



ONLINE AUCTION -RODEWAY INN, FORT WAYNE IN

2920 GOSHEN ROAD
FORT WAYNE, IN 46808

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1 PROPERTY INFORMATION

2920 Goshen Road
Fort Wayne, IN 46808

Property Summary



OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 1.92 Acres

Year Built: 1978

Building Size: 10,464 SF

Market: Fort Wayne

Price / SF: -

PROPERTY OVERVIEW

SVN Premier CRE & Auctions is excited to announce the Online Auction of Rodeway Inn in Fort Wayne Indiana. The online auction will open for bidding on December 12 and will begin to close on Tuesday, December 17th at 6:00 PM. You can get to the auction platform from this website by clicking the orange "View Auction Website" tab, or you can copy and paste this url: <https://svnauctions.bidwrangler.com>

Rodeway Inn is located directly off of I-69 on Goshen Road. It is very conveniently located near truck stops, right off of the highway, near restaurants and more.

PROPERTY HIGHLIGHTS

- -Direct Highway Access
- -Near Restaurants
- -High Traffic Area

Property Description



PROPERTY OVERVIEW

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Rodeway Inn is located directly off of I-69 on Goshen Road. It is very conveniently located near truck stops, right off of the highway, near restaurants and more.

LOCATION OVERVIEW

Located right off of I-69, this is a very conveniently located property. Also very close to W Coliseum Blvd, near restaurants, shops, and more attractions.

Complete Highlights

SALE HIGHLIGHTS

- -Direct Highway Access
- -Near Restaurants
- -High Traffic Area



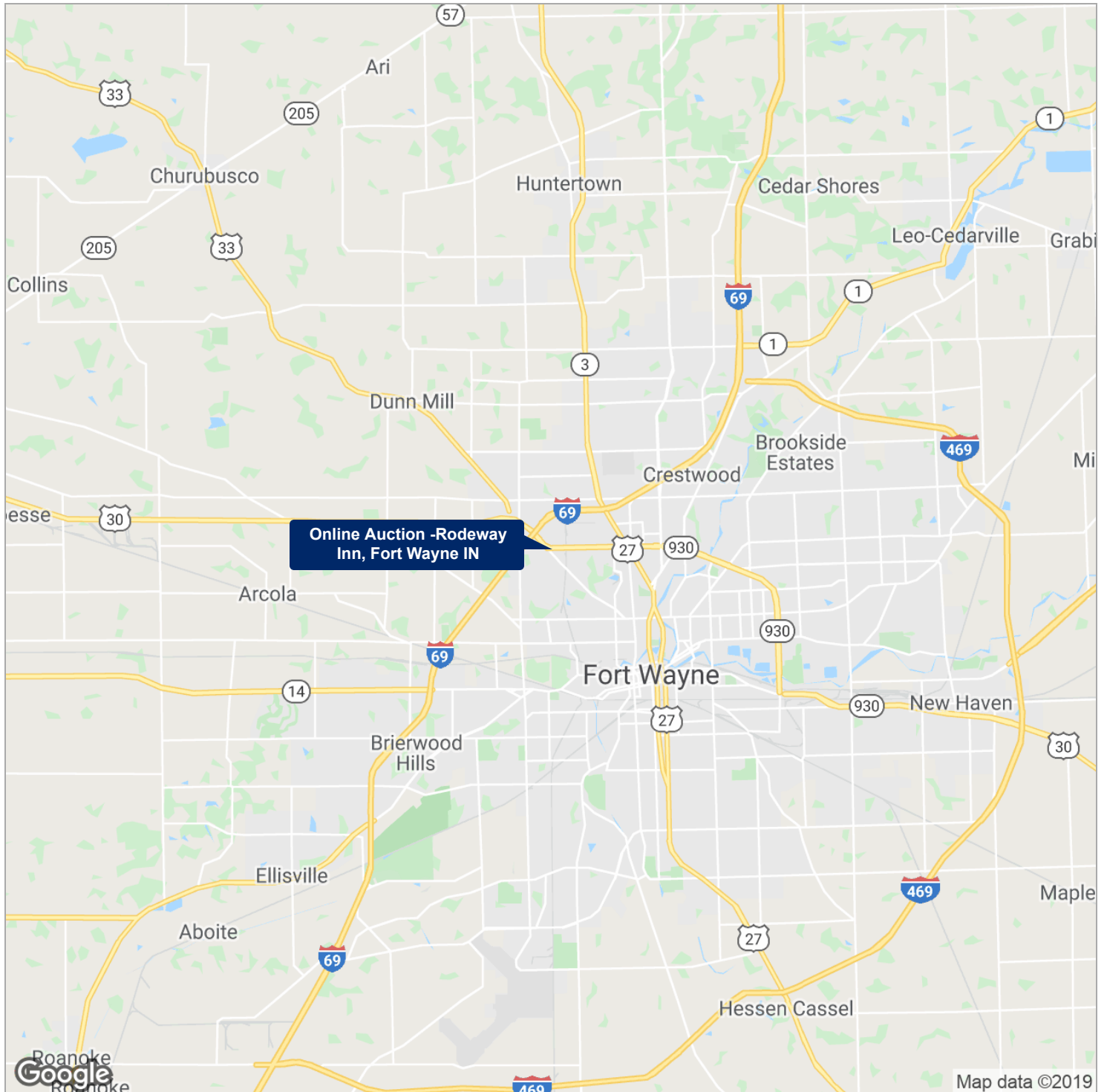
Additional Photos



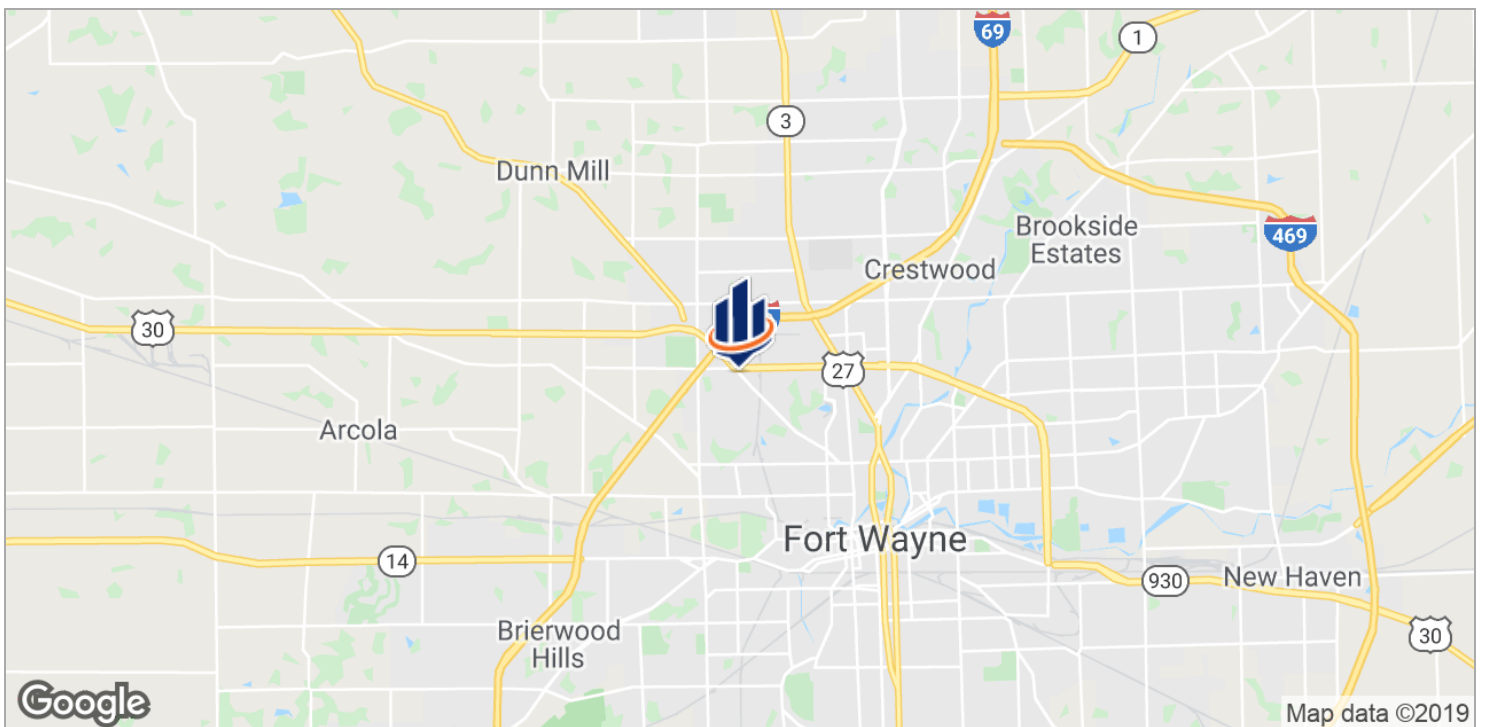
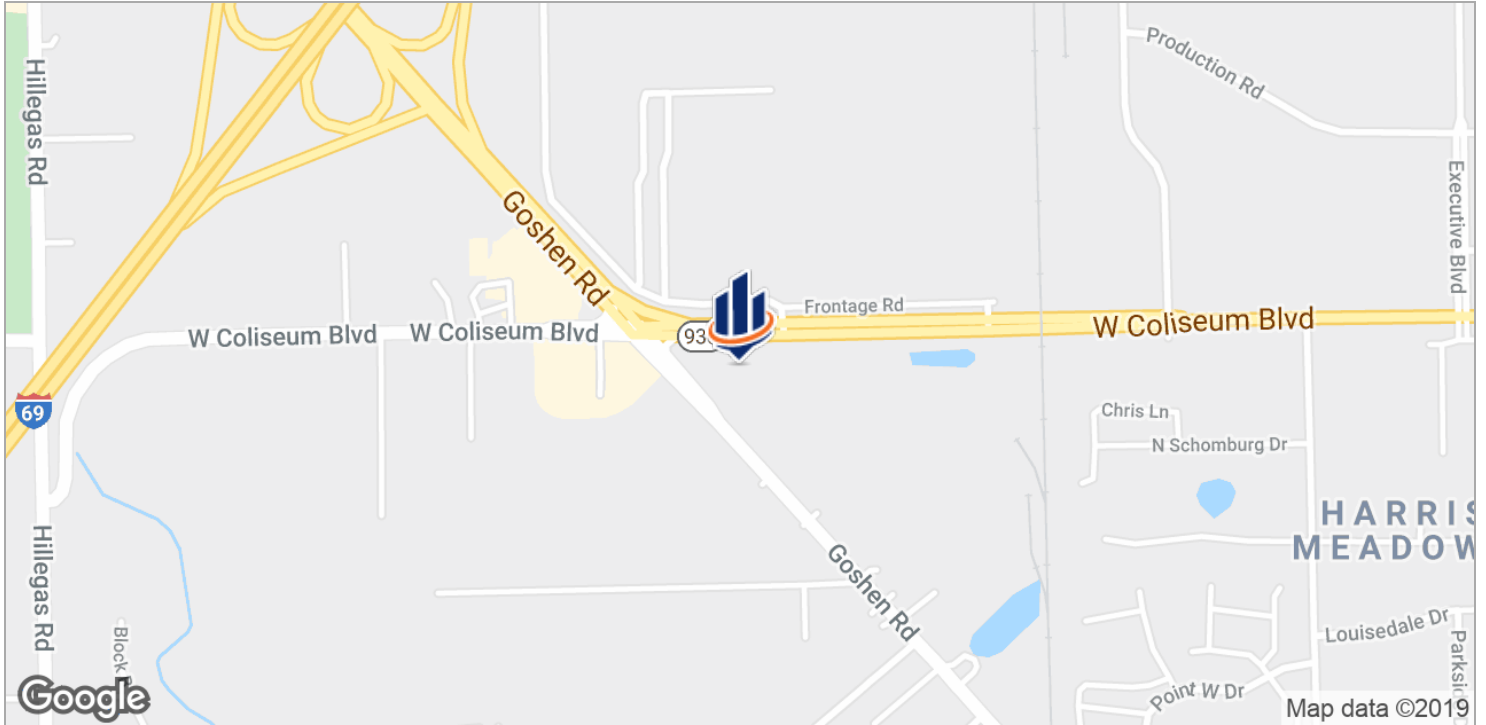
2 LOCATION INFORMATION

2920 Goshen Road
Fort Wayne, IN 46808

Regional Map



Location Maps



Aerial Map



3 FINANCIAL ANALYSIS

2920 Goshen Road
Fort Wayne, IN 46808

Financial Summary

INVESTMENT OVERVIEW

Price	\$2,200,000
Price per Room	-
RevPAR	-
ADR	-
CAP Rate	-
Cash-on-Cash Return (yr 1)	- %
Total Return (yr 1)	-
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	-
Other Income	-
Total Scheduled Income	-
Vacancy Cost	-
Gross Income	-
Operating Expenses	-
Net Operating Income	-
Pre-Tax Cash Flow	-

FINANCING DATA

Down Payment	-
Loan Amount	-
Debt Service	-
Debt Service Monthly	-
Principal Reduction (yr 1)	-

Income & Expenses

INCOME SUMMARY

Gross Income	-
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EXPENSE SUMMARY

Gross Expenses	-
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Net Operating Income	-
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4 SALE COMPARABLES

2920 Goshen Road
Fort Wayne, IN 46808

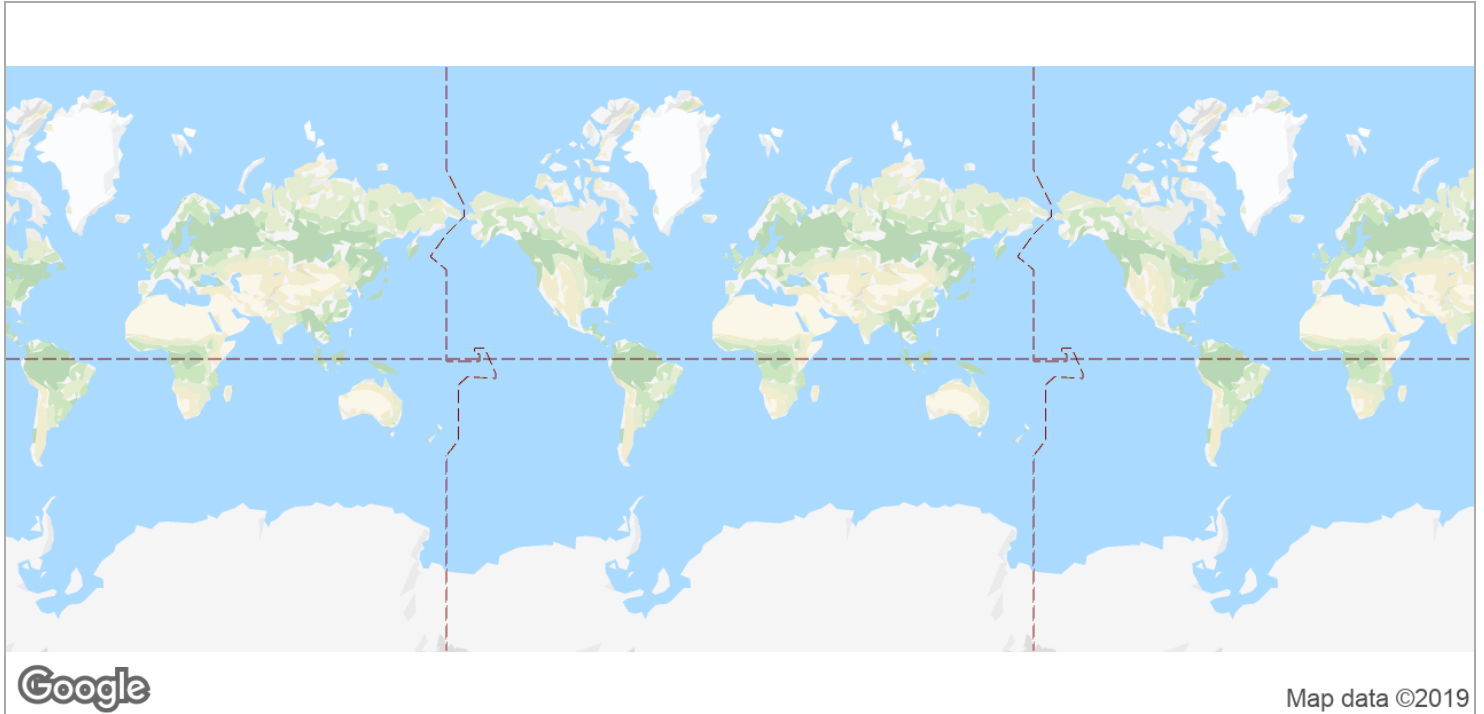
Sale Comps

Sale Comps Summary



SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	# OF ROOMS	
Online Auction -Rodeway Inn, Fort Wayne IN 2920 Goshen Road Fort Wayne, IN 46808	Subject To Offer	10,464 SF	-	-	-	-	
SALE COMPS	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	# OF ROOMS	CLOSE
	PRICE	BLDG SF	PRICE/ROOM	REVPAR	CAP	# OF ROOMS	CLOSE
Totals/Averages	\$	SF	Liquid error: divided by 0		0.0%		

Sale Comps Map



SUBJECT PROPERTY

2920 Goshen Road, Fort Wayne, IN 46808

5 RENT COMPARABLES

2920 Goshen Road
Fort Wayne, IN 46808

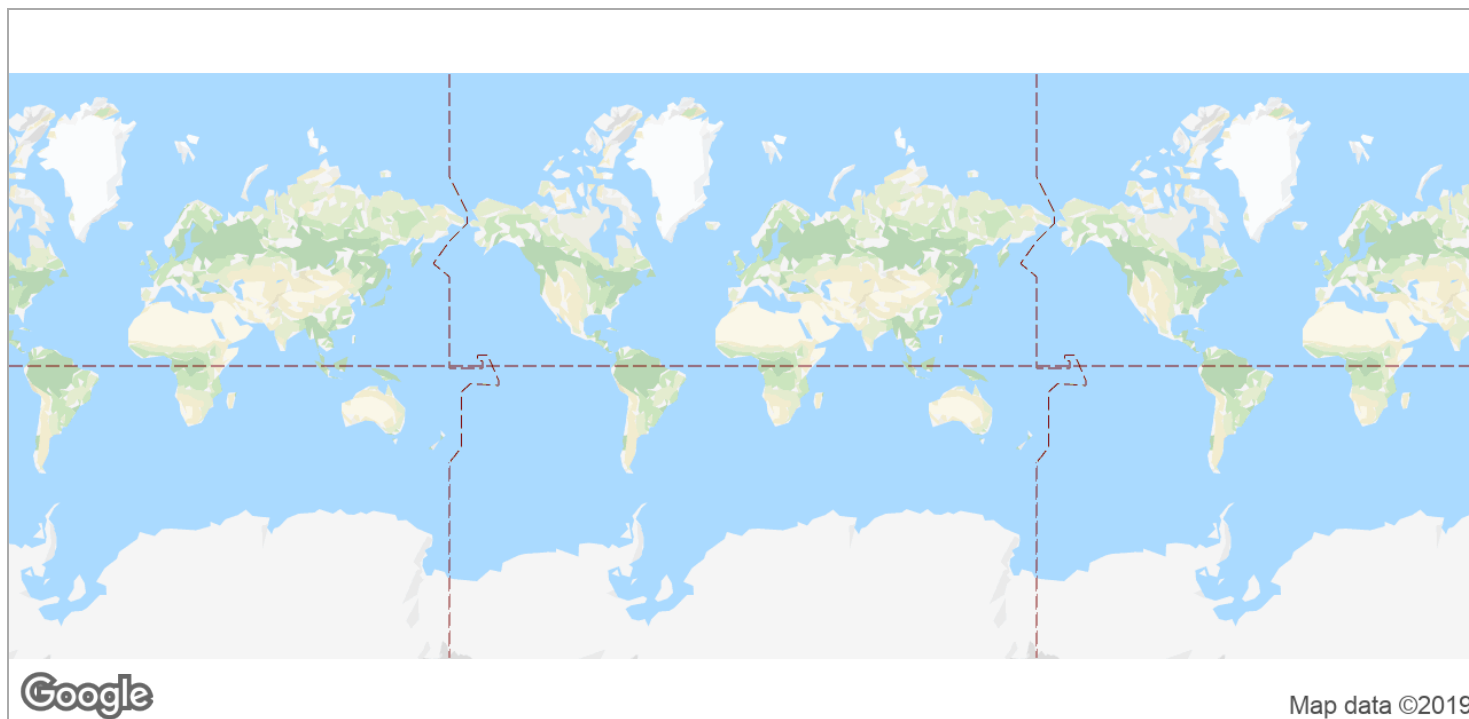
Rent Comps

Rent Comps Summary



SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF ROOMS	OCCUPANCY %
Online Auction -Rodeway Inn, Fort Wayne IN 2920 Goshen Road Fort Wayne, IN 46808	-	0 SF	10,464 SF	-	-
RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF ROOMS	OCCUPANCY %
	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF ROOMS	OCCUPANCY %
Totals/Averages	-	-	SF	-	-

Rent Comps Map



SUBJECT PROPERTY

2920 Goshen Road, Fort Wayne, IN 46808

6 DEMOGRAPHICS

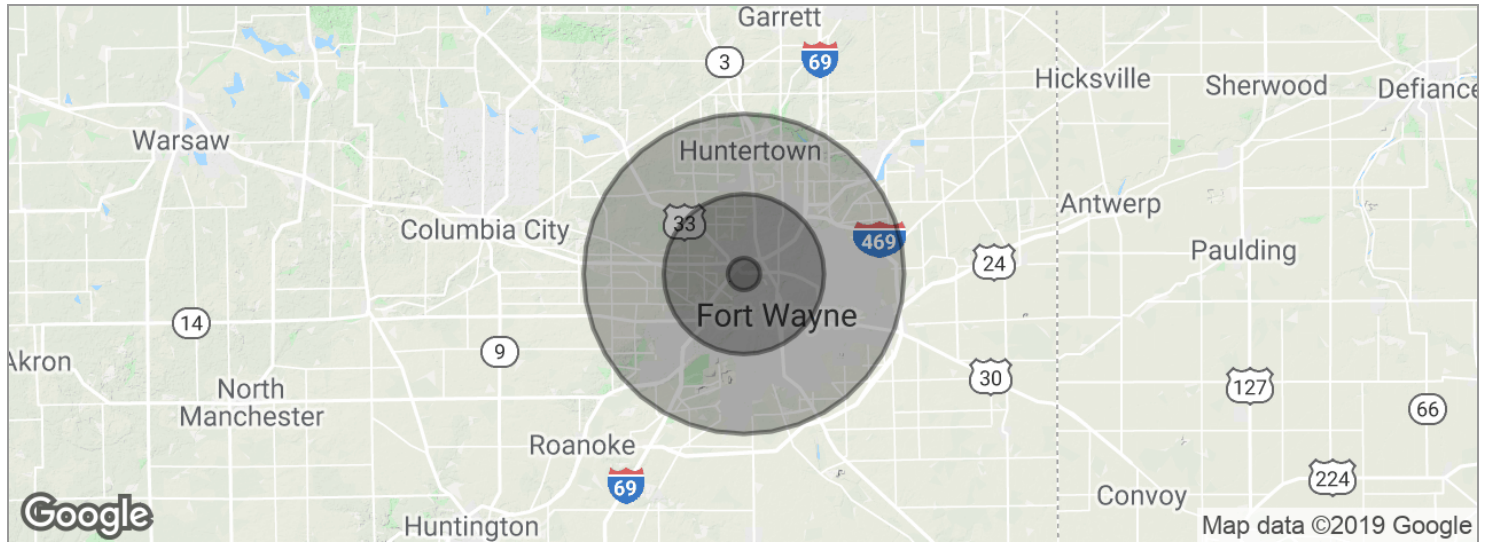
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Fort Wayne, IN 46808

Demographics Report

	1 MILE	5 MILES	10 MILES
Total population	2,224	122,041	361,142
Median age	34.2	33.5	34.7
Median age (male)	33.7	32.6	33.5
Median age (female)	34.8	34.5	35.9
	1 MILE	5 MILES	10 MILES
Total households	973	50,465	142,758
Total persons per HH	2.3	2.4	2.5
Average HH income	\$54,354	\$48,920	\$57,895
Average house value	\$103,288	\$97,329	\$128,687

** Demographic data derived from 2010 US Census*

Demographics Map



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Total population	2,224	122,041	361,142
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Median age [Male]	33.7	32.6	33.5
Median age [Female]	34.8	34.5	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
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7 ADVISOR BIOS

2920 Goshen Road
Fort Wayne, IN 46808

Advisor Bio & Contact 1

BILL MENISH, CAI, AARE

Managing Director

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PROFESSIONAL BACKGROUND

Bill Menish is co-owner of SVN Premier CRE & Auctions and Co-Founder of SVN Auction Services. Bill holds the prestigious Certified Auctioneer Institute [CAI] designation, Accredited Auctioneer of Real Estate [AARE] designation and Benefit Auctioneer Specialist [BAS] designation through the National Auctioneers Association. Bill has conducted real estate auctions for SVN, Prudential, Albert Burney, Advanni Realty and Real Auctions USA.

Bill is a 15 time Emmy Award winning broadcast journalist who changed careers in 2006. He still uses his talents acquired through that successful 20 year career as a television broadcaster to communicate, inform, even entertain his auction audiences.

EDUCATION

Ball State University, World Wide College of Auctioneering, Certified Auction Institute and currently working on his CCIM.

MEMBERSHIPS & AFFILIATIONS

National Auctioneers Association, Kentucky Auctioneers Association, National Association of Real Estate, Kentucky Commercial Real Estate Association, Kentucky Real Estate Commission and Board Member with the Louisville Metro Police Foundation.

Advisor Bio & Contact 2

OLIVIA MCBEE

Advisor

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PROFESSIONAL BACKGROUND

Olivia is an Advisor with SVN Premier CRE & Auctions. A graduate from the University of Louisville, her career path changed to pursue Commercial Real Estate. Olivia's strengths include her aggressive marketing expertise, and enthusiasm for her clients. Olivia is actively involved in the community, participating in fundraising gala's for organizations such as the American Heart Association, American Red Cross, Epilepsy Foundation, and Cystic Fibrosis to name a few.

EDUCATION

Bachelors of Science from University of Louisville, American College of Real Estate.

MEMBERSHIPS & AFFILIATIONS

Greater Louisville Associations of Realtors, Kentucky Real Estate Commission, Member of Supplies Overseas Committee



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