

OFFERING MEMORANDUM



INDIANA LAKE RESORT

4983 EAST INDIANA BEACH ROAD, MONTICELLO, INDIANA, 47960

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At the request of recipient, Ellsbury Group has prepared this Offering Memorandum "OM" as of December, 2025, estimating the sale or transaction value for the fee simple, leasehold, partial interest, debt security, or other interest concerning the property identified as 5969 Park Pl, Hammond, IN, 46320.

This OM does not constitute a certified appraisal of the property's market value, nor does it conform to the Uniform Standards of Professional Appraisal Practice (USPAP). USPAP requires valuers to maintain impartiality, objectivity, and independence, without consideration of personal interests or any relevant appraisal regulations. It is not a substitute for an appraisal, and should an appraisal be necessary, a licensed appraiser must be engaged. This OM was prepared by a licensed real estate broker and is not intended for legal purposes, including mortgage approval, loan modification, dispute resolution, or any other legal matter requiring real estate valuation. Its use is strictly governed by state and federal laws, and if used otherwise, legal advice should be sought. This OM was created for a potential engagement with Recipient to facilitate the sale or capitalization of the interest in the Property and is not intended for further use beyond Recipient.

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OUR COMPANY

Ellsbury Commercial Group was founded in 2020 with a clear vision: to provide exceptional service and unmatched expertise in the commercial multifamily sector. From our beginnings in Lake County, Indiana, we quickly established ourselves as the #1 commercial multifamily team in the region. Today, we stand as the fastest-growing commercial multifamily brokerage in the Midwest and emerging in several markets in the USA. Our success is driven by a relentless commitment to our clients and a team of professionals who share a passion for excellence. Ellsbury Group offers a full suite of services, including comprehensive advisory, listing services, buyer representation, off-market transactions, portfolio sales, lending relationships, 1031 exchanges, and more. We focus on creating tailored solutions that drive value, whether for individual investors or large-scale operators. What sets us apart is our focus on data, teamwork, and moving faster than everyone else. We understand the importance of staying ahead of market trends, leveraging real-time insights, and acting swiftly to seize opportunities. Our ability to combine in-depth market knowledge with a sense of urgency ensures that we deliver the best outcomes for our clients, every time. As we continue to grow, our commitment remains the same: to provide the highest level of service, to understand the market at every level, and to always deliver results that exceed expectations. At Ellsbury Commercial Group, we don't just follow the market—we shape it.



16,000+
UNITS TRADED



\$1.5 BILLION+
IN TRANSACTION VOLUME

THE OFFERING

INDIANA LAKE RESORT

4983 East Indiana Beach Road, Monticello, Indiana, 47960

Ellsbury Group is pleased to present Indiana Lake Resort, located at 4983 East Indiana Beach Road, Monticello, Indiana. Indiana Lake Resort is a fully renovated waterfront extended-stay and resort lodging property situated immediately outside the entrance to Indiana Beach Amusement & Water Park. The property features a total of 55 units: 20 two-story 2-bedroom / 1-bath units, 18 single-story 2-bedroom / 1-bath units, and 17 hotel rooms with kitchens and 1 bath. Additionally, the resort includes 12 completed docks with approvals for up to 36 docks and a 40' x 60' maintenance pole barn with a bathroom. Comprehensive capital improvements have been completed, including new paint, siding, porches, kitchens, bathrooms, roofs, doors, and flooring. The sale includes multiple parcels encompassing the full footprint of the resort.

The property is located directly adjacent to Lake Shafer and the entrance to Indiana Beach Amusement & Water Park, providing exceptional access to the area's primary tourist attractions. Downtown Monticello is 3–5 minutes away, Lake Freeman is 10–15 minutes, Lafayette and West Lafayette / Purdue University are 35–45 minutes, Indianapolis is approximately 90 minutes, and the southern suburbs of Chicago are 2–2.5 hours away. Primary access is via U.S. Route 24, with convenient connections to the I-65 corridor.



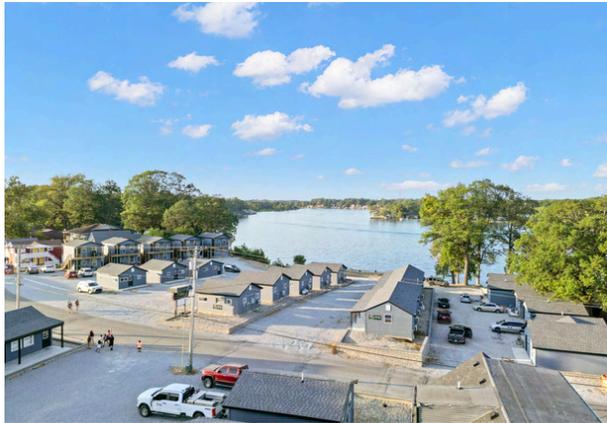
THE PROPERTY

PROPERTY OVERVIEW

Property Name	Indiana Lake Resort
Address	4983 East Indiana Beach Road, Monticello, Indiana
Total Units	55
Two-story 2BR / 1BA units	20
Single-story 2BR / 1BA units	18
Hotel rooms with kitchens and 1 bath	17
Waterfront / Dock Status	12 docks completed; approvals in place for up to 36 total docks
Ancillary Improvements	40' x 60' maintenance pole barn with bathroom
Capital Improvements	Fully renovated: new paint, siding, porches, kitchens, bathrooms, roofs, doors, and flooring
Included Parcels	91-73-17-000-027.200-020, 91-73-17-000-008.700-020, 91-73-16-000-007.500-020, 91-73-16-000-007.600-020, 91-73-16-000-001.600-020, 91-73-16-000-033.000-020, 91-73-17-000-003.000-020, 91-73-17-000-005.900-020, 91-73-16-000-007.700-020



PROPERTY PHOTOS- AERIAL VIEWS



PROPERTY PHOTOS- AERIAL VIEWS



PROPERTY PHOTOS- EXTERIOR



PROPERTY PHOTOS- EXTERIOR



PROPERTY PHOTOS- EXTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



PROPERTY PHOTOS- INTERIOR



T-12 & PROFORMA

YEAR 1 – PROJECTED OPERATIONS (55 UNITS)

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year 1 Projection
INCOME													
Rental Revenue – 38 Units	\$48,951	\$48,951	\$48,951	\$48,951	\$54,710	\$54,710	\$54,710	\$54,710	\$54,710	\$48,951	\$48,951	\$48,951	\$616,202
Rental Revenue – 17 Units	\$18,771	\$18,771	\$18,771	\$18,771	\$20,979	\$20,979	\$20,979	\$20,979	\$20,979	\$18,771	\$18,771	\$18,771	\$236,288
Dock Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$67,721	\$67,721	\$67,721	\$67,721	\$75,688	\$75,688	\$75,688	\$75,688	\$75,688	\$67,721	\$67,721	\$67,721	\$852,490
OPERATING EXPENSES (Target: 40% of Revenue)													
Software	\$246	\$246	\$249	\$267	\$310	\$310	\$310	\$310	\$310	\$267	\$249	\$246	\$3,321
Cleaning Supplies	\$123	\$123	\$124	\$133	\$189	\$189	\$189	\$189	\$189	\$133	\$124	\$123	\$1,829
Office Supplies/Mailing	\$159	\$159	\$161	\$172	\$200	\$200	\$200	\$200	\$200	\$172	\$161	\$159	\$2,144
Advertising	\$707	\$707	\$716	\$768	\$892	\$892	\$892	\$892	\$892	\$768	\$716	\$707	\$9,550
Insurance	\$935	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,004
Property Tax	\$1,767	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$50,004
Phone Line	\$41	\$41	\$42	\$45	\$52	\$52	\$52	\$52	\$52	\$45	\$42	\$41	\$554
Grinder/Sewer	\$971	\$971	\$983	\$1,056	\$1,226	\$1,226	\$1,226	\$1,226	\$1,226	\$1,056	\$983	\$971	\$13,123
Water Test	\$18	\$18	\$18	\$19	\$22	\$22	\$22	\$22	\$22	\$19	\$18	\$18	\$239
Electricity	\$3,736	\$3,736	\$3,452	\$3,530	\$3,895	\$3,895	\$3,895	\$3,895	\$3,895	\$3,530	\$3,452	\$3,736	\$44,644
Internet	\$220	\$220	\$222	\$239	\$277	\$277	\$277	\$277	\$277	\$239	\$222	\$220	\$2,967
Trash	\$983	\$983	\$995	\$1,068	\$1,240	\$1,240	\$1,240	\$1,240	\$1,240	\$1,068	\$995	\$983	\$13,274
Lawn/Snow	\$2,757	\$2,757	\$2,791	\$1,398	\$696	\$696	\$696	\$696	\$696	\$1,398	\$2,791	\$2,757	\$20,128
LP Gas	\$615	\$615	\$623	\$514	\$358	\$358	\$358	\$358	\$358	\$514	\$623	\$615	\$5,911
Maintenance (Repairs)	\$1,234	\$1,234	\$1,249	\$1,277	\$1,632	\$1,632	\$1,632	\$1,632	\$1,632	\$1,277	\$1,249	\$1,234	\$16,912
Inkeepers Tax	\$1,384	\$1,384	\$1,401	\$1,504	\$1,747	\$1,747	\$1,747	\$1,747	\$1,747	\$1,504	\$1,401	\$1,384	\$18,693
Property Management	\$4,242	\$4,242	\$4,293	\$4,609	\$5,354	\$5,354	\$5,354	\$5,354	\$5,354	\$4,609	\$4,293	\$4,242	\$57,297
Property Maintenance / CapEx Reserve	\$3,846	\$3,846	\$3,893	\$4,179	\$4,854	\$4,854	\$4,854	\$4,854	\$4,854	\$4,179	\$3,893	\$3,846	\$51,949
Total Operating Expenses	\$27,088	\$27,088	\$27,088	\$27,088	\$30,275	\$30,275	\$30,275	\$30,275	\$30,275	\$27,088	\$27,088	\$27,088	\$347,543
Net Operating Income (NOI)	\$40,633	\$40,633	\$40,633	\$40,633	\$45,413	\$45,413	\$45,413	\$45,413	\$45,413	\$40,633	\$40,633	\$40,633	\$504,948

T-12 & PROFORMA

YEAR 2 – RATE GROWTH (55 UNITS)

CATEGORY	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year 2 Projection
INCOME													
Rental Revenue – 38 Units	\$48,951	\$48,951	\$48,951	\$48,951	\$62,525	\$62,525	\$62,525	\$62,525	\$62,525	\$48,951	\$48,951	\$48,951	\$655,281
Rental Revenue – 17 Units	\$18,771	\$18,771	\$18,771	\$18,771	\$24,475	\$24,475	\$24,475	\$24,475	\$24,475	\$18,771	\$18,771	\$18,771	\$253,770
Dock Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenue	\$67,721	\$67,721	\$67,721	\$67,721	\$87,001	\$87,001	\$87,001	\$87,001	\$87,001	\$67,721	\$67,721	\$67,721	\$909,051
OPERATING EXPENSES (Target: 40% of Revenue)													
Software	\$246	\$246	\$249	\$267	\$357	\$357	\$357	\$357	\$357	\$267	\$249	\$246	\$3,553
Cleaning Supplies	\$123	\$123	\$124	\$133	\$218	\$218	\$218	\$218	\$218	\$133	\$124	\$123	\$1,971
Office Supplies/Mailing	\$159	\$159	\$161	\$172	\$230	\$230	\$230	\$230	\$230	\$172	\$161	\$159	\$2,294
Advertising	\$707	\$707	\$716	\$768	\$1,026	\$1,026	\$1,026	\$1,026	\$1,026	\$768	\$716	\$707	\$10,216
Insurance	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,004
Property Tax	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$50,004
Phone Line	\$41	\$41	\$42	\$45	\$59	\$59	\$59	\$59	\$59	\$45	\$42	\$41	\$593
Grinder/Sewer	\$971	\$971	\$983	\$1,056	\$1,409	\$1,409	\$1,409	\$1,409	\$1,409	\$1,056	\$983	\$971	\$14,039
Water Test	\$18	\$18	\$18	\$19	\$26	\$26	\$26	\$26	\$26	\$19	\$18	\$18	\$255
Electricity	\$3,736	\$3,736	\$3,452	\$3,530	\$4,477	\$4,477	\$4,477	\$4,477	\$4,477	\$3,530	\$3,452	\$3,736	\$47,555
Internet	\$220	\$220	\$222	\$239	\$319	\$319	\$319	\$319	\$319	\$239	\$222	\$220	\$3,174
Trash	\$983	\$983	\$995	\$1,068	\$1,426	\$1,426	\$1,426	\$1,426	\$1,426	\$1,068	\$995	\$983	\$14,201
Lawn/Snow	\$2,757	\$2,757	\$2,791	\$1,398	\$800	\$800	\$800	\$800	\$800	\$1,398	\$2,791	\$2,757	\$20,648
LP Gas	\$615	\$615	\$623	\$514	\$412	\$412	\$412	\$412	\$412	\$514	\$623	\$615	\$6,179
Maintenance (Repairs)	\$1,234	\$1,234	\$1,249	\$1,277	\$1,875	\$1,875	\$1,875	\$1,875	\$1,875	\$1,277	\$1,249	\$1,234	\$18,131
Inkeepers Tax	\$1,384	\$1,384	\$1,401	\$1,504	\$2,008	\$2,008	\$2,008	\$2,008	\$2,008	\$1,504	\$1,401	\$1,384	\$19,998
Property Management	\$4,242	\$4,242	\$4,293	\$4,609	\$6,154	\$6,154	\$6,154	\$6,154	\$6,154	\$4,609	\$4,293	\$4,242	\$61,298
Property Maintenance / CapEx Reserve	\$3,846	\$3,846	\$3,893	\$4,179	\$5,579	\$5,579	\$5,579	\$5,579	\$5,579	\$4,179	\$3,893	\$3,846	\$55,577
Total Operating Expenses	\$27,088	\$27,088	\$27,088	\$27,088	\$34,800	\$34,800	\$34,800	\$34,800	\$34,800	\$27,088	\$27,088	\$27,088	\$364,689
Net Operating Income (NOI)	\$40,633	\$40,633	\$40,633	\$40,633	\$52,200	\$52,200	\$52,200	\$52,200	\$52,200	\$40,633	\$40,633	\$40,633	\$544,362

T-12 & PROFORMA

YEAR 3 – EXPANSION + DOCK INCOME (63 UNITS)

Category	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Year 3 Projection
INCOME													
Rental Revenue – 63 Units	\$92,749	\$92,749	\$92,749	\$92,749	\$116,618	\$116,618	\$116,618	\$116,618	\$116,618	\$92,749	\$92,749	\$92,749	\$1,232,329
Dock Rent	\$0	\$0	\$0	\$0	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$0	\$0	\$0	\$90,000
Total Revenue	\$92,749	\$92,749	\$92,749	\$92,749	\$134,618	\$134,618	\$134,618	\$134,618	\$134,618	\$92,749	\$92,749	\$92,749	\$1,322,329
OPERATING EXPENSES (Target: 42% of Revenue)													
Software	\$354	\$354	\$358	\$384	\$580	\$580	\$580	\$580	\$580	\$384	\$358	\$354	\$5,442
Cleaning Supplies	\$176	\$176	\$179	\$192	\$353	\$353	\$353	\$353	\$353	\$192	\$179	\$176	\$3,037
Office Supplies/Mailing	\$228	\$228	\$231	\$248	\$374	\$374	\$374	\$374	\$374	\$248	\$231	\$228	\$3,513
Advertising	\$1,017	\$1,017	\$1,029	\$1,105	\$1,666	\$1,666	\$1,666	\$1,666	\$1,666	\$1,105	\$1,029	\$1,017	\$15,649
Insurance	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$35,004
Property Tax	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$4,167	\$50,004
Phone Line	\$59	\$59	\$60	\$64	\$97	\$97	\$97	\$97	\$97	\$64	\$60	\$59	\$908
Grinder/Sewer	\$1,397	\$1,397	\$1,414	\$1,518	\$2,290	\$2,290	\$2,290	\$2,290	\$2,290	\$1,518	\$1,414	\$1,397	\$21,504
Water Test	\$25	\$25	\$26	\$28	\$42	\$42	\$42	\$42	\$42	\$28	\$26	\$25	\$391
Electricity	\$5,372	\$5,372	\$4,964	\$5,076	\$7,274	\$7,274	\$7,274	\$7,274	\$7,274	\$5,076	\$4,964	\$5,372	\$72,564
Internet	\$316	\$316	\$320	\$343	\$518	\$518	\$518	\$518	\$518	\$343	\$320	\$316	\$4,861
Trash	\$1,413	\$1,413	\$1,430	\$1,535	\$2,316	\$2,316	\$2,316	\$2,316	\$2,316	\$1,535	\$1,430	\$1,413	\$21,752
Lawn/Snow	\$3,965	\$3,965	\$4,013	\$2,010	\$1,300	\$1,300	\$1,300	\$1,300	\$1,300	\$2,010	\$4,013	\$3,965	\$30,440
LP Gas	\$885	\$885	\$895	\$739	\$669	\$669	\$669	\$669	\$669	\$739	\$895	\$885	\$9,270
Maintenance (Repairs)	\$1,775	\$1,775	\$1,796	\$1,836	\$3,047	\$3,047	\$3,047	\$3,047	\$3,047	\$1,836	\$1,796	\$1,775	\$27,823
Inkeepers Tax	\$1,990	\$1,990	\$2,014	\$2,162	\$3,262	\$3,262	\$3,262	\$3,262	\$3,262	\$2,162	\$2,014	\$1,990	\$30,632
Property Management	\$6,100	\$6,100	\$6,174	\$6,628	\$9,998	\$9,998	\$9,998	\$9,998	\$9,998	\$6,628	\$6,174	\$6,100	\$93,891
Property Maintenance / CapEx Reserve	\$5,530	\$5,530	\$5,598	\$6,009	\$9,065	\$9,065	\$9,065	\$9,065	\$9,065	\$6,009	\$5,598	\$5,530	\$85,128
Total Operating Expenses	\$38,954	\$38,954	\$38,954	\$38,954	\$56,539	\$56,539	\$56,539	\$56,539	\$56,539	\$38,954	\$38,954	\$38,954	\$511,813
Net Operating Income (NOI)	\$53,794	\$53,794	\$53,794	\$53,794	\$78,078	\$78,078	\$78,078	\$78,078	\$78,078	\$53,794	\$53,794	\$53,794	\$810,516

T-12 & PROFORMA

UNDERWRITING NOTES / ASSUMPTIONS

Seasonality: Off-season defined as October through April (85% occupancy) and in-season as May through September (95% occupancy). Year 1 weekly rental rates are projected at \$350 for two-bedroom units and \$300 for one-bedroom units. Year 2 weekly rates are projected at \$400 for two-bedroom units and \$350 for one-bedroom units.

Revenue: Weekly rents are converted using 4.33 weeks per month, with occupancy applied uniformly across all units.

Expense Baseline: Based on the November 2025 operating expense report (see source file). Expense categories are weighted and scaled to align with the projected expense ratio, with select line items seasonally adjusted, including utilities, lawn/snow, gas, cleaning, and repairs.

Year 2: Assumes seasonal rate increases during the May through September peak season only.

Year 3: Assumes expansion to 63 units with uniform rental rates, plus additional dock income projected at \$500 per dock for 36 docks during the May through September season.

Disclaimer: All figures presented are projections for underwriting and marketing purposes only and are subject to verification during the due diligence process. They do not represent actual historical operating results.



CITY & COUNTY PROFILE

City	Monticello, Indiana
City Population	5,508 (2020 Census)
County	White County, Indiana
County Population	~24,900
Population Trend	Stable with modest long-term growth
Median Age	42.5 years
Median Household Income	\$66,000
Total Housing Units	~9,865
Employment Base	Tourism, manufacturing, utilities, healthcare, public services



GEOGRAPHY & ACCESS

Location	Outside Indiana Beach Amusement & Water Park, adjacent to Lake Shafer
County Seat	Monticello
Coordinates	40.7467° N, 86.7659° W
Primary Access	U.S. Route 24, I-65 corridor

APPROXIMATE DRIVE TIMES:

Destination	Time
Downtown Monticello	3–5 min
Lake Shafer marinas/waterfront	Walkable
Lake Freeman	10–15 min
Logansport, IN	~25 min
Lafayette, IN	~35–40 min
West Lafayette / Purdue Univ.	~40–45 min
Indianapolis Metro	~90 min
Chicago South Suburbs	~2–2.5 hrs



DEMOGRAPHICS & WORKFORCE RADIUS

Radius	Population	Estimated Households
5 miles	8,000–9,000	
10 miles	20,000–22,000	
15 miles	45,000–50,000	17,000–19,000



TOURISM & SEASONAL DEMAND DRIVERS

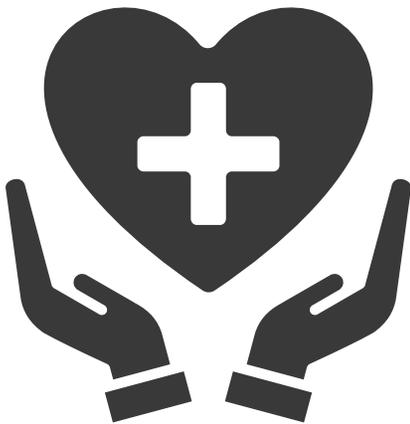
Indiana Beach Amusement & Water Park	Seasonal May–Oct, 40+ rides, regional draw from IN, IL, MI, OH, drives peak lodging demand
Lake Shafer & Lake Freeman	Boating, fishing, marinas, lakefront homes, seasonal events, shoulder-season demand

MAJOR EMPLOYERS – WHITE COUNTY



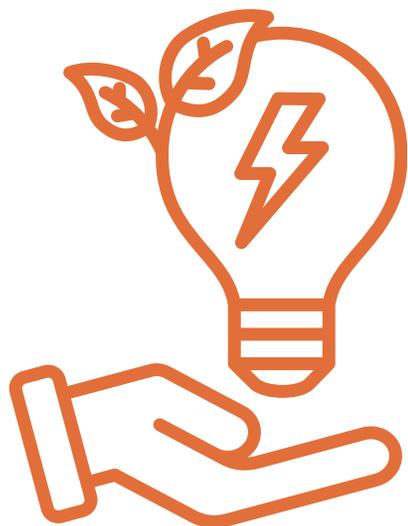
Employer	Sector / Notes
Indiana Beach Amusement & Water Park	Tourism / Seasonal
Indiana Beach / Monticello KOA Campground	Tourism / Seasonal
Vanguard National Trailer Corp	Trailer manufacturing
McGill Manufacturing Co., Inc.	Industrial manufacturing
Jackson Kayak	Outdoor / recreational equipment
Moeller Marine	Marine products & components
White County government & municipal services	Public administration
White County school systems	Education
Local healthcare providers & clinics	Healthcare

HEALTHCARE INFRASTRUCTURE



Facility	Location / Notes
IU Health White Memorial Hospital	Monticello – primary hospital
IU Health Arnett Hospital	Lafayette (~30–45 min)
Franciscan Health Lafayette East	Lafayette (~30–45 min)

ENERGY, INFRASTRUCTURE & LONG-TERM PROJECTS



Project	Capacity / Notes	Timeline	Workforce Impact
Twin Lakes Solar	~150 MW	2024–2026	100–300 peak workers
Cavalry Solar / Energy Center	~200 MW+	TBD	100–300 peak workers
Broadband Expansion	N/A	Multi-year	Recurring contractor crews
IDOT Road & Bridge Projects	N/A	Annual / seasonal	Rotating crews

INDUSTRIAL & DATA CENTER DEVELOPMENT

Industrial Zoning

High-power / industrial uses including data centers

Zoning Status

Temporary moratoriums / early-stage planning

Lodging Demand

Engineering, environmental, surveying, utility contractors

HOUSING & MARKET ECONOMICS

Market Rents	Studio/1BR: \$1,000–\$1,200; 2BR: \$1,200–\$1,500+; Furnished/short-term: \$1,500–\$2,000+ peak season
Housing Supply	High homeownership (79%), limited rental stock, most rentals long-term leases
Market Gap	Extended-stay lodging fills critical gap: furnished units, flexible weekly/monthly terms

COMPETITIVE SUPPLY & ADR METRICS

Average Daily Rate (AirDNA proxy)	~\$260
Average Occupancy (AirDNA)	40–45%
Average Monthly Revenue (STR proxy)	~\$16,500
Competitive Hotels	Best Western Plus Brandywine Inn & Suites (branded), Alexanders Landing (independent), Monticello Inn (independent)
Seasonality	Peak: May–Sept; Shoulder: Apr & Oct; Off: Nov–Mar

COMPETITIVE SUPPLY & ADR METRICS

Recreation & Attractions	Indiana Beach Amusement Park, Keminskiy's Go Kart Track, Lake Shafer, Lake Freeman, Boat rentals / marinas
Golf & Outdoor Activities	Tippecanoe Golf Course, Pine View Golf Course
Entertainment & Dining	Monticello Drive-In Theater, Sportsman Bar & Grill, local restaurants / taverns / lakefront dining
Indoor Recreation	Indoor pickleball, basketball courts, community centers, seasonal programming

AREA HIGHLIGHTS – MONTICELLO, INDIANA, 47960



Excellent access via U.S. Highways 24 & 421 and close to I-65, supporting logistics and connectivity.



Diverse local economy with manufacturing, agriculture, healthcare, retail, and tourism.



Tax abatements and development incentives attract new investments and commercial growth.



Proximity to Lake Freeman, Lake Shafer, and Indiana Beach drives hospitality and retail demand.



Stable population with a diverse, cost-effective labor pool supporting multiple industries.

OFFERING MEMORANDUM

INDIANA LAKE RESORT

4983 EAST INDIANA BEACH ROAD, MONTICELLO, INDIANA, 47960



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