



# MIDWEST MOTEL

7021 IN-930 // Fort Wayne, IN 46803

**LISTING PRICE: \$1,100,000**

**GREAA**  
OFFERING MEMORANDUM







# SALE OVERVIEW

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**Global Real Estate Advisors is pleased to present the exclusive offering of the Midwest Motel, a 20-unit hospitality property ideally located along IN-930 in the growing Fort Wayne, Indiana market.**

The property comprises 16 traditional motel rooms and a single-family residence converted into four apartment-style units, providing a mix of transient and extended-stay accommodations.

The asset is currently operated by an on-site manager who oversees daily operations in exchange for discounted rent and a per-room leasing incentive, offering hands-on management and stable oversight. Recent improvements and operational stabilization make this an attractive turnkey investment generating immediate cash flow with a strong double-digit cap rate.



## EXECUTIVE SUMMARY

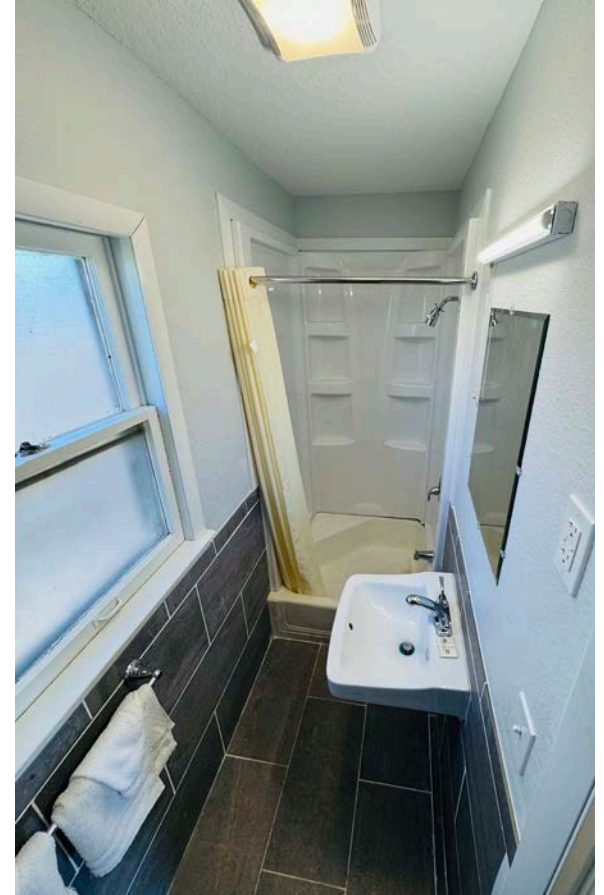
<b>LISTING PRICE:</b>	<b>\$1,100,000</b>
NUMBER OF UNITS:	20 (16 Motel Rooms + 4 Converted Units)
YEAR BUILT:	1947
CAP RATE:	14.77%
NUMBER OF BUILDINGS:	2
STORIES:	1 & 2
ROOF TYPE:	Pitched - Asphalt Shingle and Metal
PARCEL NUMBER:	02-13-10-252-005.000-041 02-13-10-252-011.000-041
TOTAL SITE AREA:	± 2.174 Acres
<b>UTILITIES</b>	
GAS:	Owner Paid
ELECTRICITY:	Owner Paid
WATER:	Owner Paid
SEWER:	Owner Paid
TRASH:	Owner Paid
<b>UNIT FEATURES</b>	
FULLY FURNISHED ACCOMMODATIONS	
UPDATED FLOORING	
INDIVIDUAL HVAC SYSTEMS	
MIX OF SHORT- AND LONG-TERM OCCUPANCY	





## INVESTMENT HIGHLIGHTS

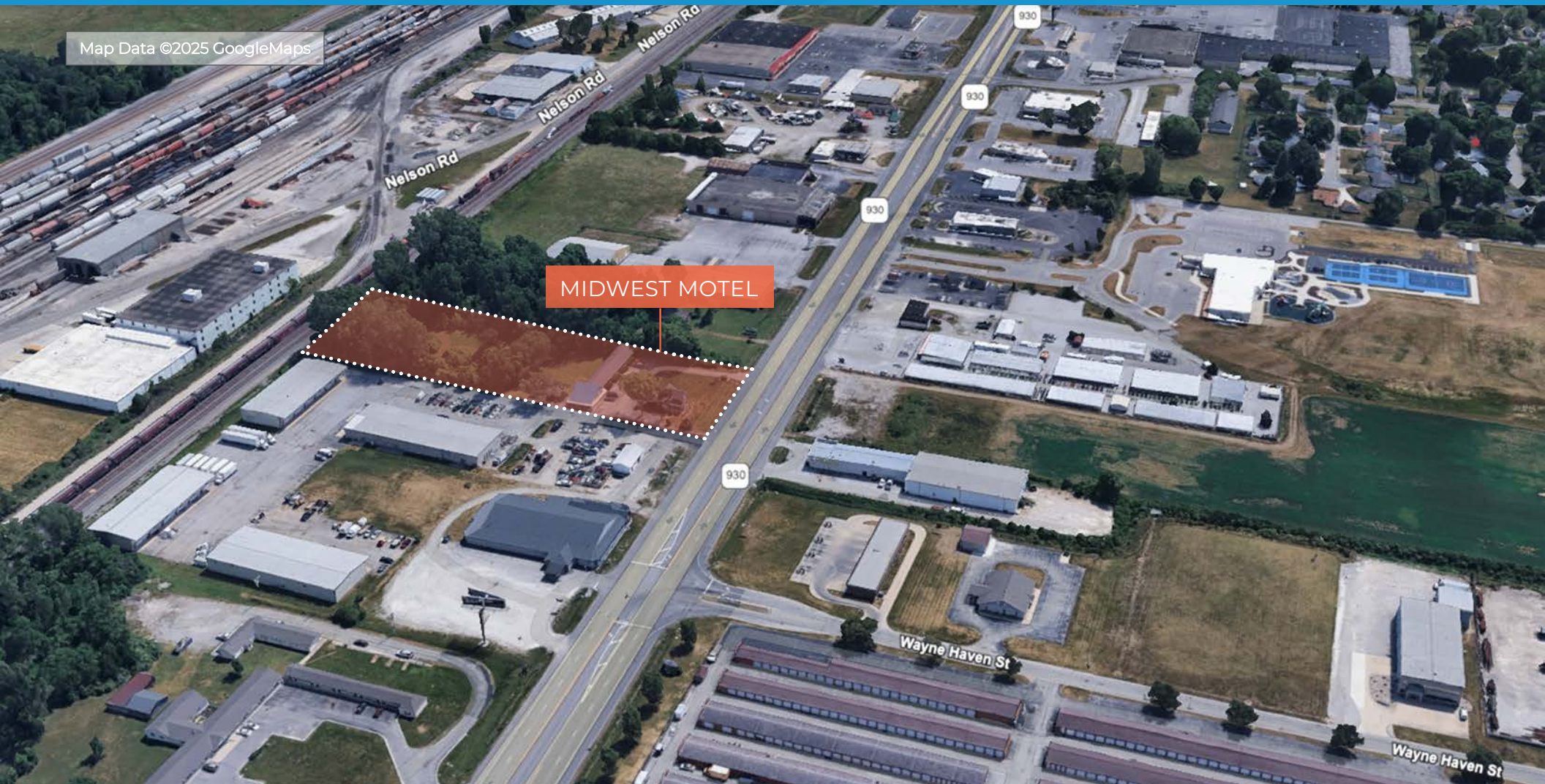
- **Stabilized Operations:** Recent occupancy ranging 81%–95% following full unit turn and reopening
- **On-Site Management:** Day-to-day oversight ensures operational continuity and tenant relations
- **Attractive Cap Rate:** Double-digit return with upside potential through rate optimization and improved marketing
- **Strategic Location:** Positioned along a major corridor within the Fort Wayne MSA, benefiting from regional economic and tourism growth





# LOCATION MAP

Map Data ©2025 GoogleMaps









# FORT WAYNE, IN | MARKET OVERVIEW

\$2.6B

IN PRIVATE  
INVESTMENT

1,000

NEW JOBS

\$75M

IN NEW PAYROLL

\$2B

GOOGLE DATA  
CENTER PROJECT



## FORT WAYNE OVERVIEW

Fort Wayne is the economic and cultural center of Northeast Indiana and serves as one of the state's most dynamic growth markets. With a population of approximately **274,000 residents**, Fort Wayne continues to demonstrate consistent growth driven by a diversified economic base, expanding healthcare and education sectors, and a thriving industrial and technology presence.

The city's economy remains one of the most balanced in the Midwest, supported by a mix of advanced manufacturing, defense, logistics, healthcare, and higher education. In **2024**, Fort Wayne recorded more than **\$2.6 billion in private investment**, creating over **1,000 new jobs** and nearly **\$75 million in new payroll**, underscoring strong investor and employer confidence in the region.

Unemployment levels continue to track below state and national averages—around 4%—reflecting a stable labor force and a business-friendly climate that continues to attract both national and global employers.



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FINANCIAL ANALYSIS



## EXCLUSIVE ADVISOR

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