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

16 Minutes to Fort Wayne
International Airport

In the Heart of
Downtown Fort Wayne

The DiSalvo Group

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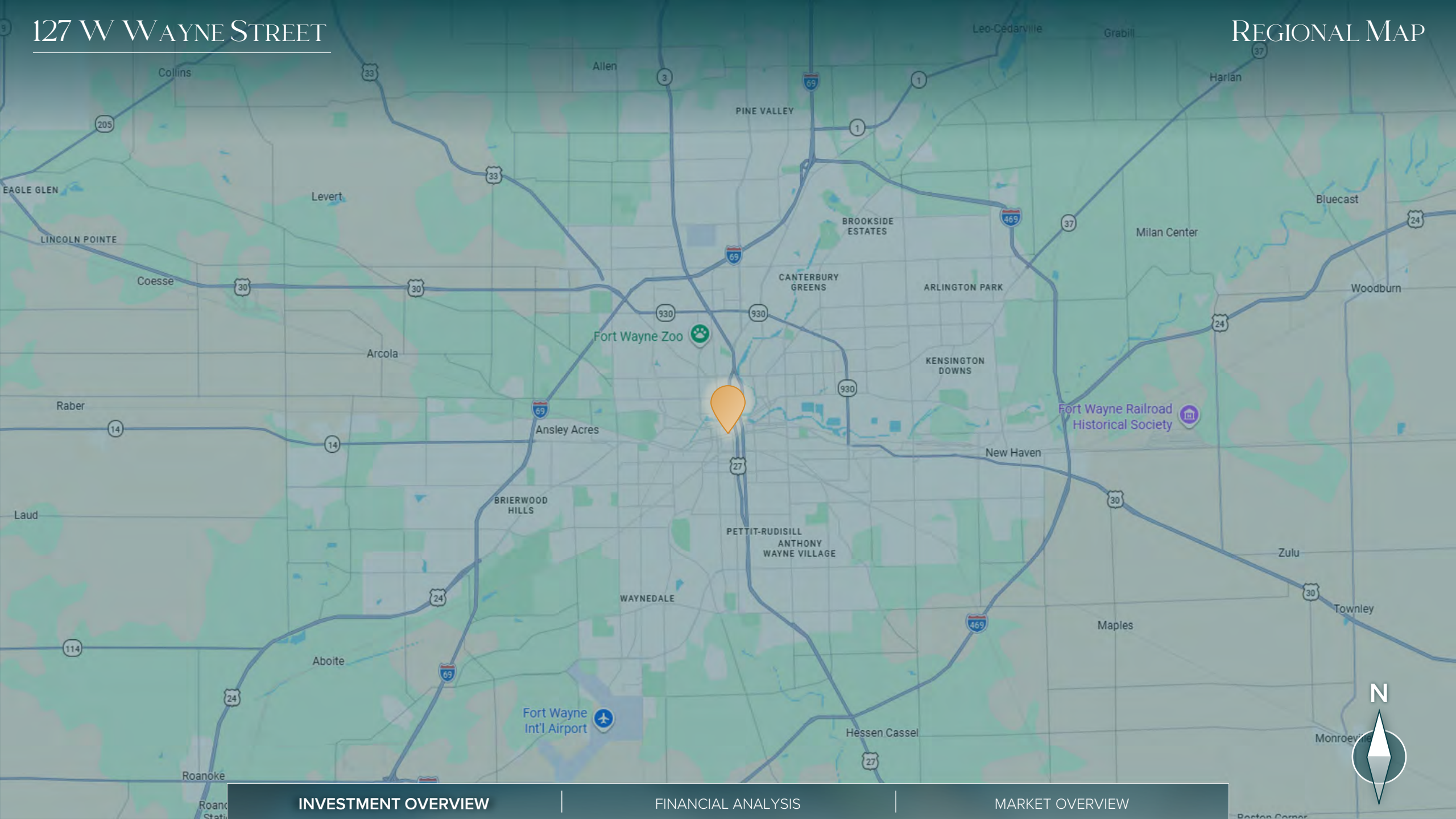
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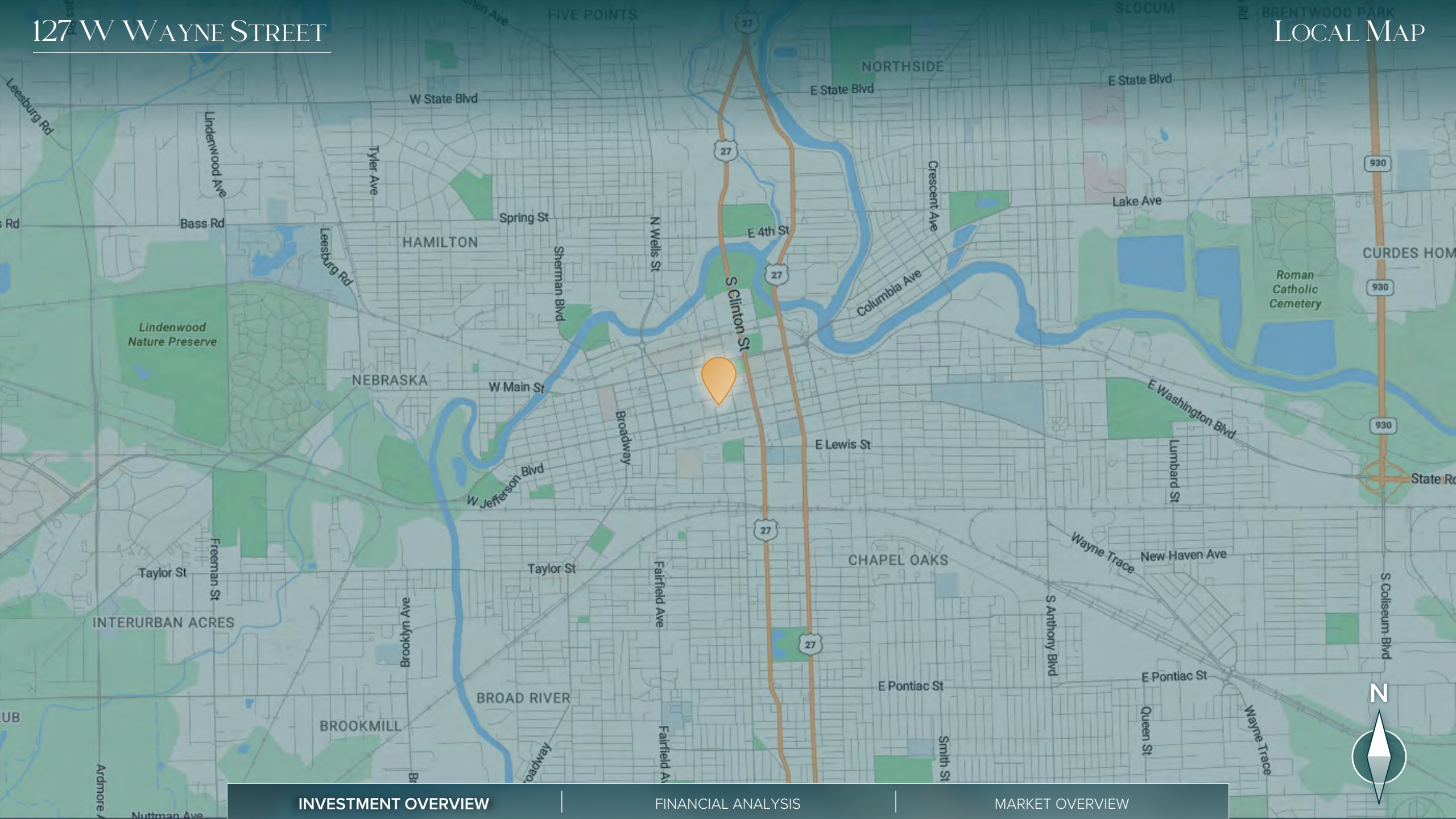
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INVESTMENT OVERVIEW

Regional Map



Local Map


NORTHSIDE
FIVE POINTS
SLOCUM
BRENTWOOD PARK
HAMILTON
NEBRASKA
CHAPEL OAKS
INTERURBAN ACRES
BROAD RIVER
BROOKMILL
CURDES HOM
W State Blvd
E State Blvd
Bass Rd
Spring St
E 4th St
W Main St
E Lewis St
W Jefferson Blvd
Taylor St
E Pontiac St
Lake Ave
Columbia Ave
E Washington Blvd
New Haven Ave
Wayne Trace
Leesburg Rd
Lindenwood Ave
Tyler Ave
Sherman Blvd
N Wells St
S Clinton St
Crescent Ave
Broadway
Fairfield Ave
Freeman St
Brooklyn Ave
S Anthony Blvd
Lumbard St
S Coliseum Blvd
Queen St
Smith St
Ardmore Ave
Nuttman Ave
Lindenwood Nature Preserve
Roman Catholic Cemetery
27
930
N

127 W Wayne Street



Property Outline



*Property lines are approximate for marketing purposes on aerial

Floor Plan



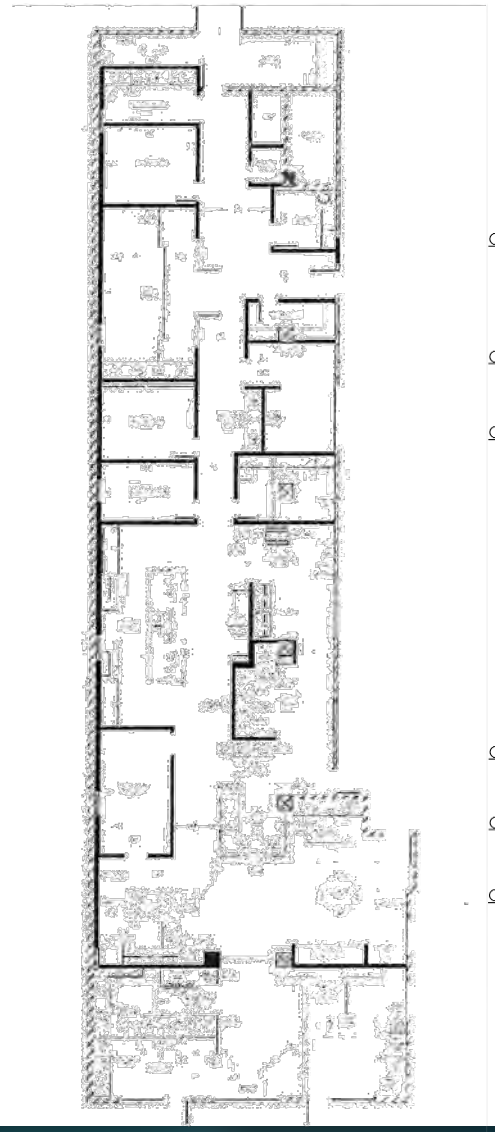




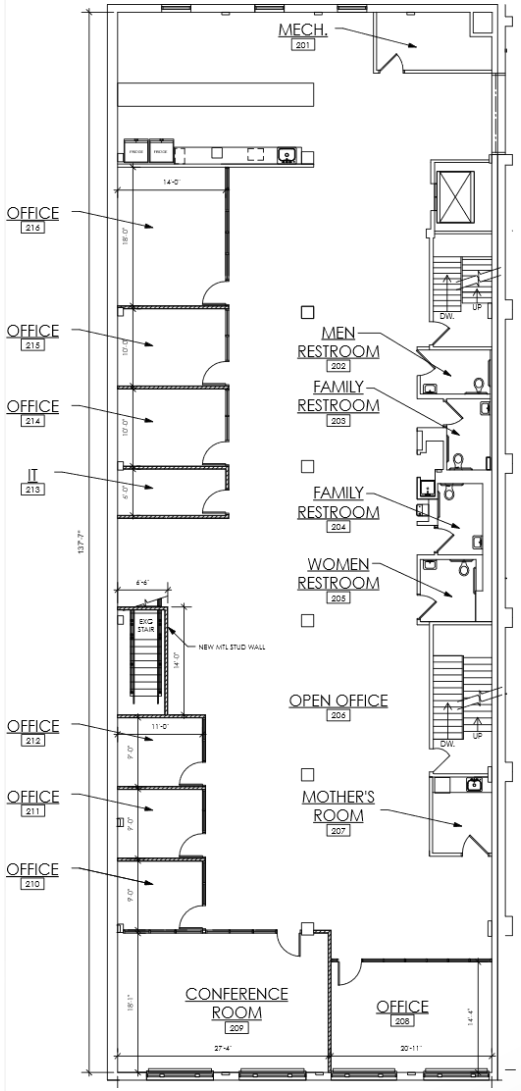




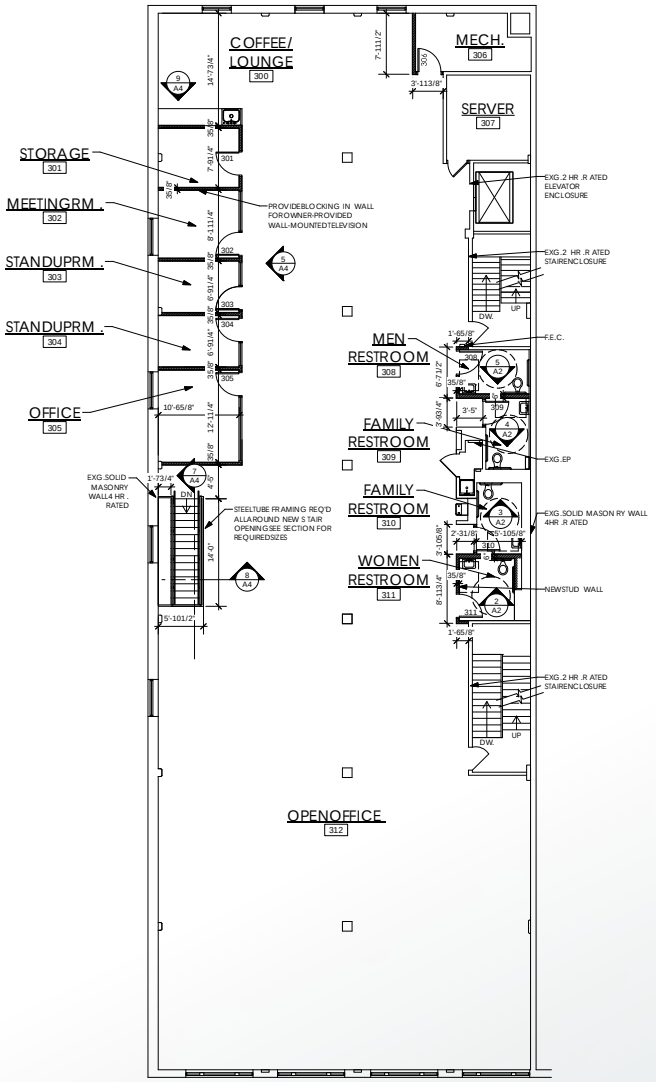
FLOOR 1



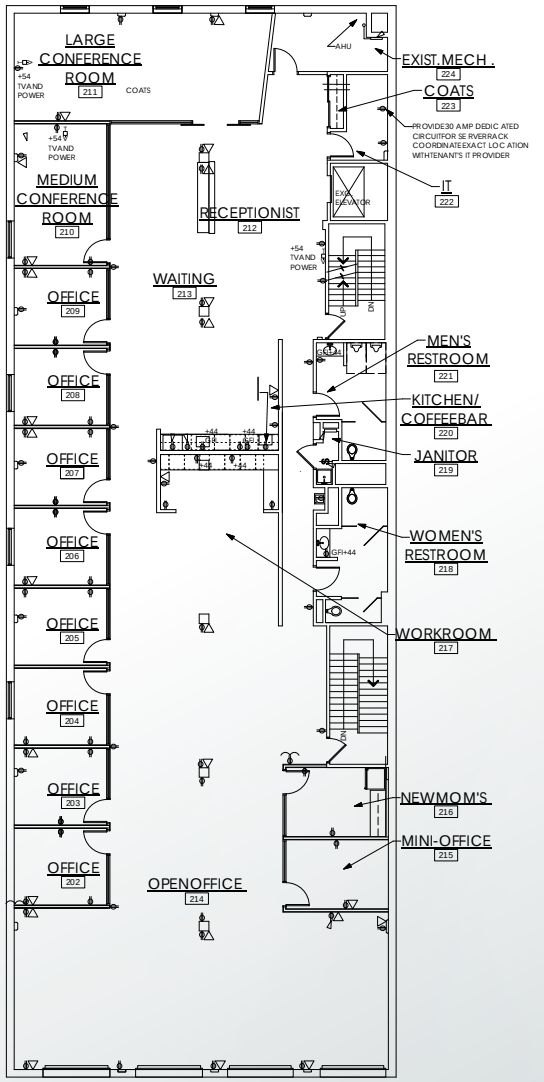
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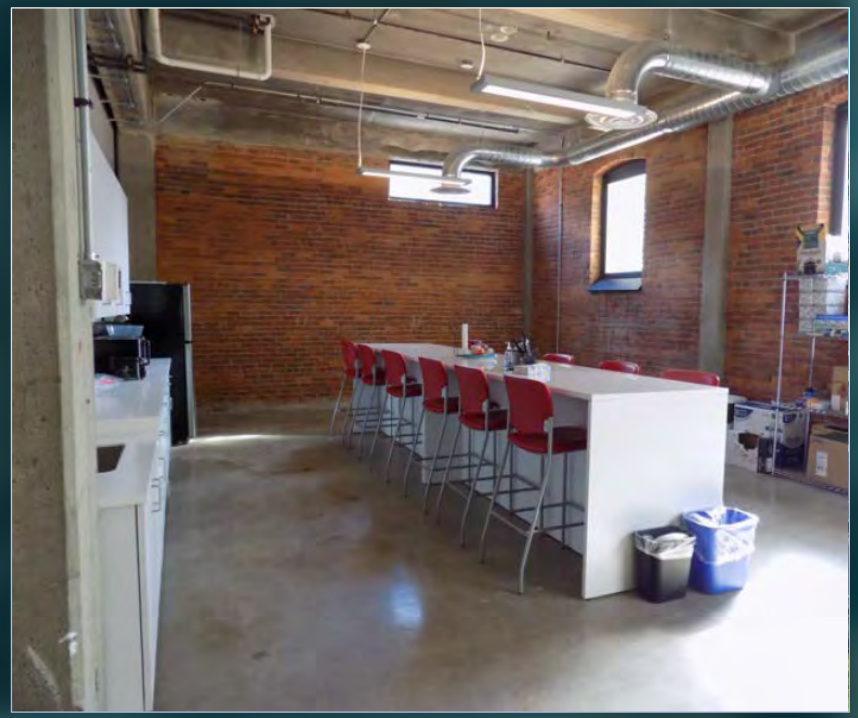
FLOOR 3

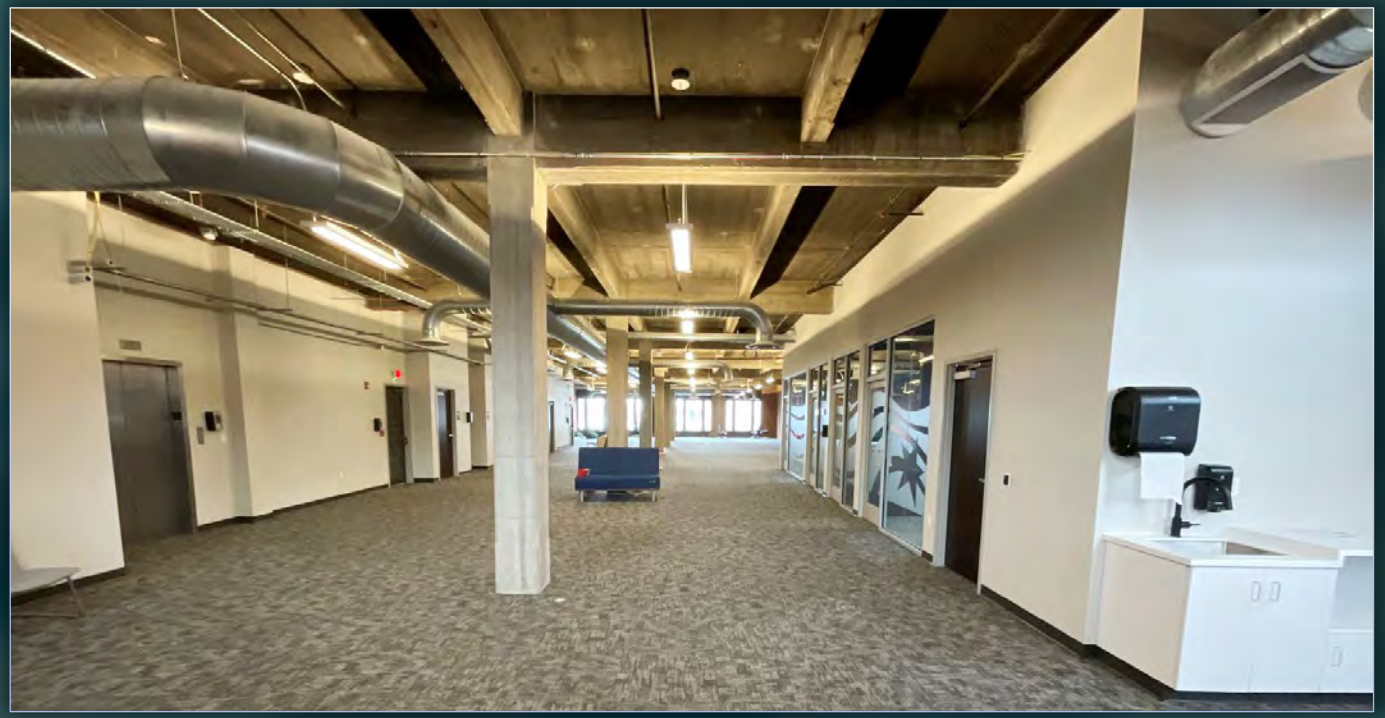


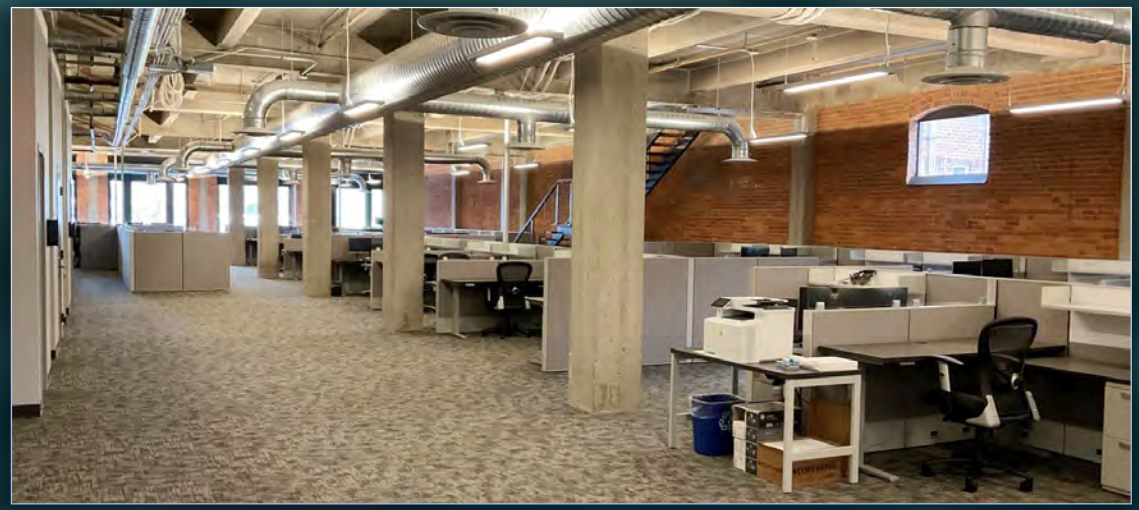
FLOOR 4



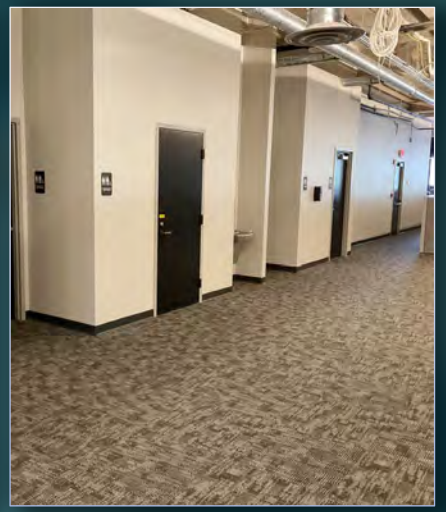
127 W Wayne Street











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

	SF	% of Park
Suite 400	7,049 SF	27.43%

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

	SF	% of Park
Suite 300	7,049 SF	27.43%

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

	SF	% of Park
Suite 200	7,049 SF	27.43%

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)

	SF	% of Park
Suite 100	4,551 SF	17.71%

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		
Price:		**$4,425,000**
Down Payment (1st):	**25.00%**	**$1,106,250**
Current CAP:		**9.26%**
Pro Forma CAP:		**9.79%**
Approx. Gross Square Feet:		25,698 (6)
Cost per Gross Square Foot:		$172.19
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* (1)		
First Loan Amount:	75.00%	$3,318,750
Terms:	7.00% interest	
	25 year amortization	
	5 year term	
Monthly Payment:		$23,456.23

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

Detailed Financial Statement

CURRENT & PRO FORMA OPERATING DATA

For the 12 Months Starting	January 2027		January 2032	
Gross Potential Rent:	**$409,997**		**$439,555**	
CAM Recapture:	$230,423		$241,003	
Other Income: (5)	$98,032		$10,560	
Scheduled Gross Income:	**$738,451**		**$691,118**	
Effective Gross Income:	**$738,451**		**$691,118**	
Less Expenses:	$328,494		$257,742	
Net Operating Income:	**$409,957**	**9.26%**	**$433,375**	**9.79%**
Capital Reserves:	$5,140	**$0.20/SF**	$5,140	**$0.20/SF**
Loan Payments:	$281,475	**1.46 DCR**	$281,475	**1.54 DCR**
Cash on Cash:	**$123,343**	**11.15%**	**$146,761**	**13.27%**
Plus Principal Reduction:	$55,164		$72,394	
Total Annual Return:	**$178,506**	**16.14%**	**$219,155**	**19.81%**

PROJECTED EXPENSES (2)

UTILITIES		
Electricity	$45,466	
Water/Sewer	$5,681	
Trash Removal	$6,498	
Phone & Internet	$5,829	**$63,474**

COMMON AREA MAINTENANCE		
R&M	$11,621	
HVAC & Electrical	$4,945	
Elevator Contract	$2,192	
Fire Safety	$1,906	
Janitorial	$31,931	
Snow Removal	$2,477	**$55,071**
Total CAM/Utilities	$4.61	**$118,545**
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		**$328,032**
Per Rentable Square Foot		**$12.78**

UNDERWRITING ASSUMPTIONS

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.

*Proposed Financing is based upon current market rates.

Tenant Summary

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	$6,997	$83,966	$18.45	Jan-27 Jan-28 Jan-29	$18.91 $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	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%			$33,671	$404,050				$230,423		
	Occupied	25,698	100.00%			100.00%	$404,050	$ 15.72			$230,423		
	Vacant	0	0.00%			0.00%	$ -	$ -			$ -		

Notes:
1. WALE = 2.99 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

Fort Wayne



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

2x

The National Average

Downtown Investment

$1B

Public & Private Investment

Below Average Cost of Living

7.4%

Major Employers

Healthcare and Pharmaceuticals

ONE Ortho Northeast · Fort Wayne Metals · Lutheran Health Network · Parkview

Logistics and Distribution

Sweetwater Integration · Do it Best · amazon · sirva · Norfolk Southern

Manufacturing and Aerospace

MasterSpas · SDI · PCI · Trelleborg · BAE Systems · Raytheon

Automotive

GM · Dana · Michelin

Population

275K

Metro Population

4.3%

Estimated population growth since 2020

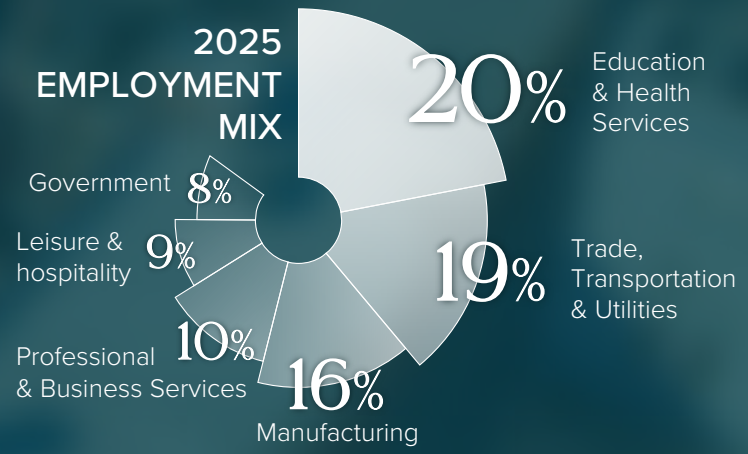
62%

Homeownership Rate

110K

Households

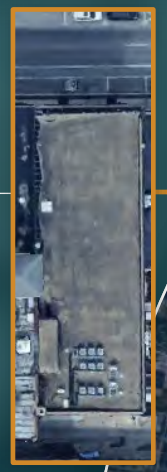
2025 Employment Mix



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

127 W Wayne Street

Demographics



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

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