



THE LODGE AT NORTH WEBSTER

16-Unit Motel Investment Opportunity

811 S Main St | North Webster, IN 46555



Samuel Cobb
Associate
samuel.cobb@GREA.com
248.394.0000 x 256



Daniel Cordtz
Managing Director
daniel.cordtz@GREA.com
248.394.0000 x 253

GREAA

THE OFFERING

The Lodge at North Webster presents an opportunity to acquire an established 16-unit motel situated on approximately 2.51 acres in North Webster, Indiana. The Lodge consists of 10 motel units, 5 park models, and 1 double wide as well as a large pole barn.

The property currently generates approximately \$214,543 in annual gross income and \$118,103 in annual NOI, providing a strong existing income stream for a new owner. This property currently only accepts weekly rentals.

Conveniently located near Webster Lake, the property offers easy access to the area's boating, fishing and recreational activities while benefiting from its location along S Main Street / SR 13.

The Lodge provides an opportunity for an investor or owner/operator to acquire an established hospitality asset with existing cash flow and potential for continued operational improvements.

PROPERTY DETAILS

- ✓ **Lot Size:** 2.51 +/- Acres
- ✓ **Units:** 10 motel, 5 park models, 1 double-wide
- ✓ **Improvements:** Large pole barn
- ✓ **Rentals:** Weekly only
- ✓ **Occupancy:** 92–100% monthly, Aug 2025–Aug 2026
- ✓ **Location:** S Main St / SR 13, near Webster Lake

Cap rate and price per unit based on the \$799,000 asking price and \$118,103 annual NOI.

\$215K

Gross Income

\$118K

Annual NOI

14.8%

Cap Rate

\$49.9K

Price / Unit

\$799K

Asking Price

PROPERTY OUTLINE



FINANCIAL OVERVIEW

Annual operating statement | 16 units | weekly rentals only

FINANCIAL SUMMARY

Line Item	Annual	Monthly Average	% of Gross Income
Gross income	\$214,543	\$17,879	100.0%
Total operating expenses	\$96,440	\$8,037	45.0%
Net operating income	\$118,103	\$9,842	55.0%

OPERATING EXPENSES

Expense	Annual	Expense	Annual
Electric / Gas	\$38,083	Insurance	\$4,880
Maintenance & Repairs	\$22,948	Lawn Care / Snow Plow	\$4,790
Sewer	\$7,827	Taxes	\$3,339
Miscellaneous	\$6,274	Trash	\$1,805
Internet	\$5,231	Propane	\$1,262
Total operating expenses	\$96,440		

Annual figures rounded to the nearest dollar. Monthly averages are annual figures divided by 12.

OPERATING EXPENSES

Monthly revenue and occupancy, August 2025 to August 2026 | 16 units | weekly rentals only

Month	Revenue	Occupancy
August 2025	\$22,818	100%
September 2025	\$15,739	92%
October 2025	\$22,244	100%
November 2025	\$17,780	97%
December 2025	\$15,262	92%
January 2026	\$17,985	97%
February 2026	\$15,740	92%
March 2026	\$16,170	93%
April 2026	\$16,738	94%
May 2026	\$22,510	100%
June 2026	\$16,375	94%
July 2026	\$21,193	100%
August 2026	\$17,602	97%



PROPERTY PHOTOS



PROPERTY PHOTOS



INTERIOR PHOTOS



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DISCLAIMER

This Offering Memorandum is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. Information regarding unit counts, entitlement and permit status, utility allocations, acreage and rates was obtained from sources believed reliable but is not guaranteed, and no representation or warranty, express or implied, is made as to its accuracy or completeness. Any financial figures shown are illustrative assumptions, not projections, forecasts or representations of future performance. Prospective purchasers should rely solely on their own underwriting and legal, market and engineering due diligence. Seller reserves the right to withdraw or modify this offering without notice.