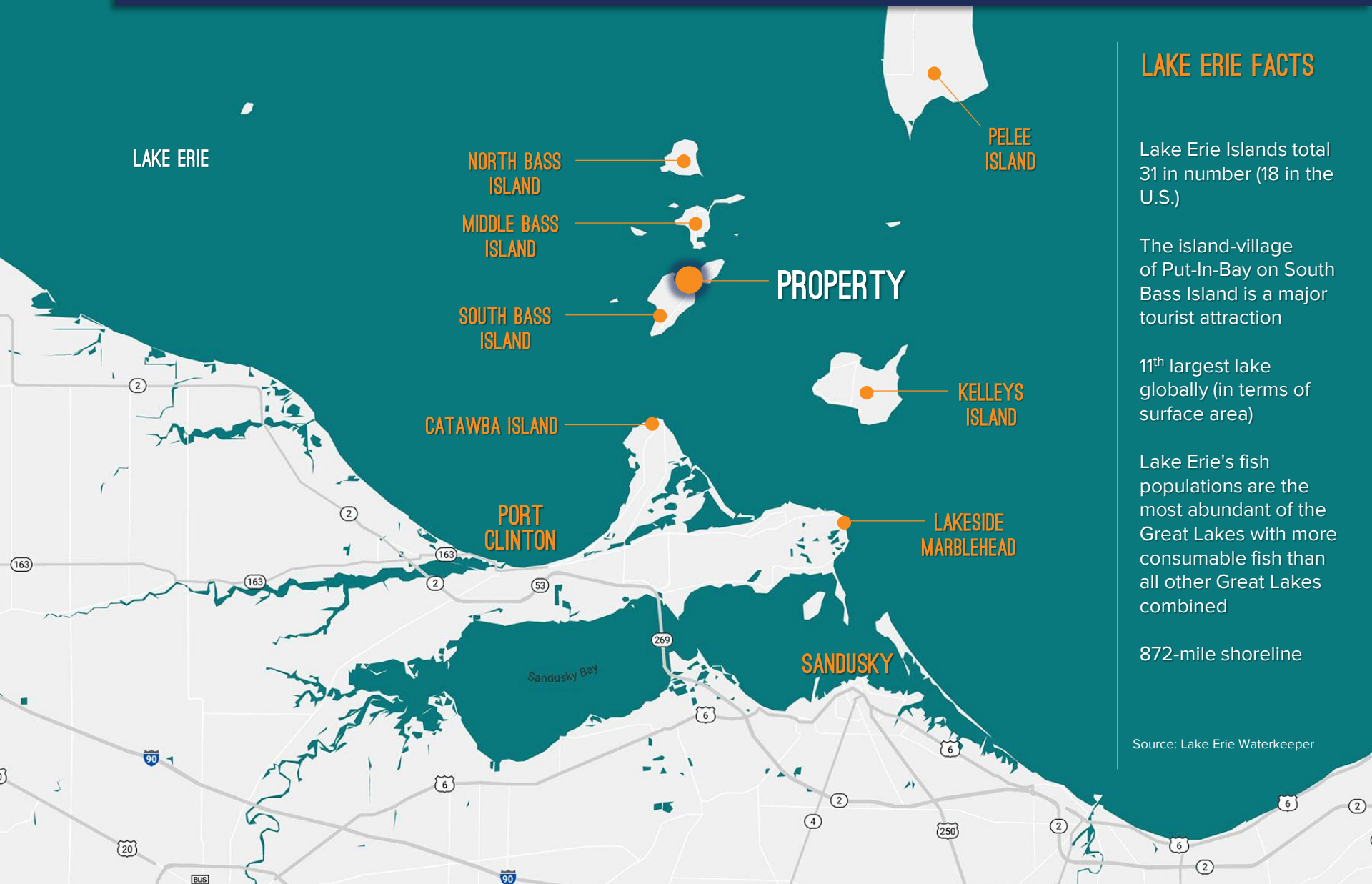
SURROUNDING AMENITIES







AREA MAP



LAKE ERIE FACTS

Lake Erie Islands total 31 in number (18 in the U.S.)

The island-village of Put-In-Bay on South Bass Island is a major tourist attraction

11th largest lake globally (in terms of surface area)

Lake Erie's fish populations are the most abundant of the Great Lakes with more consumable fish than all other Great Lakes combined

872-mile shoreline

Source: Lake Erie Waterkeeper

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