

ALEXANDER'S LANDING

Lakefront Resort Hotel Opportunity

5088 E Indiana Beach Rd, Monticello, Indiana

OFFERING SUMMARY

Property Information	Details
Asking Price	\$1,350,000
NOI	\$165,925
Cap Rate	12.77%
Total Units	9
Guest Capacity	Up to 56 Guests
Renovated	2019
Property Type	Lakefront Resort Hotel

PROPERTY OVERVIEW

Alexander's Landing is a highly rated lakefront resort hotel located directly on Lake Shafer in Monticello, Indiana. Positioned less than 200 yards from the entrance to Indiana Beach, the property offers a unique hospitality opportunity with strong financial performance, repeat guests, and year-round operations.

The resort consists of 9 separate lodging units capable of accommodating up to 56 guests. Guests enjoy a relaxing lakeside atmosphere with access to boat docks, swimming, kayaks, paddleboards, and multiple entertainment amenities.

The property has built a strong reputation within the market and has become a popular destination for family vacations, reunions, retreats, and group events.

INVESTMENT HIGHLIGHTS

- Prime lakefront location on Lake Shafer
- Less than 200 yards from Indiana Beach

- 9-unit hospitality property
 - Accommodates up to 56 guests
 - Strong repeat customer base
 - Year-round operation
 - Turnkey business opportunity
 - Established online booking systems in place
 - Indoor heated pool and hot tub
 - Multiple recent renovations and upgrades
 - Staff in place for continued operations
 - Flexible owner-operator or remote management opportunity
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PROPERTY FEATURES & AMENITIES

Resort Amenities

- Indoor heated pool with glass enclosure
- Hot tub overlooking Lake Shafer
- Four covered boat slips
- Quiet no-wake swimming bay
- Two gas grills and charcoal grill area
- Four adult kayaks
- Two children's kayaks
- Commercial-grade swan paddle boat
- Large lakefront deck and gathering areas

Unit Features

- 8 of 9 units include kitchens with stoves
 - Condo-style suites
 - Multiple units with lake views
 - Full-size kitchens and living rooms in larger suites
 - Recently updated HVAC systems
 - Recently updated hot water systems
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LOCATION OVERVIEW

Alexander's Landing is located on Lake Shafer in Monticello, Indiana, one of Northern Indiana's most popular recreation destinations.

Nearby Attractions

- Indiana Beach Amusement Park
- Lake Shafer boating and recreation
- Restaurants and entertainment
- Seasonal tourism traffic

Regional Access

- Approximately 1.5 hours northwest of Indianapolis
- Approximately 1.5 hours southeast of Chicago

PROPERTY INFORMATION

Property Information	Details
Property Name	Alexander's Landing
Address	5088 E Indiana Beach Rd
City	Monticello
County	White County
State	Indiana
Buildings	3
Units	9 Separate Units
Utilities	Public Electric & Gas
Water	Well
Sewer	Public

BUILDING LAYOUT

Front Building

- 4 lodging units

Middle Building

- 2 lodging units
- Office area
- Indoor pool area

Waterfront Building

- 3 lodging units directly near the water
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RECENT IMPROVEMENTS

Approximately \$400,000 has been invested into renovations and upgrades over the past several years.

Improvements Include

- Interior renovations
 - Exterior updates
 - Mini split HVAC systems
 - Furnaces
 - Central air systems
 - Hot water heaters
 - Tankless hot water heater
 - Pool improvements
 - Updated furnishings
 - General property modernization
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BOOKING & OPERATIONS

The property utilizes Cloudbeds hospitality software integrated with multiple online booking platforms.

Booking Platforms

- Airbnb
- VRBO
- Booking.com
- Expedia

Operations

- Year-round operation
- Existing staffing in place

- Guest relations management
- Cleaning staff available for transition

FINANCIAL SUMMARY

Financial Metric	Amount
Gross Income	\$330,701
Operating Expenses	\$164,776
Net Operating Income	\$165,925
Cap Rate	12.77%

HISTORICAL PERFORMANCE

Year	Gross Income	NOI
2021	\$327,961	\$152,207
2022	\$335,794	\$162,881
2023	\$319,180	\$150,420
2024	\$332,617	\$171,840

OWNER USAGE ADJUSTMENTS

The ownership historically utilized units during select peak season periods. Financials include adjustments reflecting potential additional rental income during owner occupancy periods.

Historical Owner Usage Adjustments

Year	Nights Used	Adjustment Amount
2021	46 Nights	\$21,100
2022	34 Nights	\$14,000
2023	31 Nights	\$15,800
2024	45 Nights	\$15,110

These adjustments represent estimated rental income that could have been generated during periods of owner occupancy.

UNIT OVERVIEW

The resort includes:

- Units 1–7
- Celebrity Suite
- Penthouse Suite

Several units include:

- Full kitchens
- Living rooms
- Lakefront views
- Updated heating and cooling systems

OFFERING NOTES

- Property operates year-round
- Strong reputation with repeat clientele
- Turnkey hospitality investment
- Suitable for owner-operator or passive management
- Opportunity to continue growing revenue through operational optimization and rate increases

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