

CHESTNUT PORTFOLIO

19 PARCELS & 5 INCOME PROPERTIES!
CHESTNUT ST, FORT WAYNE, IN 46803



KIENAN O'ROURKE

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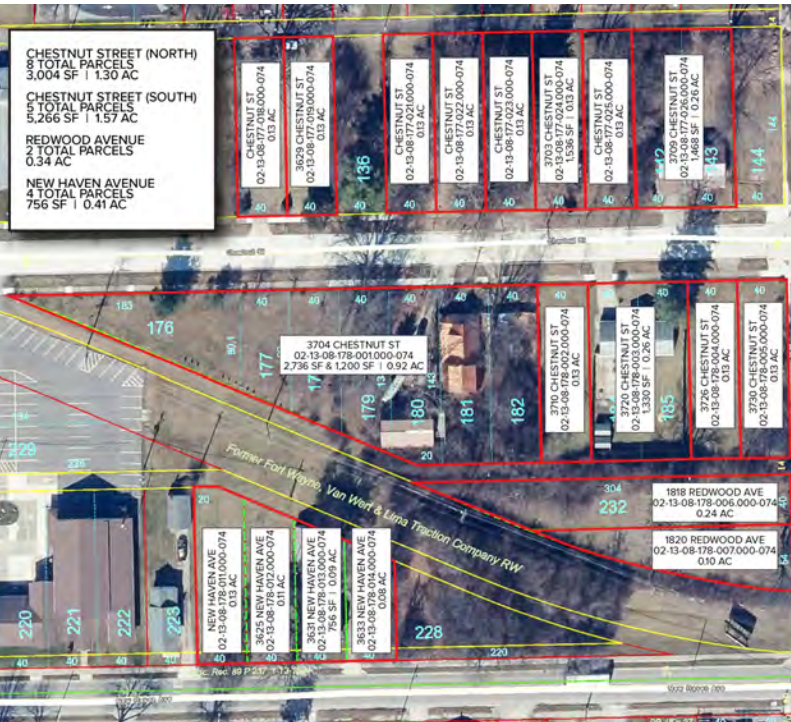
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CHESTNUT STREET PORTFOLIO

3704 Chestnut St, Fort Wayne, IN 46803



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$678,000
Total SF:	9,026 SF
Price Per SF:	\$75.12
Total Land Size:	3.62 Acres
Lot Size:	3.62 Acres
# of Income Units:	5 Homes
# of Parcels:	19 Total
Zoning:	R-1 (Residential) C-2 (Commercial)

PROPERTY OVERVIEW

Introducing a residential rental portfolio opportunity in Fort Wayne, IN. The investment boasts 5 income-producing single-family homes within a quiet neighborhood situated on 3.23 acres of land. This expansive property offers ample rental potential and opportunity to add more dwellings on parcels with existing curb-cuts. With new roads and sidewalks recently installed by the city, this area is ideal for rentals being equidistant between Downtown Fort Wayne and New Haven with direct proximity to major employers. This opportunity is ideal for the savvy Multifamily/Single Family Rental Portfolio investor seeking an attractive income stream with Section 8 potential.

PROPERTY HIGHLIGHTS

- 19 parcels with potential 8 income-producing dwellings on 3.62 acres available!
- Adjacent to Industrial and Commercial zones, the property is near some of the city's major industrial employers
- Encompassing almost one square block, location is a quiet neighborhood with multiple curb-cuts
- High potential to build additional homes or develop for commercial or industrial use
- The City of Fort Wayne just installed new roads and sidewalks
- Equidistant from Downtown Fort Wayne and New Haven, this area offers low cost of living for any renter

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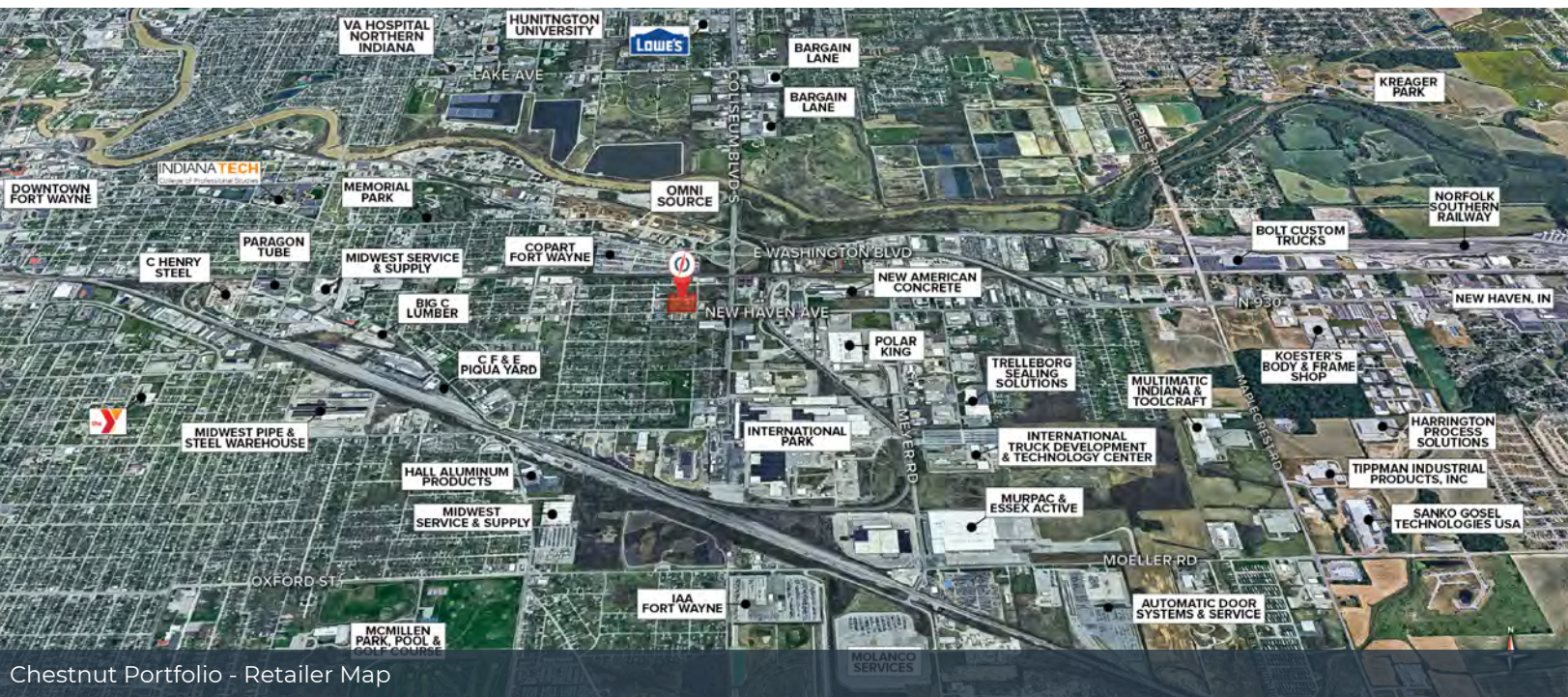
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PARCEL DESCRIPTIONS



Zoning Description & Detail Map



Chestnut Portfolio - Retailer Map

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INCOME PROPERTY PHOTOS



3703 Chestnut Street - 1,536 SF



3704 Chestnut Street - 2,736 SF & 1,200 SF



3709 Chestnut Street - 1,468 SF



3720 Chestnut Street - 1,330 SF



3631 New Haven Avenue - 756 SF



Overview Map - Rental Locations

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PROPERTY DETAILS

SALE PRICE	\$678,000
AVAILABLE	3.62 ACRES

LOCATION INFORMATION	
Building Name	Chestnut Street Portfolio
Street Address	3704 Chestnut St
City, State, Zip	Fort Wayne, IN 46803
County/Township	Allen/Wayne
Zoning	R-1 (Residential) & C-2 (Commercial)
Cross Streets	New Haven Ave, Redwood Ave, Holly Ave

LAND	
Number Of Lots	19
Best Use	Commercial Development & Multifamily Rental Portfolio
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

PROPERTY DETAILS	
Property Type	Land or Rental Portfolio
Property APN#	Property Size
02-13-08-177-018.000-074	0.13 Acres
02-13-08-177-019.000-074	0.13 Acres
02-13-07-177-021.000-074	0.13 Acres
02-13-08-177-022.000-074	0.13 Acres
02-13-08-177-023.000-074	0.13 Acres
02-13-08-177-024.000-074	1,536 SF & 0.13 Acres
02-13-08-177-025.000-074	0.13 Acres
02-13-08-177-026.000-074	1,468 SF & 0.26 Acres
02-13-08-178-001.000-074	2,736 SF, 1,200 SF & 0.92 Acres
02-13-08-178-002.000-074	0.13 Acres
02-13-08-178-003.000-074	1,330 SF & 0.26 Acres
02-13-08-178-004.000-074	0.13 Acres
02-13-07-178-005.000-074	0.13 Acres
02-13-08-178-006.000-074	0.24 Acres
02-13-08-178-007.000-074	0.10 Acres
02-13-08-178-011.000-074	0.13 Acres
02-13-08-178-012.000-074	0.11 Acres
02-13-08-178-013.000-074	756 SF, 520 SF & 0.09
02-13-08-178-014.000-074	0.08 Acres