

Red Roof Inn Hotel

Indianapolis North - College Park
Exit 27 on I-465 | 108 Keys



HOTEL FOR SALE

9520 Valparaiso Court | Indianapolis, IN 46268
Where Carmel, Zionsville, and Indianapolis Intersect

NAICressy
cressy.com

Cash-Flowing Interstate Economic Hotel | 2024 Guestroom Refresh
No Near-Term Brand Capex Reported | Operational Upside

CONFIDENTIAL DISCLAIMER

OFFERING MEMORANDUM

9520 Valparaiso Court | Indianapolis, IN 46268

NAI Cressy Commercial Real Estate. ("Agent") has been engaged as the exclusive agent for the sale of 9520 Valparaiso Court in Indianapolis, Indiana (the "Property"), by the owner of the Property ("Seller").

The Real Estate is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser: Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax #: _____

Email Address: _____

Representing Broker:

Printed Name: Luke Troyer and Andrew Follman, CCIM

Title: Market President and Broker

Mailing Address: 3502 Woodview Trace, Suite 350, Indianapolis, IN 46268

Phone #: 317.875.8888

Email Address: ltroyer@cressy.com and afollman@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this _____ day of _____ 20____.

Return to: NAI Cressy, 3502 Woodview Trace, Suite 350, Indianapolis, IN 46268

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Exclusive Advisors:

LUKE TROYER
Broker
317.566.5615
ltroyer@cressy.com

ANDREW FOLLMAN, CCIM
Market President
317.566.5614
afollman@cressy.com



EXECUTIVE SUMMARY

Red Roof Inn Indianapolis North – College Park is a 108-key, 100% smoke-free economy hotel at I-465 Exit 27, serving the fast-growing Carmel/Zionsville corridor and greater Indianapolis. The property features in-room microwaves and mini-refrigerators, free Wi-Fi, guest laundry, and pet-friendly rooms. Guestroom renovations completed in 2024 with no near-term brand PIP reported, offering a turnkey, interstate-visible asset with operational upside.

CLICK TO VIEW PROPERTY ONLINE



OFFERING MEMORANDUM

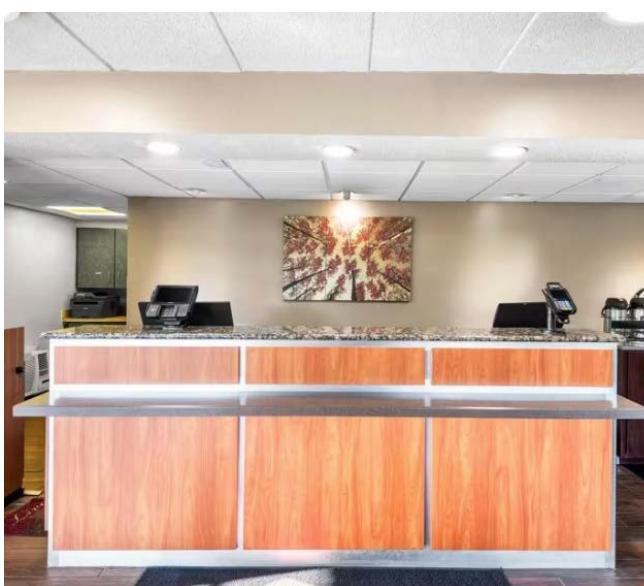
9520 Valparaiso Court | Indianapolis, IN 46268

ADDRESS	9520 Valparaiso Court Indianapolis, IN 46268
BUILDINGS	2
LOT SIZE	2.74 Acres
KEYS	108 (99 currently in service)
YEAR BUILT	1979
STORIES	2
ZONING	C4
PARKING	~102 paved parking spaces
GROSS TAX 2024	\$40,724.02
PARCEL # / LEGAL DESCRIPTION	49-03-18-105-006.000-600 / COLLEGE PARK NORTH BLK182
LIST PRICE	\$4,100,000 (~\$38,000 per key)

PROPERTY OVERVIEW

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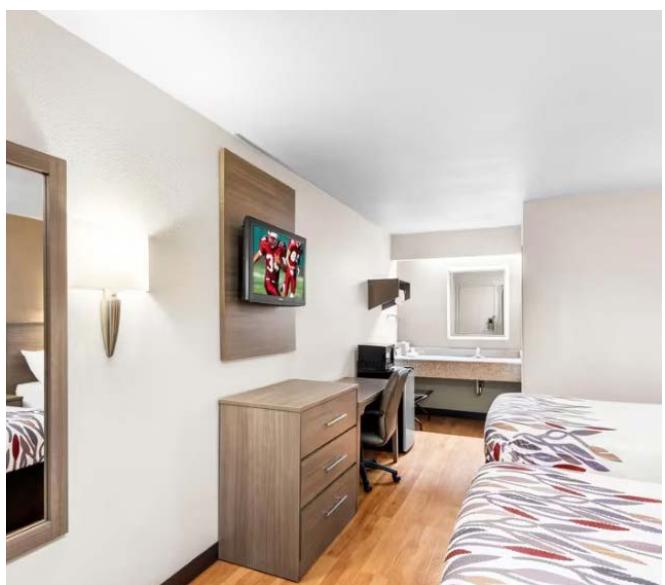
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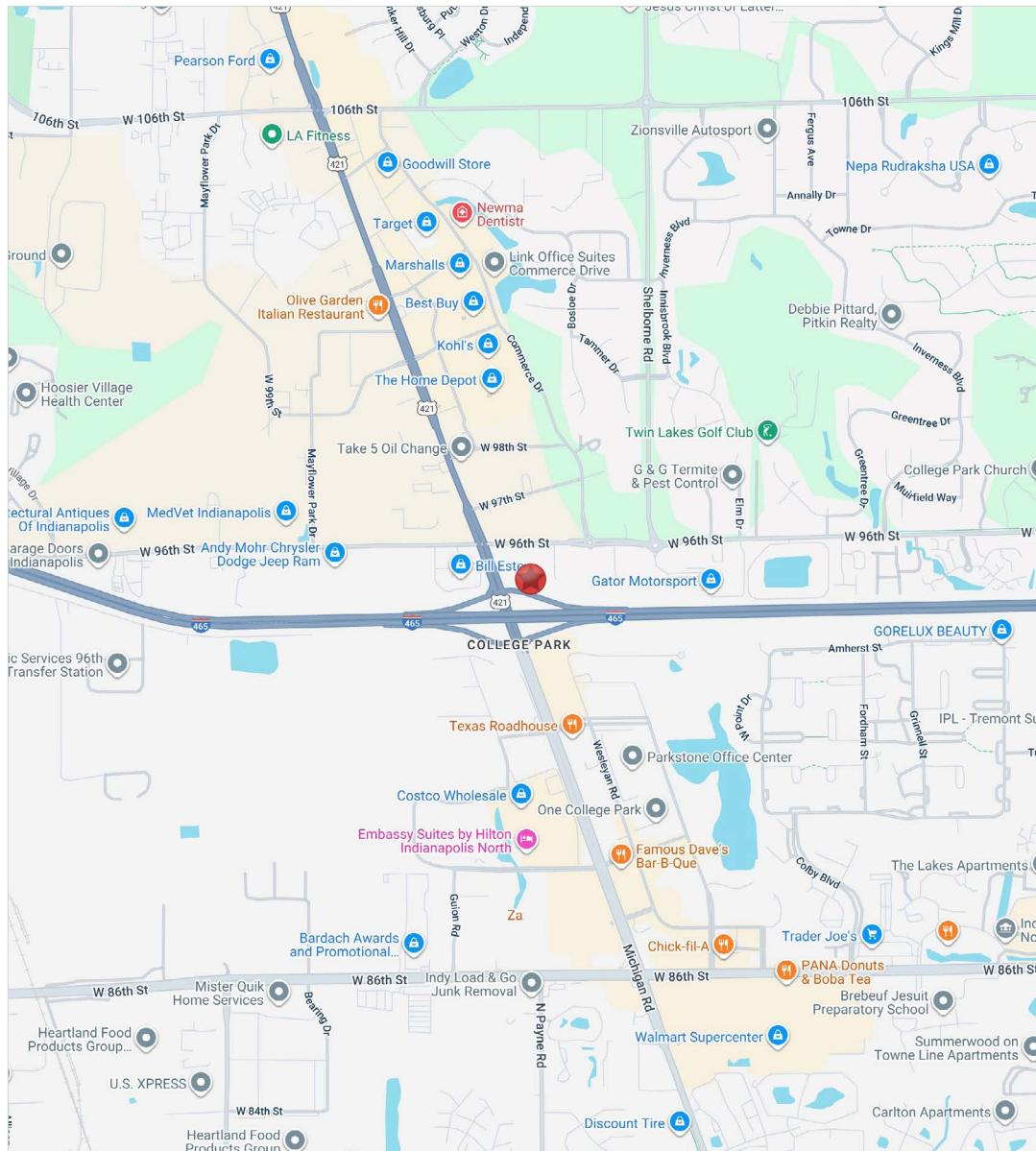
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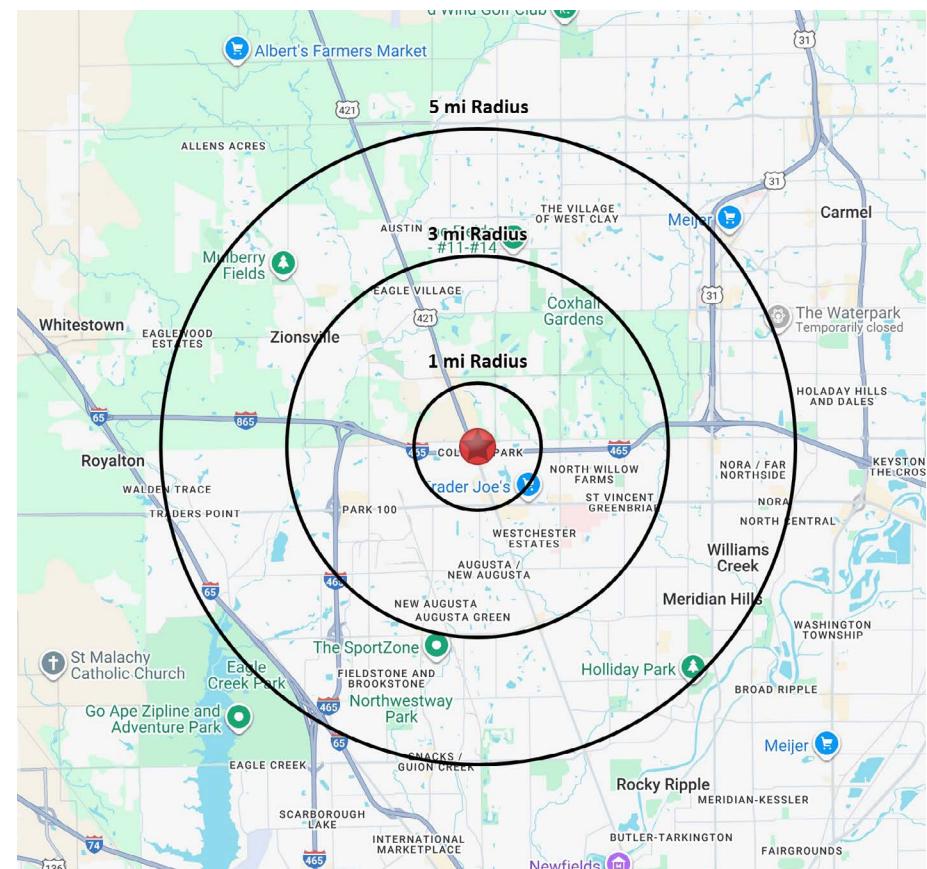
LOCATION OVERVIEW



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Situated just off I-465 at Exit 27 near the U.S-421/Michigan Road corridor, Red Roof Inn Indy North offers quick, loop-belt access to downtown and the North Side. The site sits on the borders of burgeoning Carmel and Zionsville, putting guests within easy reach of award-winning cities, amenities, major employers, shopping, dining, and attractions while maintaining convenient interstate visibility and access.



MARKET OVERVIEW

MARION • HAMILTON • BOONE COUNTIES

Tri-county gateway location. The hotel sits on the Marion County side, directly at the gateways to Carmel (Hamilton County) and Zionsville (Boone County)—capturing interstate transient demand plus corporate, medical, retail, destination, and leisure traffic from all three counties.

MARION COUNTY (INDIANAPOLIS CORE)

Marion County anchors the region's economy and culture with downtown Indianapolis, major hospitals, and life-sciences/tech/logistics employers (Eli Lilly, IU Health, Ascension St. Vincent, Roche, Rolls-Royce). The I-465 beltway and airport access make it a two-way hub for business and events (conventions, pro sports, IMS). For hotels, that means steady weekday corporate/medical demand and strong weekend/event spikes—within a cost-competitive, business-friendly market.

HAMILTON COUNTY (CARMEL • WESTFIELD • FISHERS)

Affluent North Side suburbs with a deep corporate base along US-31 and growing medical/tech offices. Carmel's Arts & Design District, Grand Park (tournaments), and regional retail/dining generate reliable leisure and team travel. High household incomes and continuous growth translate to healthy rates and consistent room nights within a short drive of the subject.

BOONE COUNTY (ZIONSVILLE • WHITESTOWN • LEBANON)

Upscale residential in Zionsville and rapid commercial/industrial expansion in Whitestown/Lebanon along I-65. The mix of headquarters, suppliers, and distribution uses produces dependable contractor and vendor stays, while Zionsville's boutique downtown adds weekend/leisure traffic. Ongoing population and business growth keep new demand entering the pipeline—all easily captured from I-465/US-421.

WHY IT MATTERS FOR THIS ASSET

- Three demand feeders, one address:** Corporate/medical/sports (Marion & Hamilton), leisure/tournament (Hamilton), and healthcare/manufacturing/logistics (Boone) all converge within short drive times of the hotel.
- Interstate capture + local purpose:** The property can price for I-465 transient while still benefiting from nearby corporate rates and event-driven spikes.

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KEY EMPLOYERS

Ascension St. Vincent Center
Eli Lilly & Co.
Indiana University School of Medicine
Roche Diagnostics Corp.
Indiana University-Purdue University Indianapolis
Rolls-Royce Corp.
FSSA/Financial Management 85

DISTANCE TO MAJOR CITIES

Fort Wayne, IN	120 miles
Cincinnati, OH	124 miles
Louisville, KY	136 miles
Chicago, IL	172 miles
Columbus, OH	184 miles
Grand Rapids, MI	246 miles



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2025 Demographics | Marion County, IN

POPULATION	984,760
HOUSEHOLDS	403,150
AVERAGE HOUSEHOLD INCOME	\$94,528
MEDIAN AGE	33.5
AVERAGE COMMUTE TIME	22.5 MINUTES
TOTAL BUSINESSES	50,969
UNEMPLOYMENT RATE	3.0%
MEDIAN HOME VALUE	\$242,090

