

ADAMS LAKE PUB RESTAURANT

5365 E. 620 S.

WOLCOTTVILLE, IN 46795





ADAMS LAKE
PUB

NAI Hanning & Bean (“Broker”) has been engaged as the exclusive agent for the sale of the real estate located at 5365 E. 620 South in Wolcottville, 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
Rachel Romary
200 E. Main Street, Suite 580
Fort Wayne, IN
tel 260.422.2152
cell 260.341.0230
fax 260.422.2169
www.naihb.com

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Market Overview

5365 E. 620 South Wolcottville, IN

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 Property 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 Rachel Romary at romary@naih.com.

Tours

Private tours will be offered by appointment only. Please schedule your site visit by sending an email to **Rachel Romary at romary@naih.com or via phone at 260.341.0230.**

Investment Highlights

Property Overview

Address	5365 E. 620 S.	Security	34-point security system with 14 camera surveillance
City, State	Wolcottville, IN 46795	Construction	Wood Frame & Stone
County	LaGrange	Foundation	Concrete
Township	Johnson	Lighting	Various
Parking	Ample Surface	Roof	Asphalt
Parcel Numbers	44-10-25-100-030.001-010 44-10-25-100-050.000-010 44-10-25-100-030.003-010	Flooring	Ceramic, Carpet and Quartz
Total Building SF	6,720 SF	Heating	Gas Forced Air
Year Built	2004; Renovated 2009	Central Air	Yes
Zoning	Variance	Floors	2
Acreage	1.39 Acres	Signage	Monument
Patio	1,700 SF	Property Taxes	Assessments: \$850,000
Balcony	260 SF	Terms	Cash at Closing
Restrooms	5	List Price	\$985,000
Mechanicals	Cummins V-8 Natural Gas Generator	Business List Price	\$325,000
Other	Utility Shed (16' x 26'), 2 Gas Fireplaces, 2 Bars, 5' x 5' passenger elevator, Service deck and bar with additional outdoor seating, upstairs private facility.	Terms	Cash at Closing

Property Overview



Property Overview

**The business is also for sale.
This is a GREAT OPPORTUNITY
to own a restaurant and still have
personal time to enjoy life at the lake!**

Adams Lake Pub Restaurant is a freestanding turn-key waterfront restaurant with 63' of lake frontage on Adams Lake in LaGrange County, Indiana. There are two floors of dining with bars on both levels. Constructed in 2004 and renovated in 2009, the property is in excellent condition.

This highly rated lake area restaurant offers ideal location, high volumes of clientele, and a turn-key operation with all fixtures in place including full-service liquor, ample storage and high-end kitchen equipment adequate for any professional chef. All inventory is available for an ongoing operation.

- Own and operate your own restaurant without sacrifice of time
- The restaurant is open 20-24 hours per week leaving plenty of time for the family and unrestricted views of Ski Lake and Adams Lake
- All licenses and state inspections are renewed and up-to-date
- Building repairs, improvements and equipment updates for 2019 included:
 - Beer cooler, walk-in coolers, electronic boards for convention ovens, prep table with cooling condenser system, hood vent system, steamer unit, sprinkler system, elevator, landscaping, decking, heating units, additional outdoor lighting

Awards

- **2019**
Best Romantic Restaurant
Sturgis Journal Gazette
Honorable Mention
Fort Wayne Papers
- **2017 and 2018**
Best Lake Area Restaurant
Fort Wayne Papers
- **2016 and 2017**
Best Bar & Grill, Best Seafood, Best Outdoor Dining
KPC Media
- **2016**
Editor's Choice
Fort Wayne Journal
- **2015**
Best Bar & Grill
KPC Media
- **2013**
Best Outdoor Dining
KPC Media



Aerial



Adams Lake Town of Wolcottville, IN Market Overview

Densely populated with lake cottages, seasonal homes, and recreational enthusiasts, Adams Lake offers boaters, jet skiers, campers, and weekenders a fun, safe environment to enjoy the outdoors.

Only varying by 6 inches any given day, the lake depth is roughly 92 feet allowing almost all major water vehicles to enjoy its waters. According to Zillow, current available residential real estate ranges anywhere from \$100,000 - \$300,000. Public and private boat docks are available at numerous locations around the 308-acre lake.

Described as “magical” by a Journal Gazette food critic, the restaurant is rated by Trip Advisor and the Fort Wayne Journal Gazette as a #1 Destination Restaurant. Adams Lake Pub is one of the few places patrons can enjoy fine dining al fresco with a dazzling lake view.

- The property is located North of Wolcottville on Adams Lake between SR 3 and SR 9.
- Within 10-mile radius of the following lakes: Atwood, Barr, Big Long, Big Turkey, Blackman, Cree, Dallas, Eve, Hackenburg, Lake of Woods, Latta, Little Turkey, Martin, McClish, Messick, Moore, Nauvoo, Olin, Oliver, Pretty, Spectacle, Spring, Steinbarger, Sylvan, Tamarack, Taylor, Waldron, West, Westler and Witmer.
- Nearby towns include Elmira, Fairfield Center, Helmer, Mt. Pisgah, Rome City, Salem Center, South Milford, Stroh, Valentine, Wayne Center and Woodruff.

LaGrange, Steuben, Noble and Elkhart Counties, IN

Market Overview

LaGrange County, Indiana is a place where the quiet lifestyles of a Mid-Western community and the bustle of small-town America come together in a peaceful co-existence. Close to 32,000 people live in this small rural farming community bordered on the north by Michigan, by Steuben County on the east, Elkhart County on the West, and Noble County to the south.

Aquatic activities are a major pastime for residents and visitors to LaGrange County. The 64 lakes dotting LaGrange County offer activities such as water skiing, swimming, boating and fishing. The population increases in the summer months as people from nearby cities travel in search of a relaxing, quiet summer retreat.

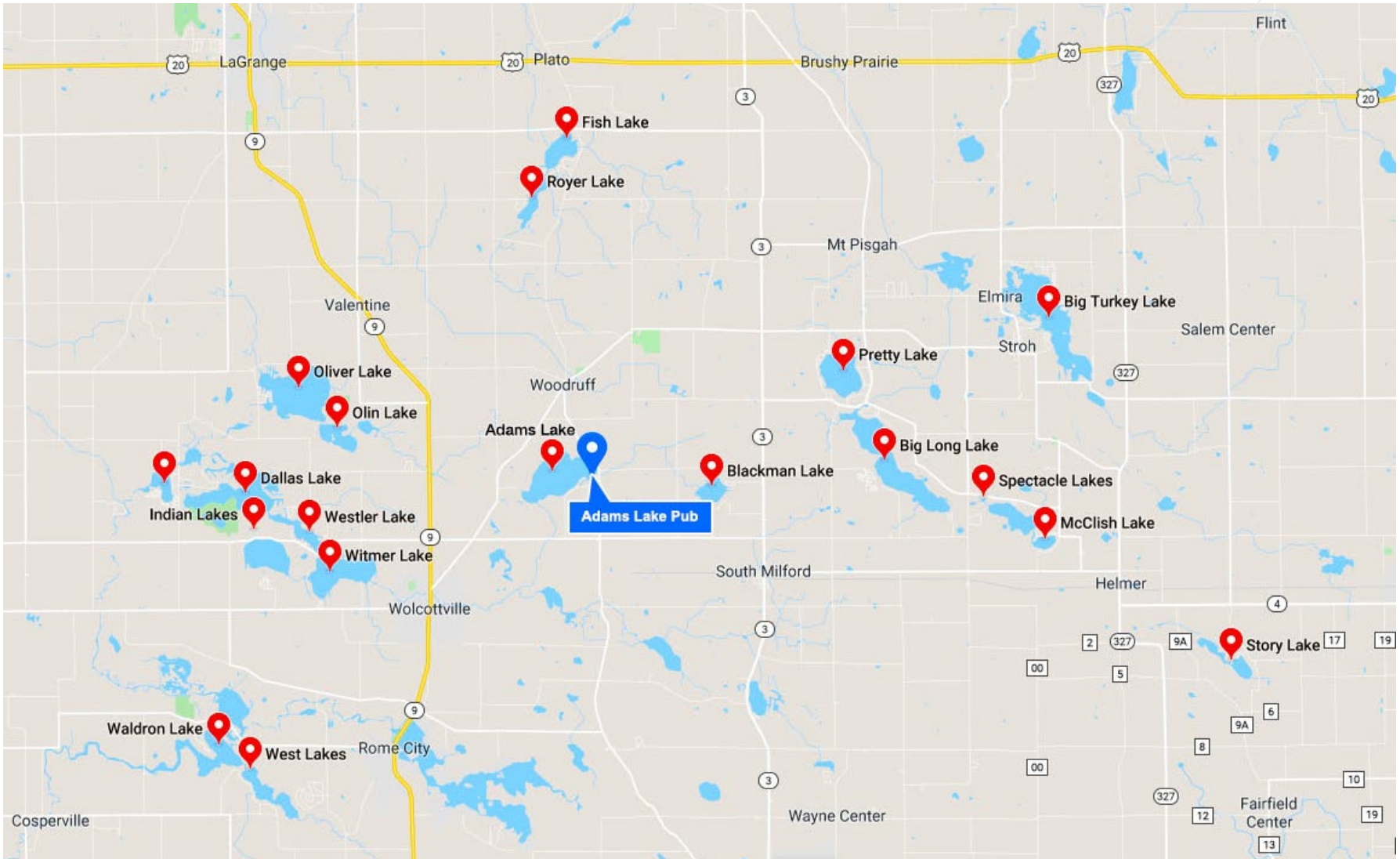
Steuben County, Indiana offers year-round recreational opportunities. With more than 101 natural lakes and Indiana's most beautiful state park, Steuben County is a recreational wonderland. Pokagon State Park, on the banks of Lake James, has the state's only toboggan slide as well as hiking and biking trails, guided horseback rides, boat rentals and the historic Potawatomi Inn. Tour the 200-acre buffalo preserve, visit our wineries and discover unique restaurants on the Steuben County Foodie Trail. Find unique shopping opportunities in quaint downtown's and at The Outlet Shoppes at Fremont. End the day at one of Northern Indiana Lakes Country's hotels.

Noble County, Indiana Noble County, Indiana is one of 11 counties that make up the Northeast Indiana Regional Partnership. Our region has been called the "most collaborative" in Indiana. Over \$50 million has been invested into workforce development programs in recent years and Noble County has been a leader in implementing some of those programs. In addition to an extraordinary commitment to workforce development, Noble County is investing to enhance quality of life, attract skilled workers, and retain local talent..

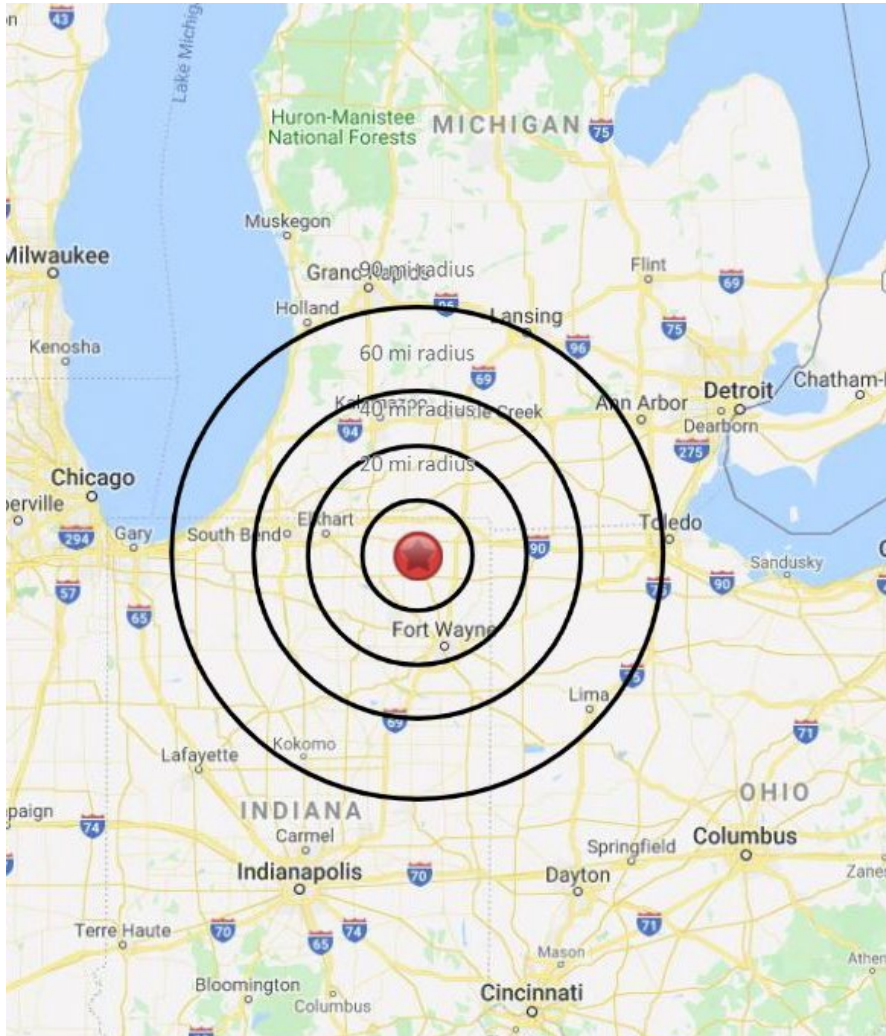
Elkhart County, Indiana is considered the Recreational Vehicle Capital of the World. Elkhart County has so much to offer, from the winding Heritage Trail Driving Tour in the autumn to the elegant riverfront dining at one-of-a-kind local eateries in the summertime. With plenty of can't-be-missed activities, unique crafts and artisan studios, exhilarating outdoor activities and thrilling entertainment for the whole family, you'll quickly discover why this is a place like no other.

The varied downtowns are connected by the Heritage Trail as it weaves its way through a thousand and one unique moments. You'll find hometowns where shop owners can still be found standing behind the counter. Country roads that lead buggies home to steaming bowls of mashed potatoes. And landscapes that capture the way each season brings new character to old favorites. Discover something different at every turn.

Property Location



2019 Demographics



POPULATION	20 MILES	40 MILES	60 MILES	90 MILES
Population	158,742	1,004,324	2,104,677	4,146,247
2024 Projected Population	163,311	1,038,667	2,155,262	4,198,979
Projected Annual Growth (2019-2024)	2.9%	3.4%	2.4%	1.3%
Median Age	36.5	37	37.6	38.7
HOUSEHOLDS	20 MILES	40 MILES	60 MILES	90 MILES
Households	60,521	395,830	846,584	1,686,325
2024 Projected Households	62,040	405,780	861,785	1,706,867
Average Household Income	\$71,323	\$71,943	\$71,605	\$73,121
Average Household Size	2.6	2.5	2.4	2.4
Median Home Value	\$143,274	\$144,305	\$139,967	\$143,303
NEAREST HIGHWAY				
SR 3 & SR 9	Approximately 3 Miles			

Rachel Romary, **Broker**



Rachel has been in the commercial real estate business for over 7 years. While specializing in landlord and tenant representation and negotiation, Rachel's services also include buyer and seller representation and negotiation as well as advisory services.

Using her market leading experience, superior local market knowledge and proven processes, she assists clients in negotiating the most favorable buyer/seller deals as well as landlord/tenant driven lease and renewal in the market.

NAIHanning & Bean

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