INVESTOR-READY MULTIFAMILY OPPORTUNITY

20 UNITS | 100% OCCUPIED

INVESTMENT PROPERTY

3500 Warsaw Street, Fort Wayne, IN 46806

STURGES PROPERTY GROUP

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Sturges, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Sturges, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Sturges, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Sturges, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Sturges, LLC.

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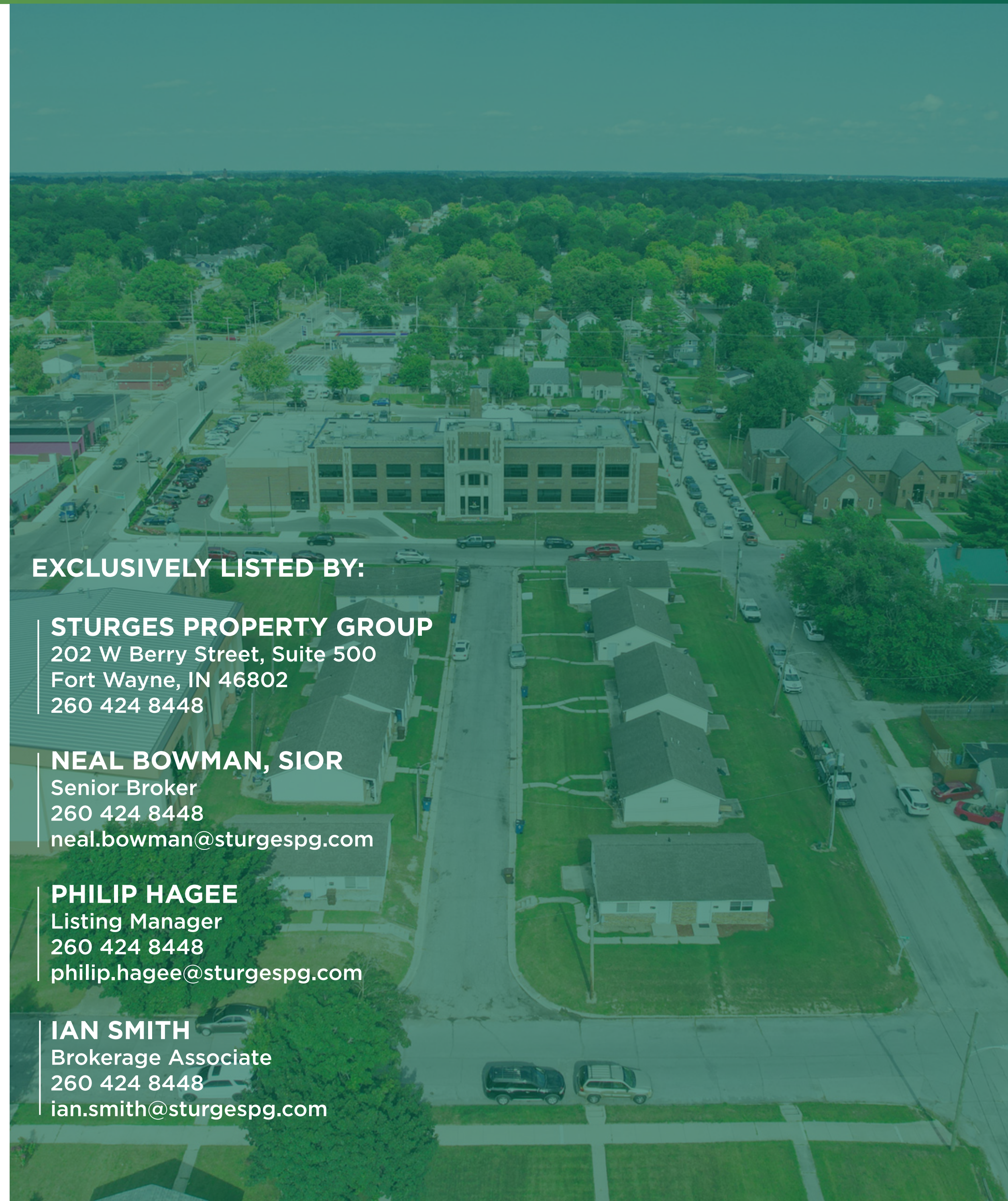

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THE OFFERING

STURGES PROPERTY GROUP IS PLEASED TO PRESENT THE OPPORTUNITY TO ACQUIRE a 20-unit multifamily investment property located at 3500 Warsaw Street in Fort Wayne, Indiana. The offering consists of eight buildings with twenty one-bedroom units and is currently 100% occupied. Rent roll includes Section 8 tenants, providing stable, government-backed rental income.

THE PROPERTY OFFERS DEPENDABLE CASH FLOW with the potential for future revenue growth through allowable rent adjustments. With full occupancy, a uniform unit mix, and straightforward operations, this asset represents an attractive investment opportunity for buyers seeking stable multifamily performance and long-term income potential.

BROKER'S NOTE: DO NOT VISIT THE SITE OR DISTURB TENANTS WITHOUT PRIOR APPROVAL.

$1,700,000

Offering Price

6.74%

CAP Rate

DESCRIPTION

3500 WARSAW STREET IS A 20-UNIT MULTIFAMILY INVESTMENT PROPERTY on approximately 1.03 acres in Fort Wayne, Indiana. The offering consists of eight wood-frame residential buildings totaling approximately 10,668 square feet on a single parcel. The buildings were renovated in 2008, and the property features 20 one-bedroom apartment units and is currently 100% occupied.

THE SITE INCLUDES STREET PARKING FOR RESIDENTS and is configured to provide convenient access to each building. Heating is provided by electric baseboards in each unit, and air conditioning is provided by window and wall units.

UNIT MIX

Units Type	Units	Avg Rent
One Bed / One Bath	20	$693

10,668
Total RSF

1965
Year Built

1.03 AC
Land Area

R3
Zoned Residential

Electric Baseboard
Heating

Window/Wall Unit
Air Conditioning

AEP
Electric (Tenant Pays)

City
Water & Sewer (Landlord Pays)

Wood Frame
Construction Type

Shingle
Roof

SITE PLAN - 1.03 AC

AERIAL VIEW


Downtown Fort Wayne
Electric Works
South Side High School
Clinton St/US 27
Lafayette St/US 27
Mt Calvary Missionary Baptist
Oxford St
Neighborhood Health
OPENED IN 2025
$20 MILLION RENOVATION
Warsaw St

EXCELLENT LOCATION

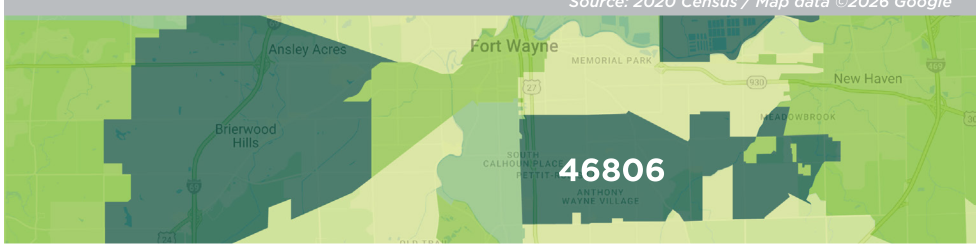
LOCATED ON FORT WAYNE'S SOUTHEAST SIDE, 3500 Warsaw Street is positioned within an established residential neighborhood with convenient access to the city's employment centers, healthcare campuses, educational institutions, and transportation network. Warsaw Street connects to Fairfield Avenue and South Anthony Boulevard, while nearby Lafayette Street (US 27), Jefferson Boulevard (US 24), and I-469 provide efficient access throughout Fort Wayne and the surrounding region.

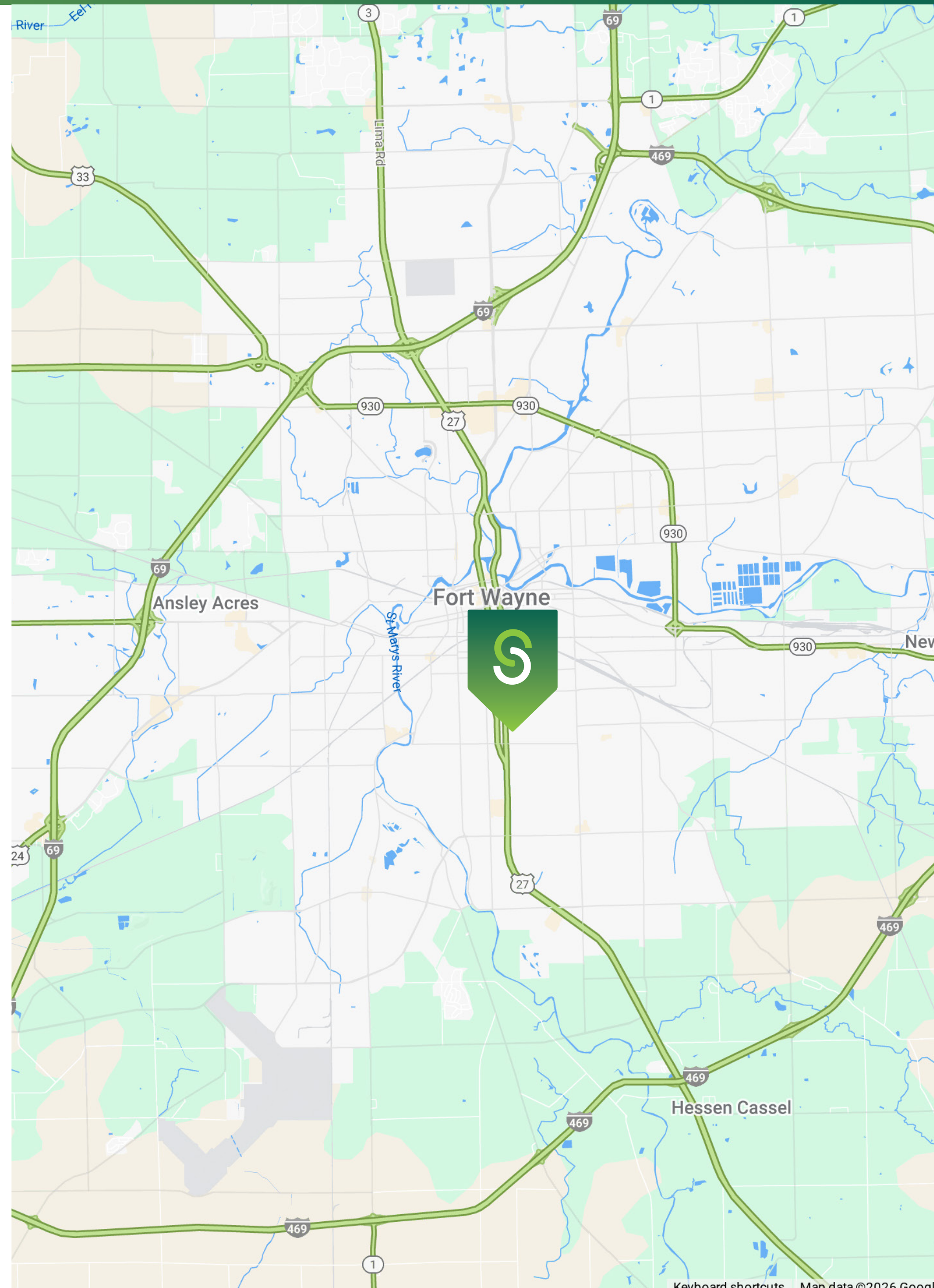
THE AREA IS EXPERIENCING CONTINUED PUBLIC AND PRIVATE INVESTMENT. Directly across Warsaw Street, the recently completed Neighborhood Health – Oxford transformed the former L.C. Ward School into a $20 million community healthcare campus offering primary care, behavioral health, dental, and pharmacy services. Nearby Bowen Health's Rudisill Boulevard campus further strengthens healthcare access in the neighborhood. Additional investment is planned through the City of Fort Wayne's two-phase Oxford Street streetscape project, which will add pedestrian-scale lighting, trees, wider sidewalks, improved ADA access, bike facilities, benches, and safer crosswalks. Phase I is planned to begin in Fall 2026, with the full project extending from Lafayette Street to South Anthony Boulevard and anticipated completion in Summer 2027. Together, these investments support continued neighborhood revitalization and long-term stability.

46806 DEMOGRAPHICS

Population	26,425
Median Age	29.8
Average Household Income	$57,353
Number of Households	9,391

Source: 2020 Census / Map data ©2026 Google





Map data ©2026 Google

ABOUT FORT WAYNE

AS ONE OF THE FASTEST GROWING METROPOLITAN AREAS in the Great Lakes region, Fort Wayne, Indiana has experienced a revitalization and economic surge in the past 10 years, with plans to continue commercial development, tourism, and community growth.

FORT WAYNE IS AN IDEAL LOCATION for investors because of its easy interstate and railroad access, as well as its international airport, which recently expanded. It is also centrally located between Indianapolis, Chicago, Detroit, Cleveland, and Cincinnati. It is well-positioned for success thanks to the growing healthcare and retail sectors, a stable manufacturing presence, and consistent unemployment rate under 3%.

THE REVITALIZATION OF DOWNTOWN FORT WAYNE attracts younger residents and families to the historic neighborhoods close to the city center.

LARGER COMPANIES like Amazon, Sweetwater, GM, and Vera Bradley dot the outskirts of town, drawing in new workforces and enticing recent graduates from several local colleges and universities to stay local.

PART OF THE REVITALIZATION EFFORTS encourage the adaptive reuse of existing buildings for alternative purposes to ensure the community's culture, architecture, and heritage is maintained. Much of this can be seen in recent openings of Electric Works and The Landing, mixing both residential and commercial spaces seamlessly while still preserving the rich Fort Wayne history.

WITH ITS LOW COST OF LIVING AND IDYLLIC NEIGHBORHOODS, Fort Wayne has a large city feel with small-town charm. It provides amenities like first-rate entertainment, a flourishing art scene, upscale dining, family-friendly activities, abundant parks and trails, and popular yearly festivals.

YOU CAN FEEL A TRUE "SENSE OF PLACE" that is deeply rooted in Midwestern traditions while still embracing new conventions. Residents, visitors, and businesses help to create a collaborative community, working toward sustainable and creative growth to preserve and enhance what makes Fort Wayne a premier destination to live, work, play, and invest.

PARKVIEW FIELD


FORT WAYNE ZOO

#2
Fastest Growing Midwest City
(US Census, 2024)


KOMETS HOCKEY AT MEMORIAL COLISEUM


PROMENADE PARK & DOWNTOWN FORT WAYNE


JOHNNY APPLESEED FESTIVAL

9M+
Visitors Annually


FWMoA

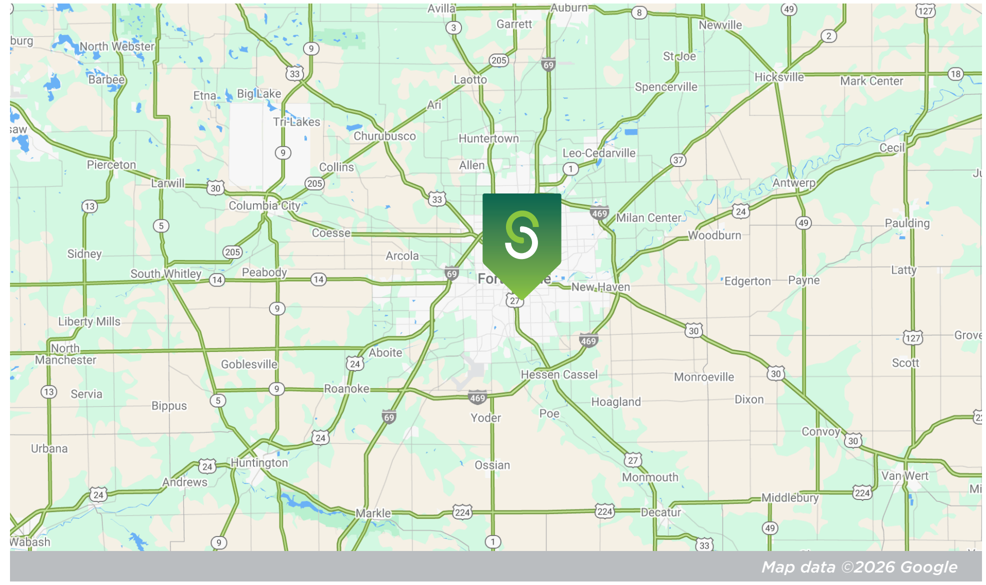
#2
Largest City in Indiana


GRAND WAYNE CONVENTION CENTER

MARKET SUMMARY

FORT WAYNE IS INDIANA'S SECOND-LARGEST CITY and the economic center of Northeast Indiana, serving a regional population of more than 430,000 residents. The city has built a diverse and resilient economy supported by healthcare, advanced manufacturing, logistics, financial services, education, defense, and technology. This broad employment base has contributed to steady population growth, a stable labor market, and sustained demand for workforce housing.

COMPARED TO MANY MIDWESTERN METROPOLITAN AREAS, Fort Wayne offers a favorable combination of economic stability, population growth, and affordability. Continued investment in healthcare, manufacturing, downtown redevelopment, and infrastructure has strengthened the city's long-term outlook while supporting consistent demand for multifamily housing. As a result, Fort Wayne remains an attractive market for investors seeking stable income-producing assets with long-term growth potential.



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