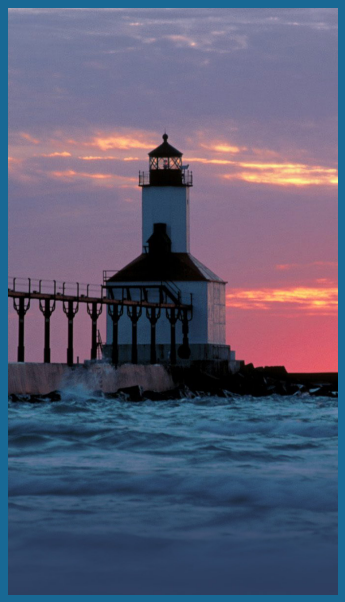
Huff Niehaus & Associates, in cooperation with Jameson and Company, are the exclusive advisors to the Owner. Please do not contact the property.

PROPERTY OVERVIEW

Address: **1777 West High-Point Drive**
LaPorte, Indiana 46350

- The 3-story, 62-room Hampton Inn is situated off Interstate 80/90 on ±2.01 acres.
- The Hotel offers complimentary hot breakfast daily, an indoor pool, whirlpool, fitness center, business center, guest laundry and complimentary parking.
- Offered unencumbered of management and debt.
- Significant discount to replacement cost.

INVESTMENT CONSIDERATIONS



- The Hotel features an excellent location directly off Interstate 80/90 (Indiana Toll Road) at exit 49, State Road 39, with average daily traffic exceeding 28,000 vehicles. Its location provides customers convenient access to corporate demand generators as well as being proximate to the Indiana Dunes and Lake Michigan beaches.

- Occupancy has increased 6.1% for YTD April 2017.

- Proximate to the Alpha Baking Co., Community Health Systems, Arconic, Aero Metals, IU Health LaPorte Hospital, Walsh Construction Company, Monosol, four nearby casinos, Lighthouse Premium Place Outlet Mall, the Indiana Dunes, La Porte County Fairgrounds and Marquette Mall.

- LaPorte has seen significant manufacturing growth over the past 2 years which included Arconic opening a $100MM Advanced Jet Engine Parts Facility and MonoSol completing a $39MM plant expansion. These two projects alone added nearly 500 jobs to the market .

FOR INFORMATION CONTACT

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