



# OFFERING MEMORANDUM

AGE-RESTRICTED MULTIFAMILY COMMUNITIES FOR SALE | 46 UNITS | 6.27% CAP RATE

**INVESTMENT PROPERTY**

301 Parent Drive, Ossian, IN 46777



## DISCLOSURE AND CONFIDENTIALITY AGREEMENT

*This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.*

*This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Sturges, LLC. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.*

*Neither the Owner or Sturges, LLC, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents;*

*and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.*

*The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.*

*By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Sturges, LLC. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Sturges, LLC. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Sturges, LLC.*

*© 2026 Sturges, LLC. The information contained in this document has been obtained from sources believed reliable. While Sturges, LLC does not doubt its accuracy, Sturges, LLC has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not*

*represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.*

*Sturges, LLC and the Sturges Property Group logo are service marks of Sturges, LLC. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners.*

*Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.*

# TABLE OF CONTENTS

4

EXECUTIVE SUMMARY

5

PROPERTY OVERVIEW

7

LOCAL MARKET OVERVIEW

## EXCLUSIVELY LISTED BY:

### STURGES PROPERTY GROUP

202 W Berry Street, Suite 500  
Fort Wayne, IN 46802  
260 424 8448

### NEAL BOWMAN, SIOR

Senior Broker  
260 424 8448  
[neal.bowman@sturgespg.com](mailto:neal.bowman@sturgespg.com)

### PHILIP HAGEE

Listing Manager  
260 424 8448  
[philip.hagee@sturgespg.com](mailto:philip.hagee@sturgespg.com)

# EXECUTIVE SUMMARY

## THE OFFERING

STURGES PROPERTY GROUP HAS BEEN APPOINTED THE EXCLUSIVE AGENT for the sale of the Ossian Apartment Community, an age-restricted (55+) multifamily property located at 301 Parent Drive in Ossian, Indiana. The 46-unit community is spread across four buildings on approximately 6.28 acres, with a portion of the land to be split at closing, offering investors a substantial multifamily asset with stable income potential.

THE COMMUNITY FEATURES A DESIRABLE UNIT MIX with a majority of units including front-facing garages and in-unit laundry throughout. Tenants are separately metered and responsible for all utilities, minimizing landlord expense exposure.

THIS OFFERING PRESENTS INVESTORS WITH THE OPPORTUNITY to acquire a well-constructed, age-restricted multifamily asset in a growing Northeast Indiana community, with upside potential through future rental rate growth.

*BROKER'S NOTE: PLEASE DO NOT VISIT THE PROPERTY OR DISTURB TENANTS.*

# \$5,830,000

Offering Price

---

# 6.27%

CAP Rate



# PROPERTY OVERVIEW

## DESCRIPTION

THE OSSIAN APARTMENT COMMUNITY CONSISTS OF 46 units distributed over 40,200 square feet and four buildings. It is located at 301 Parent Dr, Ossian, IN 46777.

THIS MULTIFAMILY PROPERTY OFFERS A SUBSTANTIAL UNIT COUNT on approximately 6.28 acres, with a portion of the land to be split at closing. The community features a desirable unit mix consisting of 38 two-bedroom/one-bathroom units with front-facing garages, four additional two-bedroom/one bathroom units without garages, and four one-bedroom/one-bathroom units without garages.

ALL UNITS ARE SEPARATELY METERED and tenants are responsible for utilities including electric service provided by AEP, gas service through NIPSCO, and water and sewer service supplied by the City of Ossian. Each unit is equipped with an in-unit washer and dryer.

THE PROPERTY IS OF WOOD-FRAME CONSTRUCTION with vinyl siding, and features central heating and cooling throughout. Roofing consists of shingle roofs.

## OSSIAN UNIT MIX

Unit Type	Garage	Units	Avg Rent
Two Bed / One Bath	Yes	38	
Two Bed / One Bath	No	4	
One Bed / One Bath	No	4	
Total		46	\$846.00

**\$5,830,000**

List Price

**\$126,739**

Per Unit Price

**\$365,578**

NOI

**6.27%**

Cap Rate

**40,200 SF**

Total Square Footage

**±6.28 AC**

Land Area

**100%**

Current Occupancy

**5+**

Individuals On Wait List

**Wood Frame**

Construction Type

**Central**

HVAC

**1998-2001**

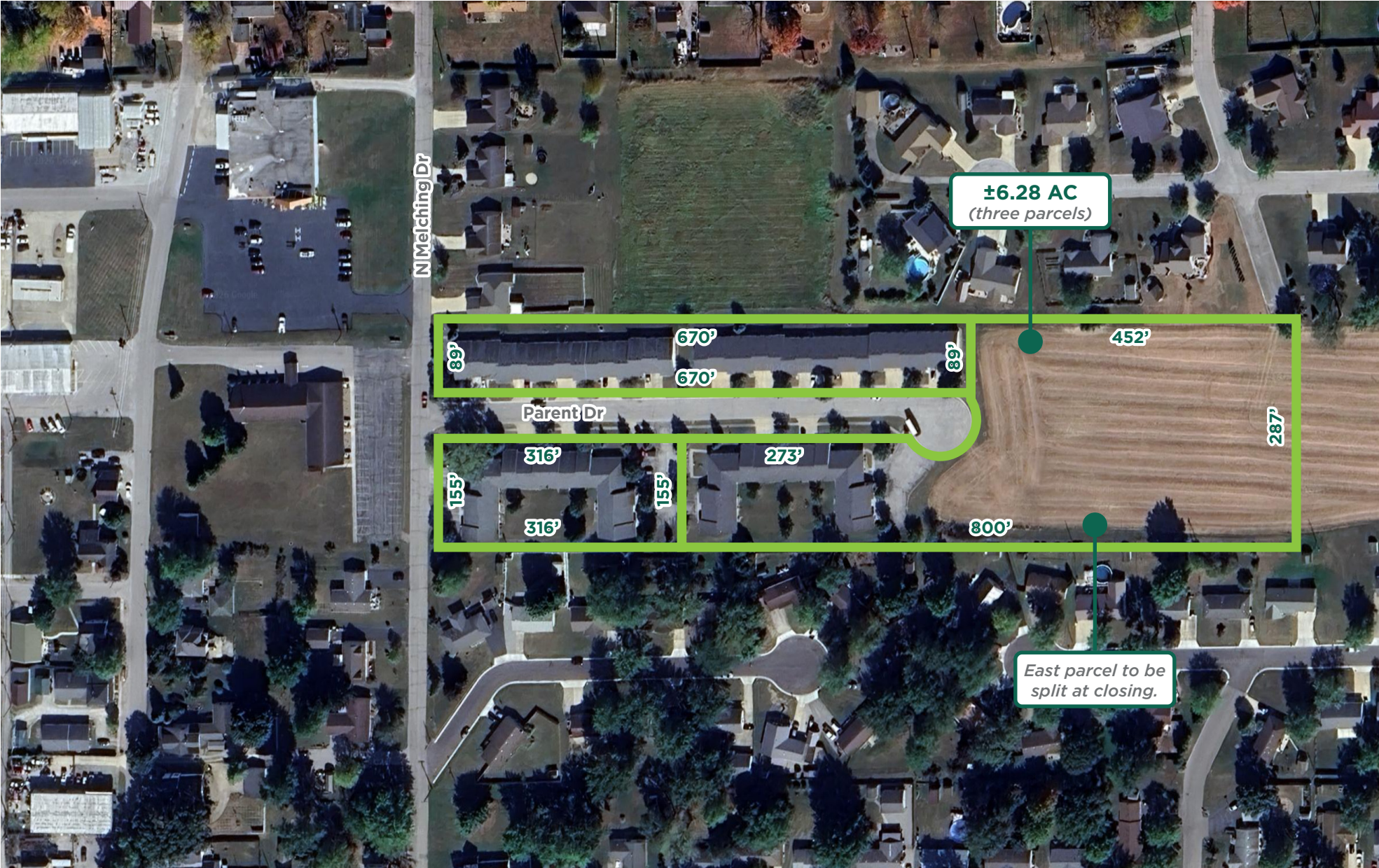
Year Built

**R3**

Zoning

# SITE PLAN

301 PARENT DRIVE, OSSIAN, IN 46777



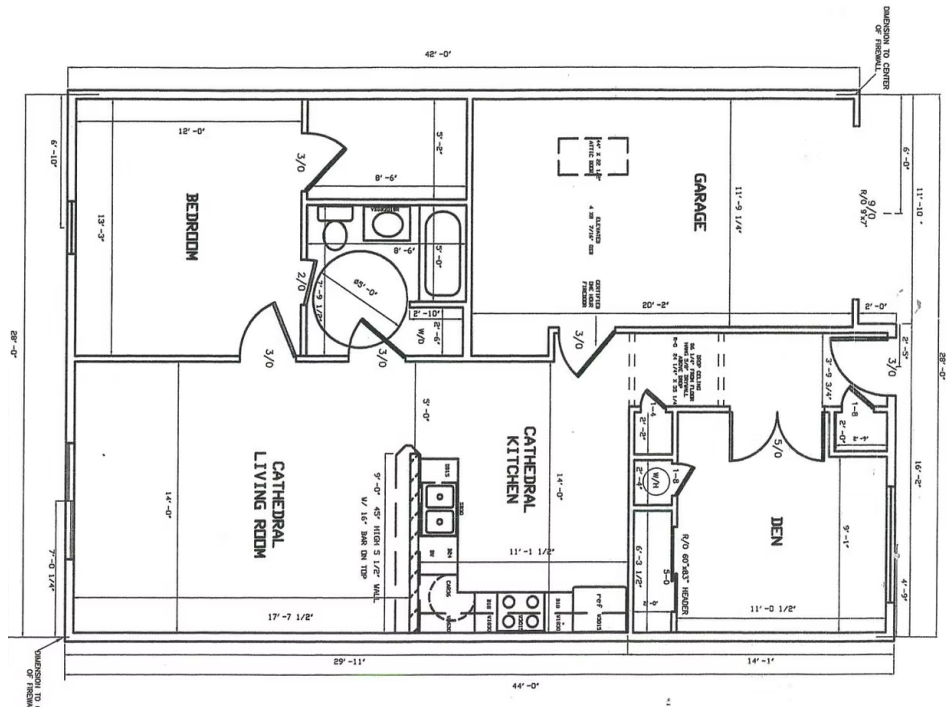
Dimensions are estimated. Please contact Broker for detailed site plan.

# LOCAL MARKET OVERVIEW

## MARKET SUMMARY - OSSIAN, INDIANA

OSSIAN OFFERS A QUIET, AFFORDABLE RENTAL ENVIRONMENT ideally suited for age-restricted multifamily housing. Located in Wells County approximately 25 miles south of Fort Wayne, the town benefits from proximity to the region's largest healthcare and retail centers while maintaining a small-town setting that appeals strongly to senior residents.

LIMITED RENTAL INVENTORY AND MINIMAL NEW MULTIFAMILY DEVELOPMENT support stable occupancy. The local housing stock is largely comprised of single-family homes with few purpose-built rental or senior housing options. This supply constraint, combined with a growing senior population and easy access to Fort Wayne amenities, supports consistent demand for well-maintained, accessible apartment communities. This asset is positioned within a stable local market and below-market rents, offering reliable cash flow and potential for long-term growth.





**AGE-RESTRICTED MULTIFAMILY PORTFOLIO**

301 Parent Drive, Ossian, IN 46777



**Sturges Property Group**

202 W Berry Street, Suite 500  
Fort Wayne, IN 46802  
260 424 8448

**Neal Bowman, SIOR**

Senior Broker  
260 424 8448  
neal.bowman@sturgespg.com

**Philip Hagee**

Listing Manager  
260 424 8448  
philip.hagee@sturgespg.com