



TYPE Hotel & Motel
BSMT/FNDN Slab
APX TOTAL AG SQFT 4,354
APX YEAR BUILT 1947
SALE INCLUDES Building, Land
ASSESSED VALUE
ANNUAL TAXES \$2,088.50

AREA Wells County
LOCATION City
SUBDIVISION None
TOWNSHIP Rock Creek
PARCEL # 90-04-06-200-017.000-017

GROSS MONTHLY RENT
GROSS MONTHLY EXPENSES

CURRENTLY LEASED Yes
LEASE AVAILABLE No
LEASE TERM REMAINING 12 months

LEGAL DESCRIPTION

PUBLIC UTILITIES

OCCUPANCY Occupied with Multiple Tenants

EXTERIOR Aluminum, Vinyl

ROOF Asphalt

FLOORING Carpet, Vinyl

BASEMENT No

LOT DIMENSIONS 179 x 176

ACRES 0.5900

FLOOD ZONE No

WATER FRONTAGE

WATERFRONT N

LAKE TYPE

SEWER City

SPECIAL FEATURES None

PARKING SPC 12

RESTROOMS 1

CEILING HEIGHT 8'

INTERIOR WALLS Drywall

HEAT/FUEL Electric, Baseboard

COOLING Window

WATER UTILITY City

WATER HEATER Yes

FIRE PROTECTION City

PARKING Garage, Lot, Paved

PROPERTY USE Investment Property

WATER FEATURES None

PRESENT USE Hotel/Motel, Other

PROPOSED FINANCING Cash, Conventional

DOCUMENTS AVAILABLE Aerial Photo, LBP Form, Legal Description, Utility Bill Information, Zoning

FENCE None

	Building 1	Building 2	Building 3
Above Grd SqFt	1,364	2,682	308
Below Grd SqFt	0	0	0
Fin Office SqFt	0	0	
Story	1	1	

Remarks ***All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Tuesday, May 25th @ 3:00 pm. There will be only one inspection viewing date held on Sunday, May 16th from (1-3). This will be the only time to see inside the rental units due to Occupancy of Tenants.*** This is a Commercial Motels/Tourist Cabin property with 8 Efficiency Rental Units and a 2 bedroom Ranch house on 0.59 Acres. Formerly the Slumber Inn, The Investment Income Potential generates about \$40,000 after expenses if fully occupied & is now at 90% Occupancy with Current Lessees in place. The Motel is 2,682sqft with 8 Efficiency Apartment Units with a potential of 10 Units (2 have been joined combining 2 rooms) with Exterior Entrances and 11,300sqft Paved Parking lot. The Home has 1,364sqft of Living Space with 2 Beds 10x12, 1 Bath, Large 18x16 Living, Kitchen 10x12, Dining 19x15, a 16'x24' Deck for Entertaining and a 14'x22' Detached Garage with 8'x14' Lean-To with concrete floor for extra storage. This Property is Located off Main Hwy 224 with High Visibility..... ***Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is LISTED at ASSESSED VALUE and may sell at, above, or below listed price depending on the outcome of the auction bidding.***

Directions to Property From Fort Wayne go South on I-69 to Hwy 224 turn East towards Markle, Property is on the South Side of road past N. Clark