

OFFERING MEMORANDUM



THE DISALVO GROUP

Commercial Real Estate
Investment Sales
Midwest

127 W WAYNE STREET

127 W Wayne St,
Fort Wayne, IN 46802



GLA +/- 25,698 SF
LOT SIZE +/- 0.17 ACRES



\$4,425,000



9.26%





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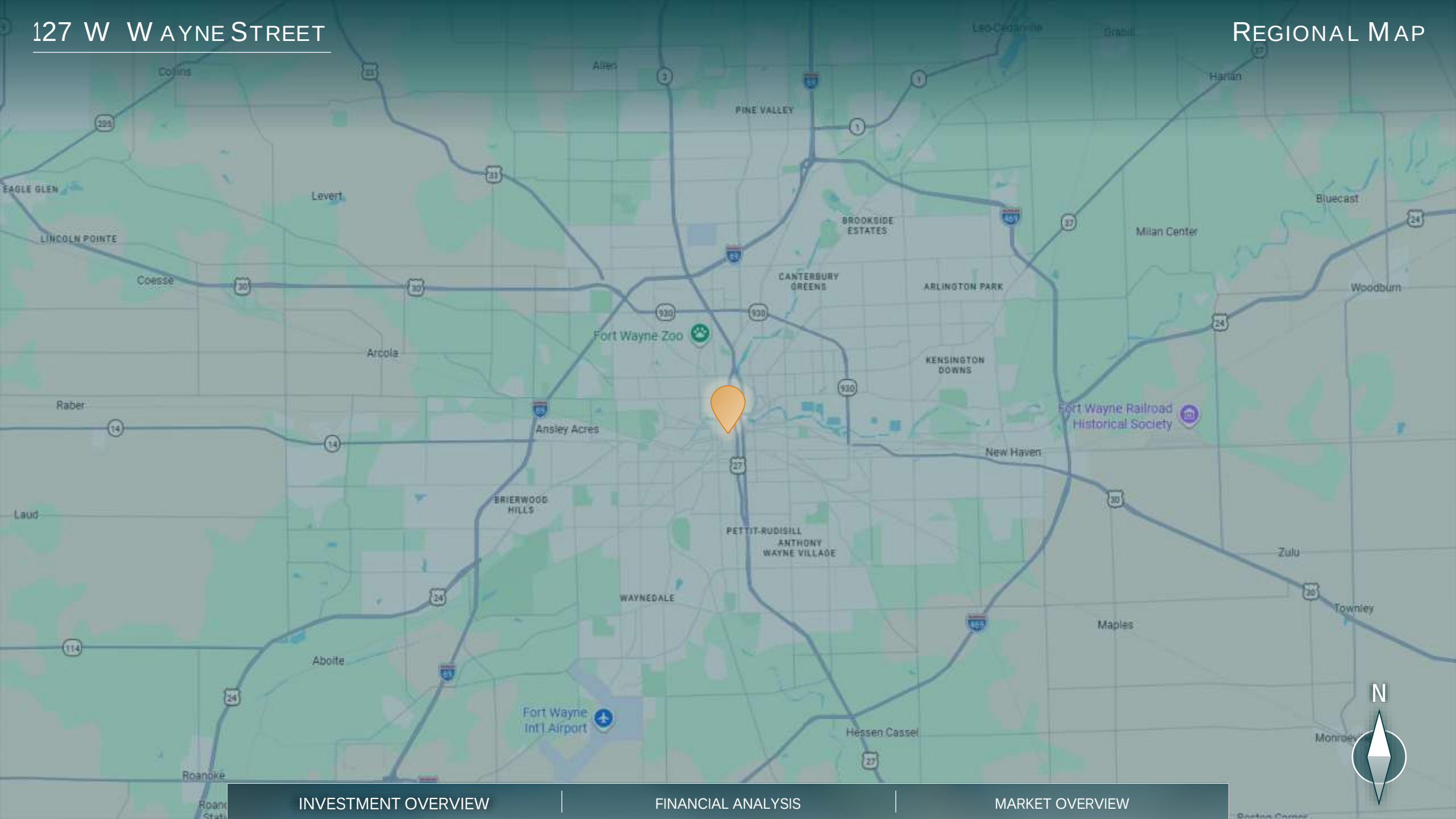
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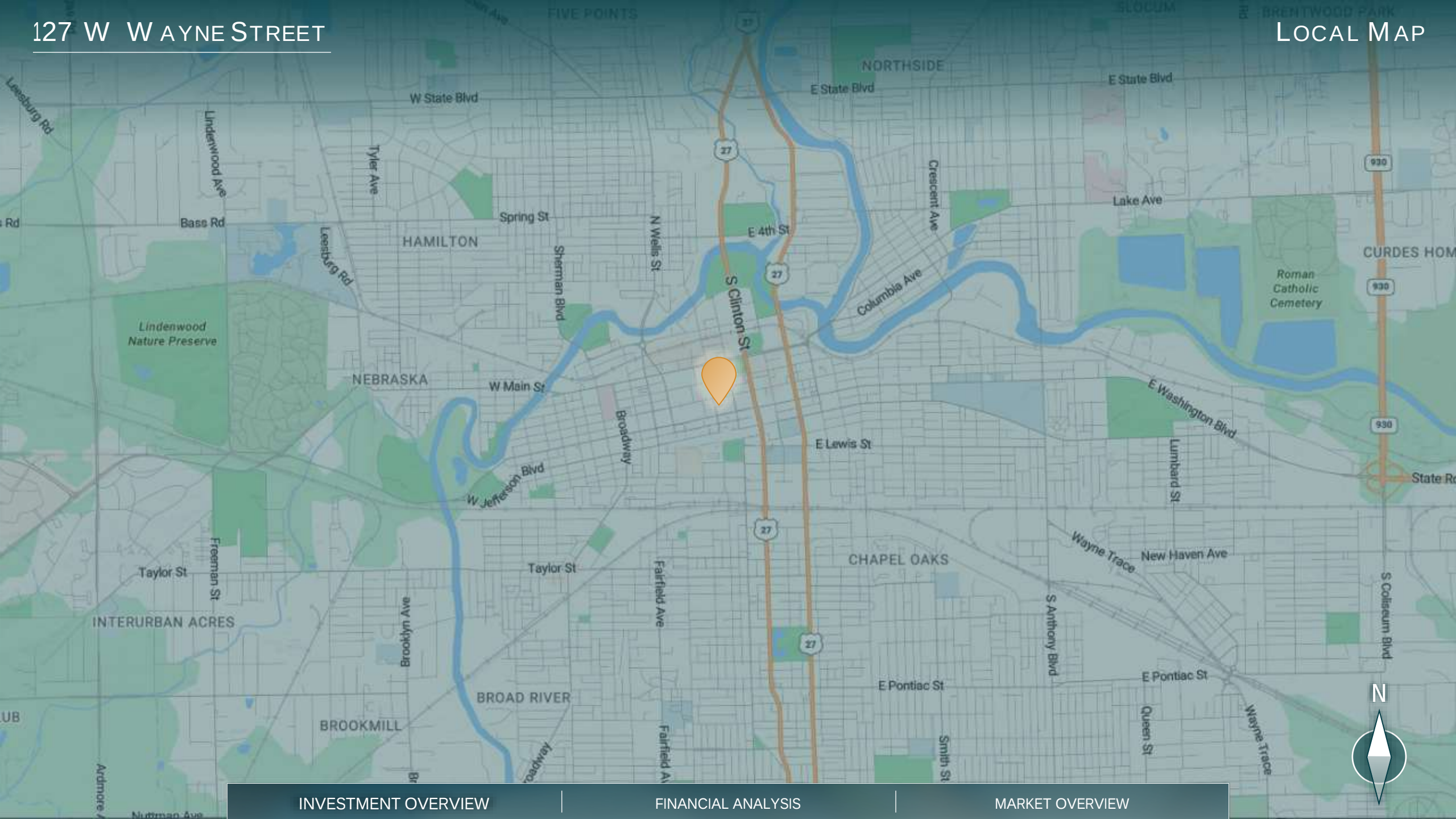
INVESTMENT OVERVIEW

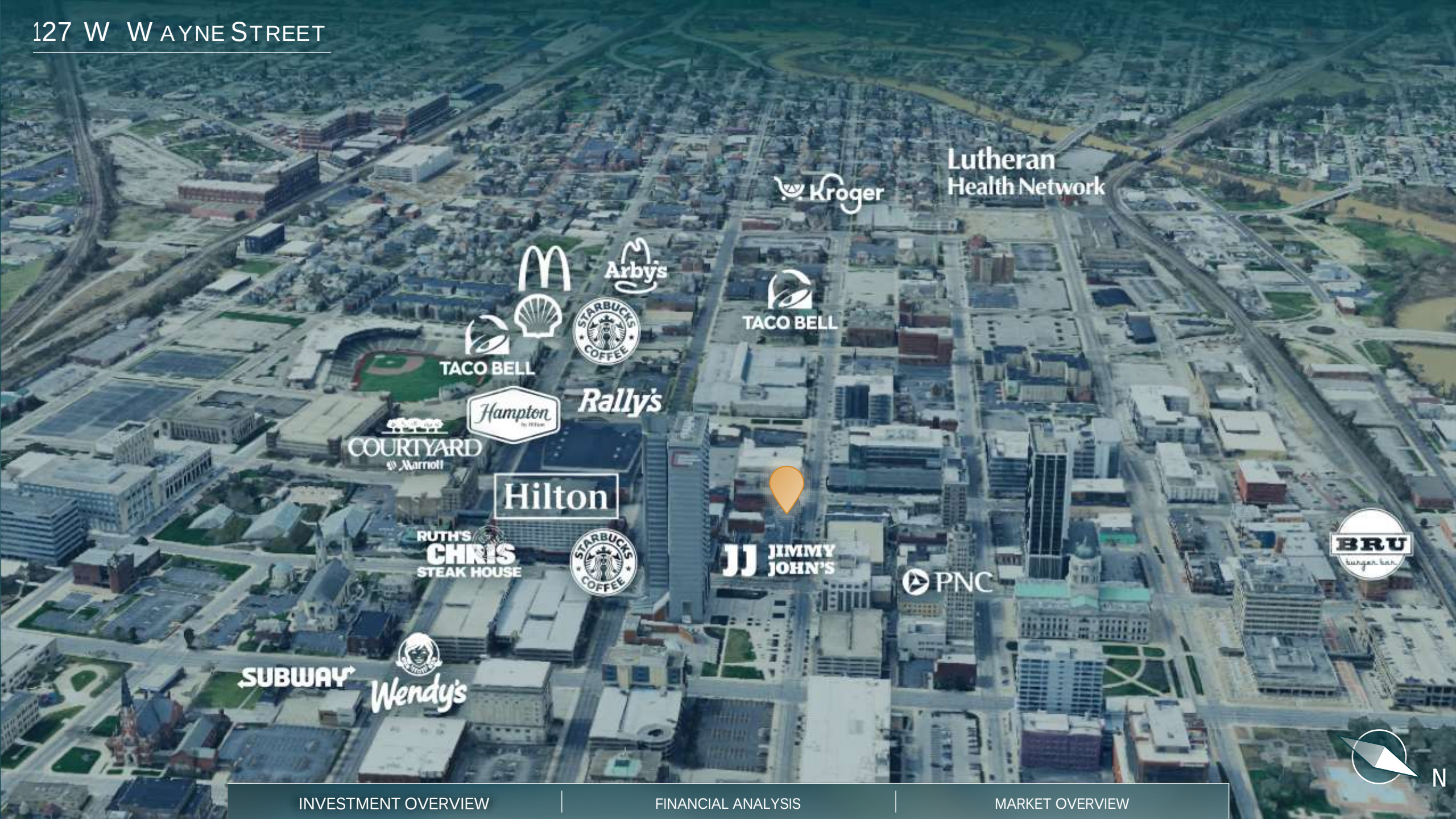
INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW







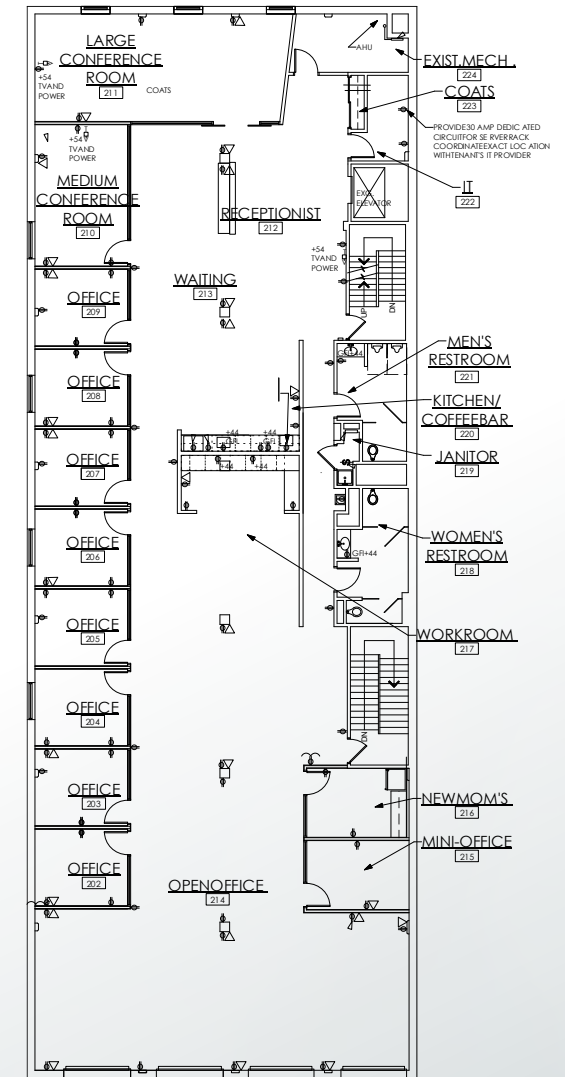


*Property lines are approximate for marketing purposes on aerial





FLOOR 4





127 W WAYNE STREET

📍 127 W Wayne St, Fort Wayne, IN 46802

🏠 GLA +/- 25,698 SF | LOT SIZE +/- 0.17 ACRES

📄 02-12-02-457-002.000-0



HIGHWAY ACCESS
I-69 | US-27 | US-30 | US-33



AIRPORT
16 Minutes to Fort Wayne
International Airport

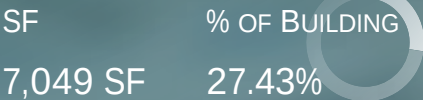
YEARS BUILT/ RENOVATED	1912/ 2019
ZONING	DC, Downtown Core District
STORIES	4 + basement
ELEVATORS	1
TOPOGRAPHY	Flat
FIRE PROTECTION	Wet Sprinkler System
PARKING	Public / City Agreement



ROOF	ISO roof insulation installed in 2026
FRAMING	Fireproofed reinforced concrete frames
EXTERIOR	Masonry
INTERIOR	Comprised of concrete, masonry, and drywall
FOUNDATION	Concrete Slab

BRADLEY COMPANY

SUITE 400



Bradley Company is a full-service commercial real estate firm providing brokerage, property management, multifamily management, and advisory services. Founded in 1978, the company has grown to more than 350 professionals and manages a significant portfolio of commercial and multifamily properties across the Midwest.

SPARQ

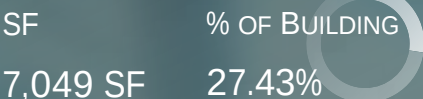
SUITE 300



SPARQ is an AI-native digital engineering and technology services firm that helps enterprises modernize critical operational systems, integrate data, automate workflows, and deploy advanced AI solutions. The company works with organizations to improve efficiency, scalability, and business performance through technology-driven solutions.

PRINCETON TMX

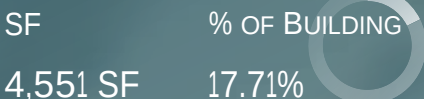
SUITE 200



Princeton TMX is a transportation technology company providing enterprise transportation management software to leading shippers across industries including manufacturing, building materials, chemicals, energy, food, and agriculture. With more than 20 years of experience, its platform helps companies automate logistics workflows, optimize freight networks, and manage truck, rail, barge, fleet, and intermodal transportation.

KITCHENWORKS (REVIVE BRANDS)

SUITE 100



The Kitchenworks is an established kitchen and bath design and fabrication company serving residential clients throughout the United States. Founded in 1989, the company operates showrooms in Fort Wayne, Indiana, and Fort Lauderdale, Florida, and specializes in custom kitchens, baths, bars, entertainment centers, and other high-end residential interiors.



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FINANCIAL ANALYSIS

SUMMARY			PROPOSED FINANCING* (1)		
Price:		\$4,425,000	First Loan Amount:	75.00%	\$3,318,750
Down Payment (1st):	25.00%	\$1,106,250			
Current CAP:		9.26%	Terms:	7.00% interest	
Pro Forma CAP:		9.79%		25 year amortization	
Approx. Gross Square Feet:		25,698 (6)		5 year term	
Cost per Gross Square Foot:		\$172.19	Monthly Payment:		\$23,456.23
Zoning:		Commercial			
Parking Spaces:		Public/City Agreement			
Site Area (Acres):		0.17			
Year Built:		1912/1981			
Net Operating Income:	\$409,957	9.26%			
Cash on Cash:	\$123,343	11.15%			
Total Return**:	\$178,506	16.14%			

*Proposed Financing is based upon current market rates. **Includes principal reduction

CURRENT & PRO FORMA OPERATING DATA					PROJECTED EXPENSES (2)			UNDERWRITING ASSUMPTIONS	
For the 12 Months Starting		January 2027		January 2032		UTILITIES			1. Proposed Financing is based upon current market rates. 2. Expenses calculated from the 2025 profit and loss statement. 3. RE tax expense pulled from Allen County Treasurer's Offices. 4. Management fees calculated at a projected market value at 4% of EGI. 5. Non-reimbursable expenses equal \$10,560 of parking which is paid directly by Rural Sourcing, and \$87,472 attributed to a master lease of neighboring space reimbursed by Rural Sourcing, Inc. This obligation expires in 2028. 6. Property has additional upside with 7,000 SF of basement storage not shown in the rent roll or total SF.
Gross Potential Rent:		\$409,997		\$439,555		Electricity \$45,466			
CAM Recapture:		\$230,423		\$241,003		Water/Sewer \$5,681			
Other Income: (5)		\$98,032		\$10,560		Trash Removal \$6,498			
						Phone & Internet \$5,829 \$63,474			
Scheduled Gross Income:		\$738,451		\$691,118					
						COMMON AREA MAINTENANCE			
Effective Gross Income:		\$738,451		\$691,118		R&M \$11,621			
Less Expenses:		\$328,494		\$257,742		HVAC & Electrical \$4,945			
						Elevator Contract \$2,192			
Net Operating Income:		\$409,957 9.26%		\$433,375 9.79%		Fire Safety \$1,906			
Capital Reserves:		\$5,140 \$0.20/SF		\$5,140 \$0.20/SF		Janitorial \$31,931			
Loan Payments:		\$281,475 1.46 DCR		\$281,475 1.54 DCR		Snow Removal \$2,477 \$55,071			
Cash on Cash:		\$123,343 11.15%		\$146,761 13.27%					
Plus Principal Reduction:		\$55,164		\$72,394		Total CAM/Utilities \$4.61 \$118,545			
Total Annual Return:		\$178,506 16.14%		\$219,155 19.81%		Real Estate Taxes (3) \$2.31 \$59,365			
						Insurance \$0.61 \$15,629			
						Management Fees (4) 5.0% \$36,923			
						Non-reimbursable Expense (5) \$3.81 \$98,032			
						Total Expenses \$328,494			
						Per Rentable Square Foot \$12.78			

*Proposed Financing is based upon current market rates.

Suite	Tenant	Approx. Rentable Sq.Ft.	% of Ctr vs Total Space	Current Term Start	Lease Expiration End	Current Monthly Rent	Current Annual Rent (\$)	Approx. Annual Rent/SF	Increase Effective Date	Increase Annual Rent/SF	Annual CAM Reimb.	Lease Type	Other Lease Terms
100	Kitchenworks (Revive Brands)	4,551	17.71%	Jan-24	Dec-29	\$7,172	\$86,059	\$18.91	Jan-28 Jan-29	\$19.38 \$19.87	\$40,808	NNN	
200	Princeton TMX	7,049	27.43%	Feb-25	Jan-30	\$8,964	\$107,568	\$15.26	Feb-27 Feb-28 Feb-29	\$15.72 \$16.19 \$16.68	\$63,205	NNN	Three (5) Year Options
300	SPARQ (Currently Dark)	7,049	27.43%	Nov-20	Oct-30	\$9,050	\$108,596	\$15.41	Nov-27 Nov-28 Nov-29	\$15.71 \$16.03 \$16.35	\$63,205	NNN	
400	Bradley Company	7,049	27.43%	Sep-19	Sep-28	\$8,660	\$103,920	\$14.74	Oct-27	\$15.04	\$63,205	NNN	
Total Units: 4		25,698	100.00%			\$33,845	\$406,143				\$230,423		
Occupied		25,698	100.00%			100.00%	\$406,143	\$ 15.80			\$230,423		
Vacant		0	0.00%			0.00%	\$ -	\$ -			\$ -		

- Notes:
- 1. WALE = 2.91 Years Remaining
 - 2. Property has additional upside with 7,000 SF of basement storage not shown in the rent roll or total SF.
 - 3. Rural Sourcing has a one-time option to terminate at the end of the 7th lease year.

*More detailed rent roll available upon request



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MARKET OVERVIEW

INVESTMENT OVERVIEW

FINANCIAL ANALYSIS

MARKET OVERVIEW

FORT WAYNE

MARKET OVERVIEW



Fort Wayne is one of Indiana’s strongest secondary commercial real estate markets, combining steady population growth, a large manufacturing and healthcare base, below-average operating costs, and significant investment in data centers, aerospace, downtown redevelopment, and logistics infrastructure.

Top Manufacturing Hub



Downtown Investment



Below Average Cost of Living



MAJOR EMPLOYERS

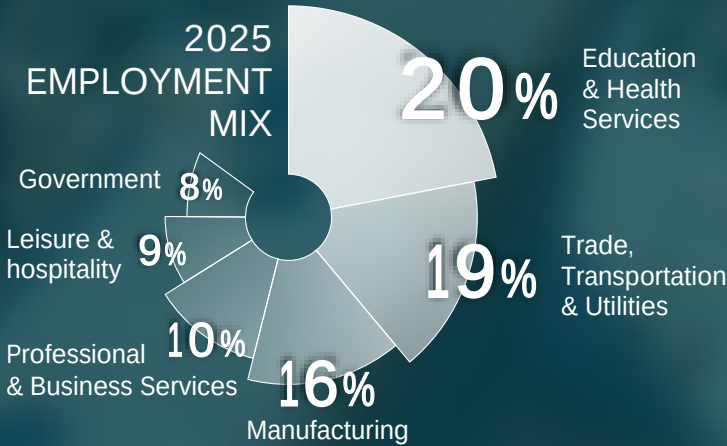
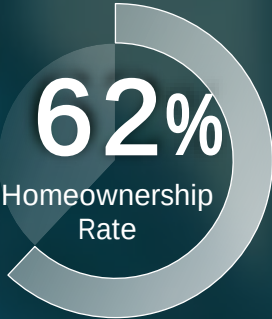
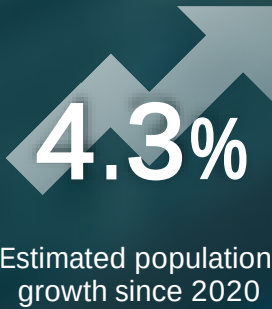
Healthcare and Pharmaceuticals

Logistics and Distribution

Manufacturing and Aerospace

Automotive

POPULATION



Sources: BLS · U.S. Census Bureau · Moody's Analytics · Bureau of Economic Analysis

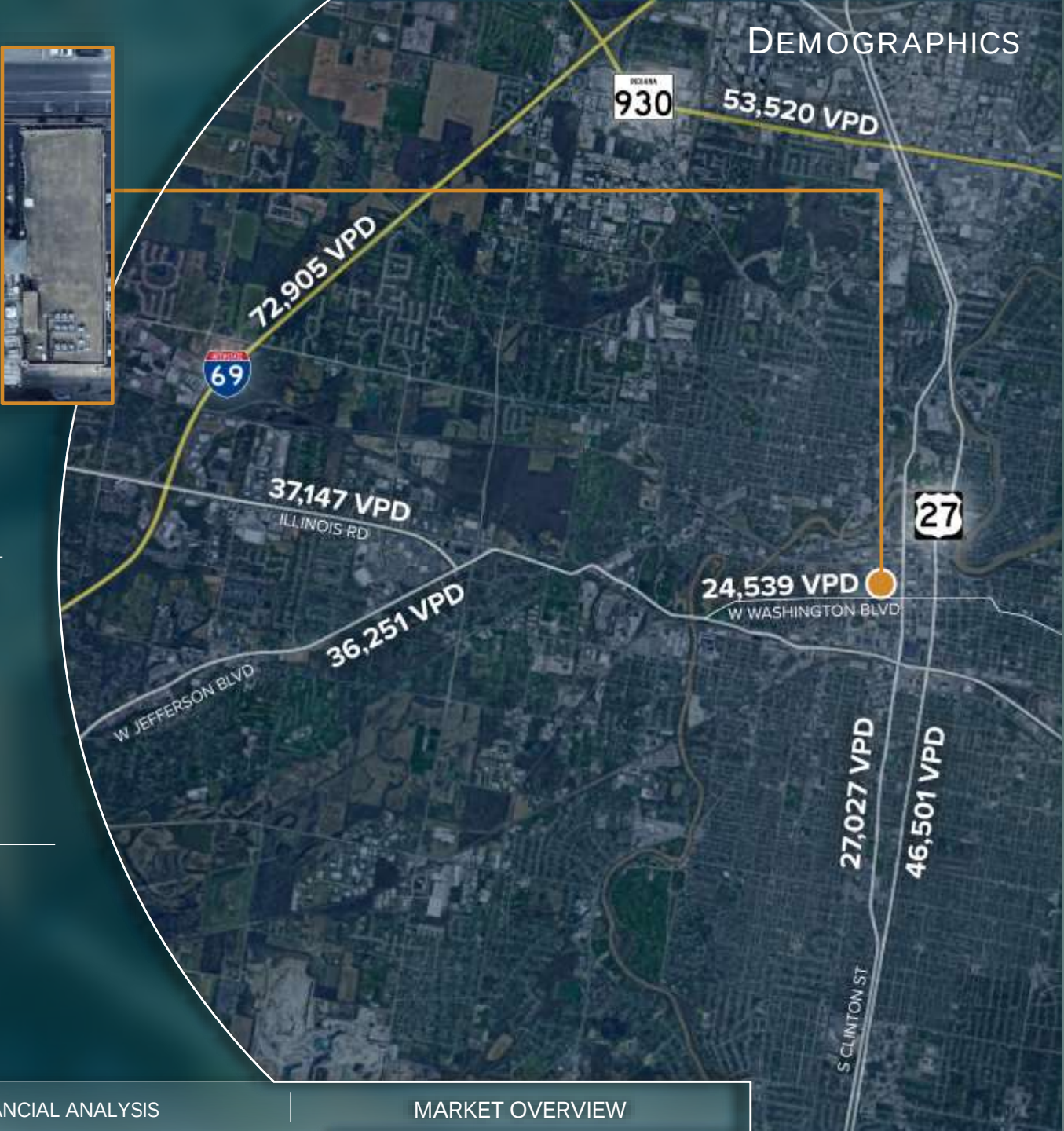
127 W WAYNE STREET

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	15,960	101,382	195,188	363,975
2025 ESTIMATE	15,232	97,830	189,055	355,792
2020 CENSUS	12,867	98,780	194,399	342,000
2010 CENSUS	12,044	92,447	181,928	320,000
2025 DAYTIME POPULATION	30,810	118,000	215,000	370,000

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES
2030 PROJECTION	7,270	40,999	79,838	149,136
2025 ESTIMATE	6,917	39,502	77,249	144,512
2020 CENSUS	5,104	39,095	78,632	137,000
2010 CENSUS	4,875	36,600	73,600	128,000

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES	10 MILES
AVERAGE HOUSEHOLD	\$53,200	\$66,089	\$71,622	\$94,569
MEDIAN HOUSEHOLD	\$36,718	\$44,086	\$49,881	\$65,000
PER CAPITA	\$26,600	\$28,735	\$31,140	\$39,400

Sources: BLS, BEA, Loopnet, US Data Census



DEMOGRAPHICS



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