



TIPPECANOE APARTMENTS

1404-1508 Tippecanoe Dr. // Warsaw, IN 46580

GREAA
OFFERING MEMORANDUM

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by GREA in compliance with all applicable fair housing and equal opportunity laws.

EXCLUSIVE PRESENTATION

GREA is exclusively representing the seller in the disposition of Tippecanoe Apartments.

PROPERTY TOUR

Prospective investors are encouraged to visit the subject property prior to submitting an offer. Please DO NOT contact the on-site management or staff without prior approval. All property showings are by appointment only.

ALL OFFERS SHOULD INCLUDE:

- ▶ Proposed Purchase Price
- ▶ Amount of Earnest Money, Amount Non-Refundable
- ▶ Summary of Closed Transactions With References
- ▶ Timing For Inspection Period and Closing
- ▶ Source of Funds For the Acquisition

COMMUNICATION

All communications, inquiries and requests should be addressed to the GREA team, as representatives of the seller. Management at the property should not be directly contacted. Seller reserves the right to remove the property from the market.

Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.



PROPERTY OVERVIEW



GREAA

EXECUTIVE SUMMARY

Tippecanoe Apartments is a well-located 24 unit multifamily property in Warsaw, Indiana. Warsaw is considered the economic center of Kosciusko County and internationally recognized as the “Orthopedic Capital of the World.” The property offers thoughtfully designed residential units with functional floor plans, spacious living areas, fully equipped kitchens, and ample storage. Community amenities such as on-site laundry facilities and off-street parking support resident satisfaction and long-term retention. Its convenient location near downtown Warsaw, major retail corridors, healthcare providers, and primary transportation routes enhances accessibility and everyday convenience for tenants.



UNIT FEATURES & INTERIOR AMENITIES

Each apartment home is thoughtfully equipped with features that meet modern renter expectations while maintaining cost efficiency:

- Spacious two-bedroom floor plans (approximately 1,000 SF)
- Central heating and air conditioning
- Fully equipped kitchens with dishwasher and self-cleaning oven
- Walk-in closets and ample storage space
- Cable and high-speed internet ready

The unit interiors provide an opportunity for future value-add enhancements through strategic cosmetic upgrades, should an investor pursue a renovation program.



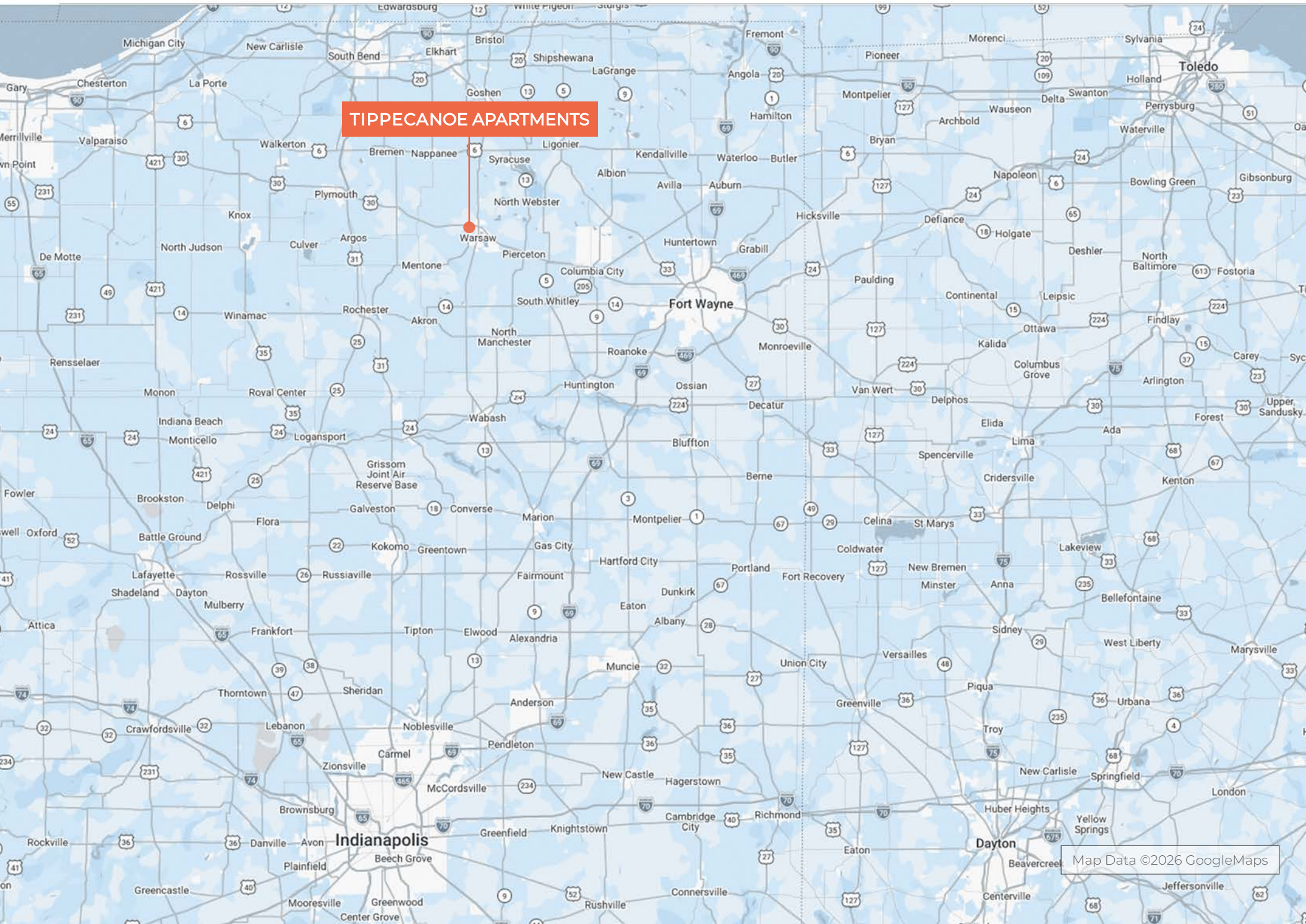
COMMUNITY & OPERATIONAL FEATURES

The property offers a practical amenity package that supports tenant satisfaction while preserving operational efficiency:

- Assigned and well-lit on-site parking
- On-site laundry facilities

The manageable amenity set reduces capital-intensive maintenance obligations compared to more amenitized assets, contributing to expense control and predictable cash flow.





TIPPECANOE APARTMENTS

MARKET & ECONOMIC OVERVIEW: **WARSAW, IN**

STRATEGIC LOCATION

Warsaw is the county seat of Kosciusko County and home to approximately 15,800 residents, forming the core of a growing regional employment and living center in Northern Indiana. The city's location along U.S. Route 30 and State Road 15 provides direct regional connectivity to larger hubs including Fort Wayne and South Bend while serving as a distribution nexus for regional labor markets.

ORTHOPEDIC CAPITAL & INDUSTRY CLUSTER

Often referred to as the “Orthopedic Capital of the World,” the Warsaw area has developed a highly concentrated medical device manufacturing cluster that serves global markets — a unique economic driver for a community of its size.

MAJOR EMPLOYERS IN THE COUNTY INCLUDE:

- Zimmer Biomet Holdings Inc. – Global leader in musculoskeletal healthcare and the largest local employer
- DePuy Synthes (Johnson & Johnson MedTech) – Pioneer in orthopedic devices
- Lutheran Kosciusko Hospital – Regional healthcare provider
- Tecomet & Paragon Medical – Supplemental medical manufacturing and tier-one suppliers
- Maple Leaf Farms & POLYWOOD – Diversified manufacturing/agricultural production

This distinctive industrial base diversifies employment beyond traditional sectors while anchoring manufacturing payrolls and demand for workforce housing.

EMPLOYMENT & INDUSTRIES

The Warsaw metro area boasts robust employment in manufacturing and healthcare — key sectors that underpin household formation and rental demand. Manufacturing accounts for a significant portion of the local workforce, supported by ancillary services and advanced production facilities.

EDUCATION & WORKFORCE

The broader community benefits from access to quality education, including Warsaw Community Schools and nearby institutions such as Ivy Tech and Grace College, which contribute to workforce development and retention.

RECREATION & COMMUNITY AMENITIES

The Warsaw area is attractive for residents seeking small-town living with abundant outdoor amenities:

- Three scenic lakes (Center Lake, Winona Lake, Pike Lake) for boating, fishing, and recreation
- Cultural attractions including the Wagon Wheel Center for the Arts and historic downtown districts
- Extensive parks, greenways and trails that support family-oriented lifestyles and community engagement



MARKET STRENGTHS & INVESTMENT HIGHLIGHTS

1. Diverse and Resilient Employment Base

Warsaw's orthopedic manufacturing cluster attracts sustained investment and workforce demand, reducing volatility relative to single-industry markets.

2. Stable Rental Demand

Employment in manufacturing and healthcare supports diverse household formations, creating steady multifamily occupancy for young professionals to established families.

3. Quality-of-Life Drivers

Affordable living, outdoor recreation, and community amenities enhance the desirability of Warsaw as a place to live, attracting long-term tenants and supporting stable rent growth.





FINANCIAL ANALYSIS



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