

520 SPRING STREET FORT WAYNE, IN 46808





NAI Hanning & Bean (“Broker”) has been engaged as the exclusive agent for the sale of the real estate located at 520 Spring Street, Fort Wayne, Indiana (the “Property”).

Information included or referred to herein is furnished by third parties and is not guaranteed as to its accuracy or completeness. You understand that all information included or referred to herein is confidential and furnished solely for the purpose of your review in connection with a potential purchase of the subject Property, as applicable. Independent estimates of proforma income and expenses should be developed by you before any decision is made on whether to make any purchase. Summaries of

any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual documents to which they relate. The Asset Owner(s), their servicers, representatives and/ or Brokers, including but not limited to NAI Hanning & Bean and its respective agents, representatives, affiliates and employees, (i) make no representations or warranties of any kind, express or implied, as to any information or projections relating to the subject asset(s), and hereby disclaim any and all such warranties or representations, and (ii) shall have no liability whatsoever arising from any errors, omissions or discrepancies in the information. Any solicitation for offers to purchase the

subject asset(s) is subject to prior placement and withdrawal, cancellation or modification without notice.

If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

NAI Hanning & Bean
200 E. Main Street, Suite 580
Fort Wayne, IN
tel 260.422.2150
Fax 260.422.2169
www.naihb.com

Gary Buschman, MICP
cell 260.348.2769

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520

Spring Street

Terms of Sale

The Property is being offered “as is,” “where is” and subject to all faults. Seller makes no representation or warranty with respect thereto other than a special warranty of title in the deed conveying the Properties to the Buyer. Buyer acknowledges that Buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, change of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

No Contact with Tenants & Property Management

All contact with tenants and property management shall be conducted through the Seller’s Broker with prior written approval.

Offering Procedure

NAI Hanning & Bean hereby solicits offers to purchase the property. This transaction will be conducted through an offer process in accordance with the terms and provisions of this Offering Memorandum, which Seller may, in its sole discretion, amend or update (provided that Seller has no obligation to amend or update the information included herein or otherwise made available to prospective purchasers). Each prospective purchaser has signed a Confidentiality Agreement in form and substance satisfactory to Seller as a condition of its receipt of this Offering Memorandum.

Distribution of Offering Materials and Review Period

All due diligence materials that will be provided will be made available through Gary Buschman at gary@naih.com.

Tours

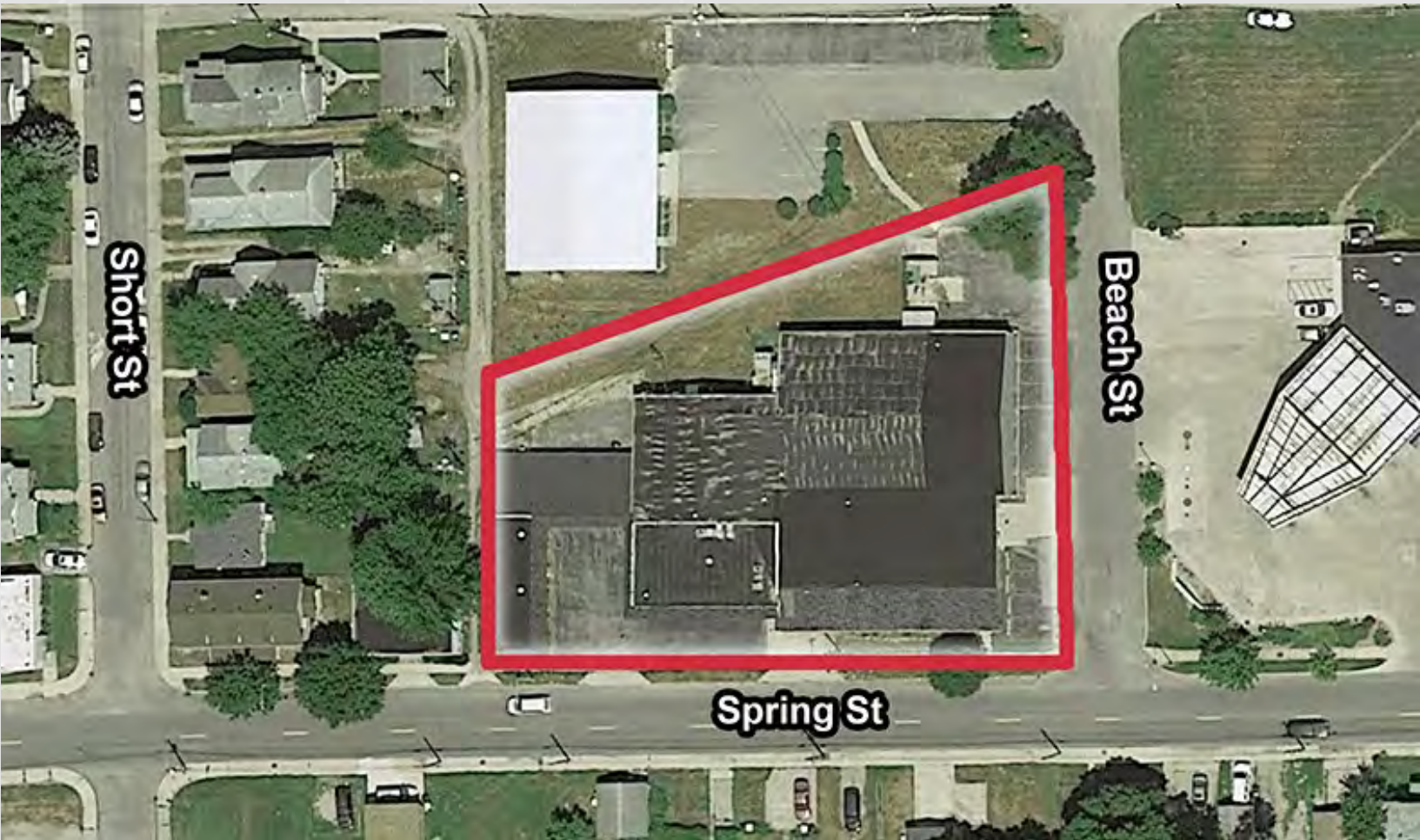
Private tours will be offered by appointment only. Please schedule your site visit by sending an email to Gary Buschman at gary@naih.com or via phone at 260.348.2769.

Investment Highlights

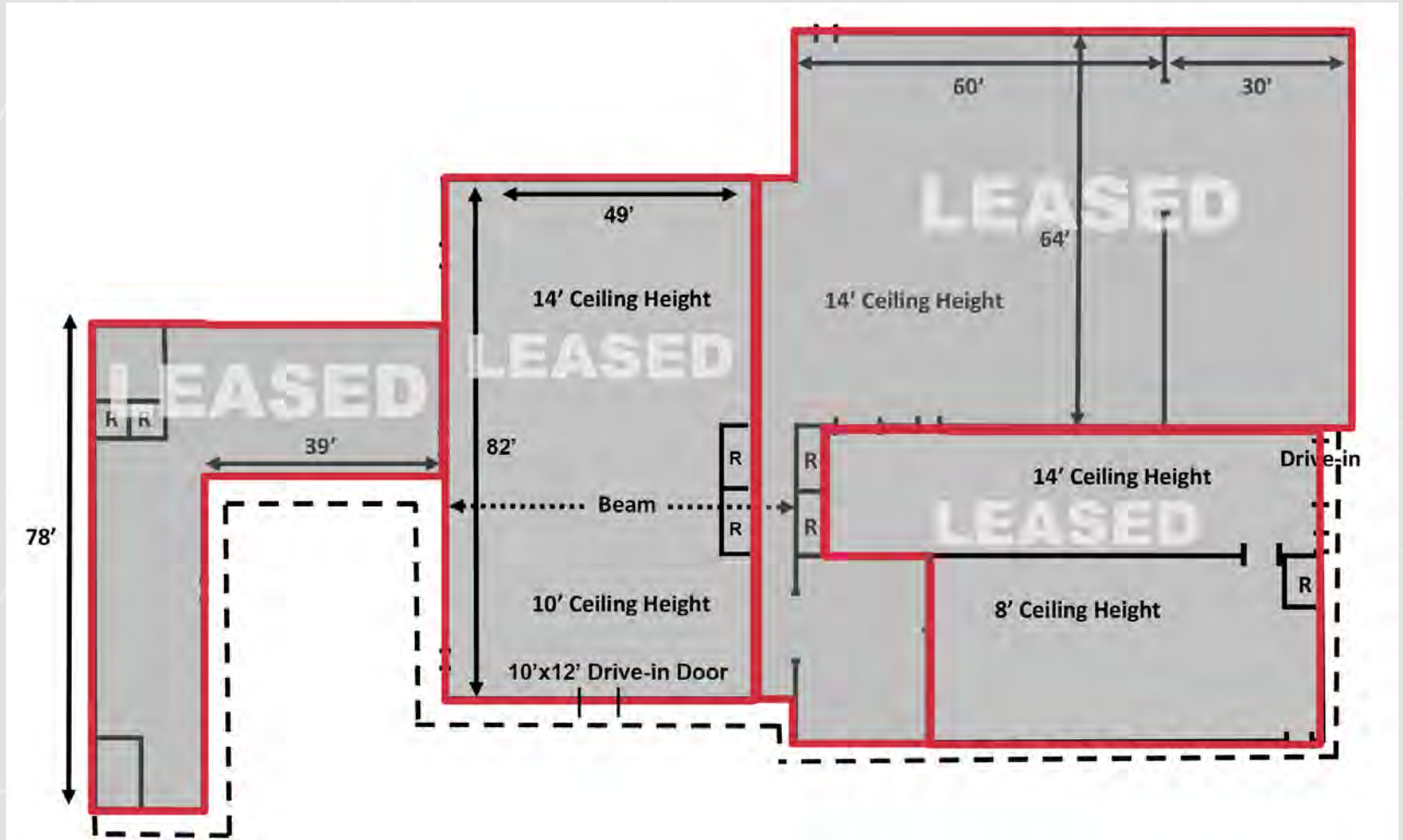
Property Overview

Address	520 Spring Street	Construction	Steel & Wood Frame
City, State	Fort Wayne, IN 46808	Floor	Concrete
County	Allen	Foundation	Slab
Township	Wayne	Roof	Membrane
Paving	Asphalt	Lighting	Fluorescent
Parcel Number	02-07-35-382-022.000-074	Heating	Gas Forced Air
Total Building SF	17,223 SF	Electrical	Standard
Year Built	1951; 1978; 2000	Signage	On Building
Zoning	C-3	Sprinklers	No
Acreage	0.81 AC	Restrooms	(1) Single
Number of Floors	One	Central Air	Throughout Building
Parking	20 +/-	Occupancy	100% Leased
Ceiling Heights	8' – 14'	Taxes	2020 / 2021 - \$6,276
Overhead Doors	12' x 14'	List Price	\$800,000

Aerial



Floor Plan



City of Fort Wayne

Market Overview

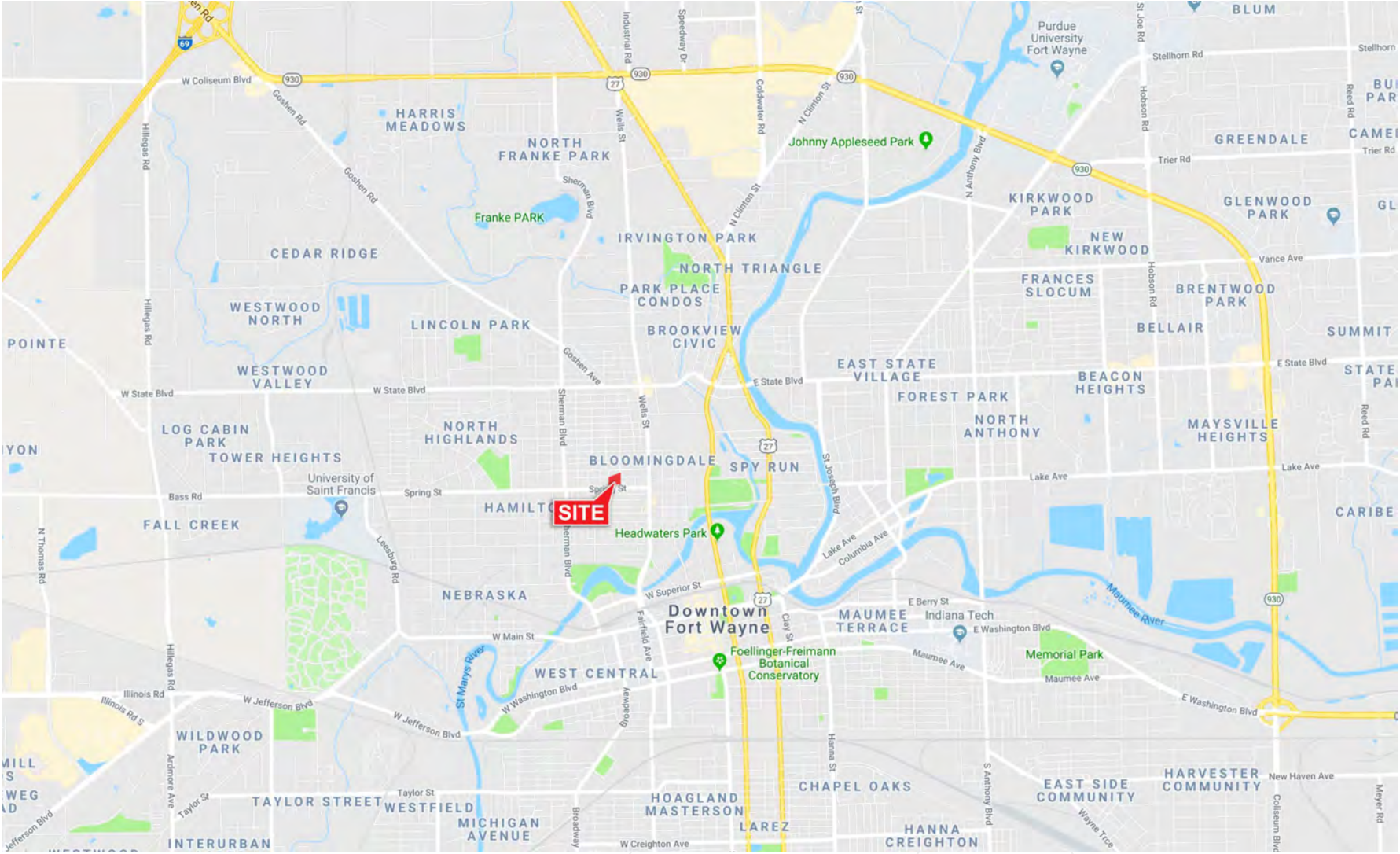
Fort Wayne is the second-largest city in the state of Indiana, and the hub of Northeast Indiana. It is located in Allen County, the largest county east of the Mississippi River.

Fort Wayne makes up 16% of Allen County and the rest of the county is comprised of smaller towns, unincorporated suburban area, parks and nature preserves. 65% of Allen County is agricultural land. The Fort Wayne Metropolitan Statistical area is comprised of Allen, Wells and Whitley counties.

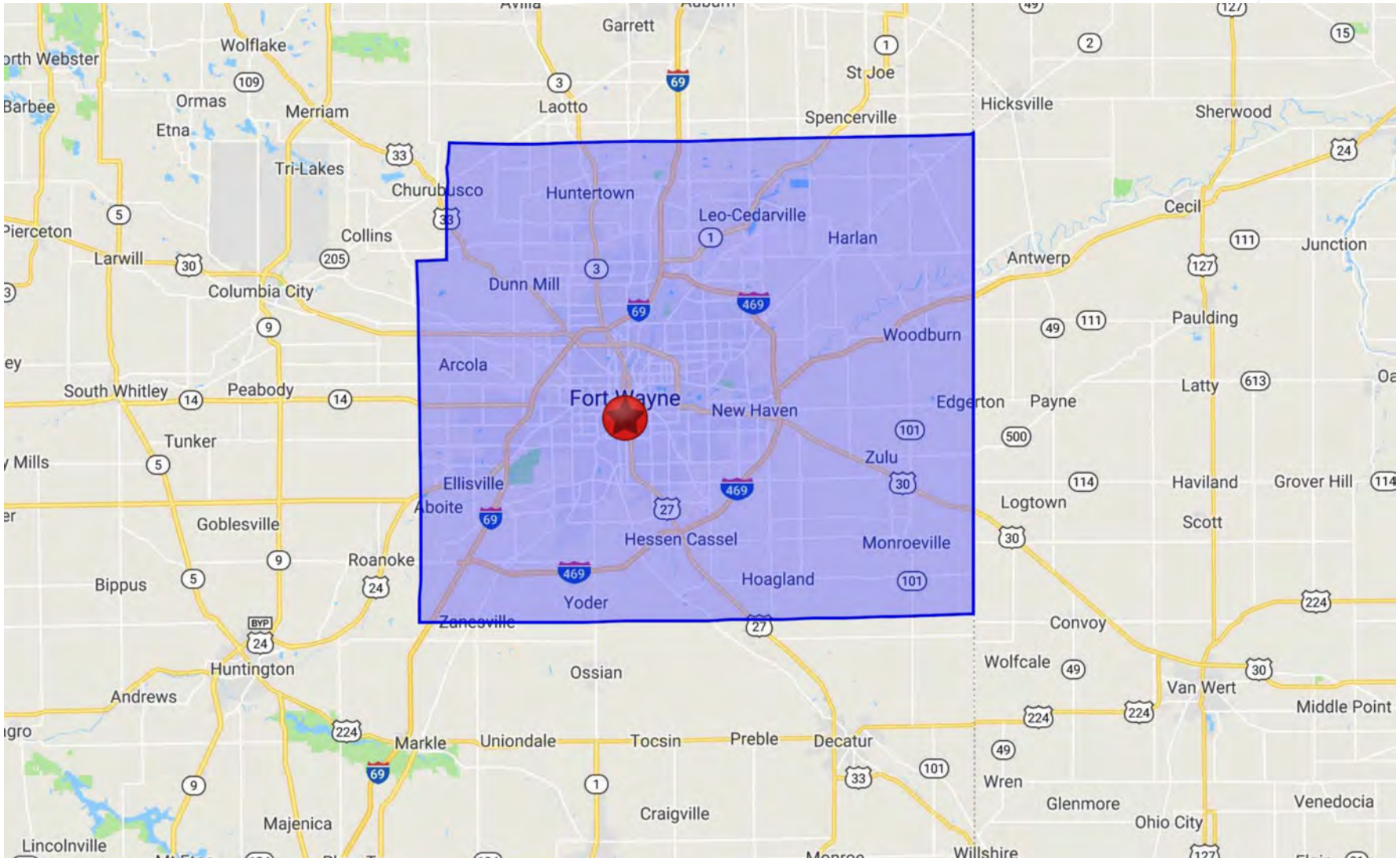
Fort Wayne-Allen County is the economic engine of the Northeast Indiana region, located between the Chicago, Detroit, and Indianapolis metro areas. The city is building a nationally recognized economy with globally recognized brands, collaborative leadership, and undeniable downtown momentum.

Not only is Fort Wayne the hub of three rivers, it is also a major metropolitan area and the second largest city in Indiana. It continues to progress as corporations and individuals live, thrive and expand together.

Location Map

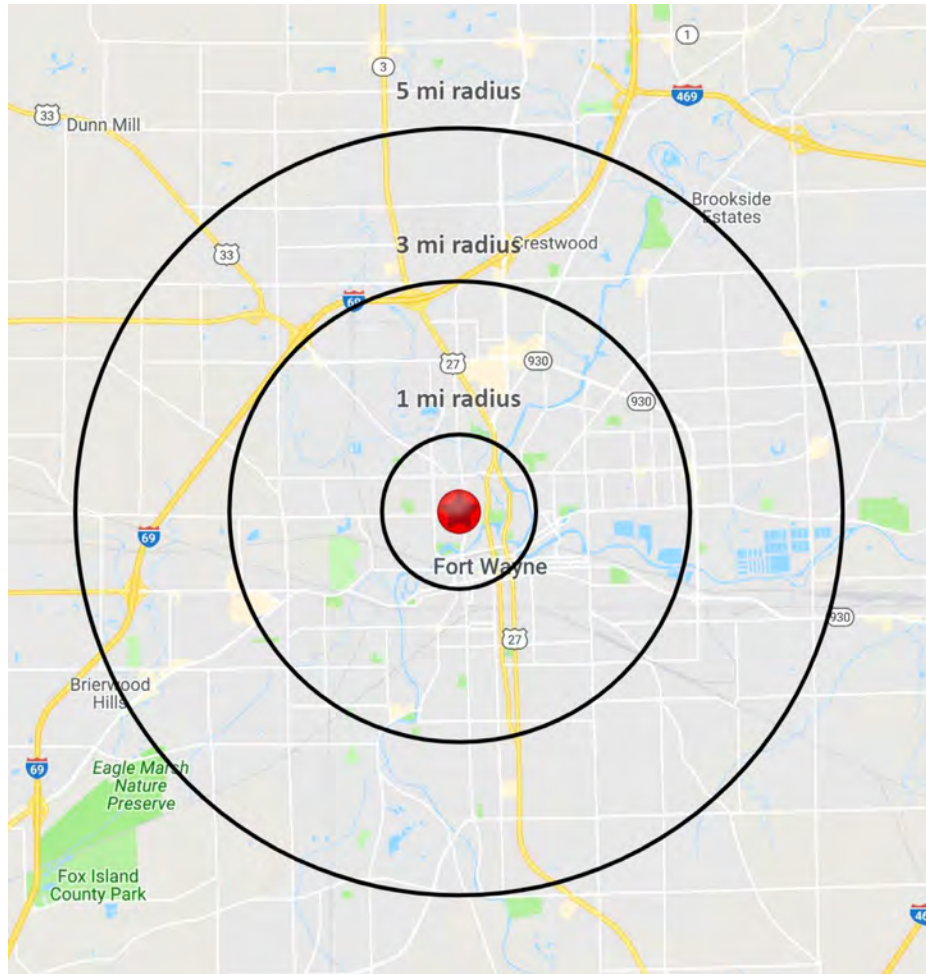


Allen County



2020 Demographics

3 Market Overview



POPULATION	1 MILE	3 MILES	5 MILES
Population	16,463	84,026	185,895
2025 Projected Population	17,865	92,587	201,166
Projected Annual Growth (2020-2025)	1,40 1.7%	8,561 2.0%	15,271 1.6%
Median Age	32.4	32.4	33.6
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	6,955	34,032	76,372
2025 Projected Households	7,434	36,769	80,932
Average Household Income	\$49,243	\$53,345	\$56,555
Average Household Size	2.2	2.4	2.4
Median Home Value	\$76,266	\$89,468	\$99,663
AVERAGE DAILY TRAFFIC COUNT	7,382 VPD on Spring Street		



NAIHanning & Bean

Fort Wayne, Indiana 46802
260.422.2150

naihb.com