

ELLSBURY GROUP

REAL ESTATE EXPERTS

OFFERING MEMORANDUM

Sleep Inn & Suites

220 Caravan Drive, Elkhart, Indiana 46514

67

ROOMS

2.14

ACRES

3

STORIES

1999

BUILT

ASKING PRICE

\$2,900,000

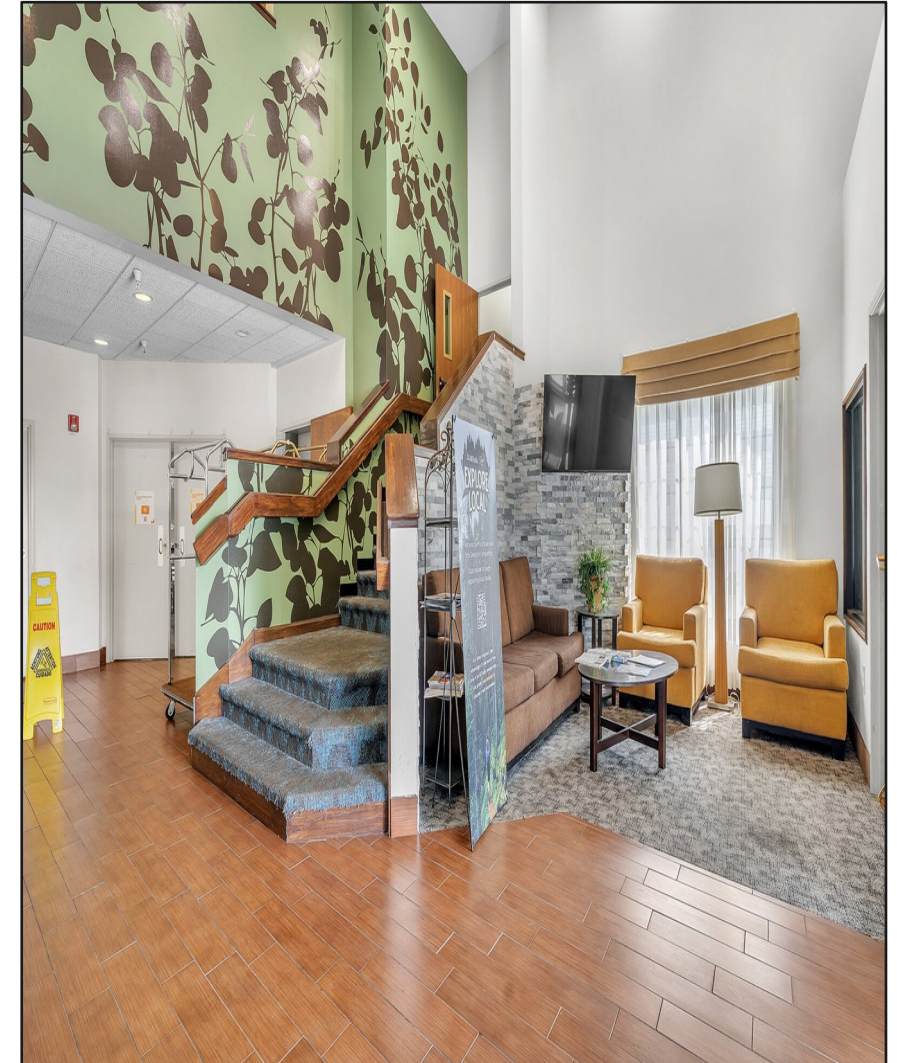
EXECUTIVE SUMMARY

ELLSBURY GROUP • REAL ESTATE EXPERTS

Ellsbury Group is pleased to present the exclusive opportunity to acquire the Sleep Inn & Suites in Elkhart, Indiana — a 67-room, 3-story limited-service hotel operating under the Choice Hotels Sleep Inn brand.

INVESTMENT HIGHLIGHTS

- Occupancy grew from 37.75% to 52.59% over the trailing two years, a nearly 15-point improvement
- RevPAR climbed to \$31.71 in 2025, surpassing 2023 levels despite softer ADR
- Total revenue reached \$785,180 in 2025, up 19.5% over 2024
- Established Choice Hotels franchise with national reservation and loyalty distribution
- Positioned along the Elkhart/RV Capital of the World corridor with strong drive-to demand generators
- Offered at \$2,900,000 — approximately \$43,284 per key



PROPERTY OVERVIEW

ELLSBURY GROUP • REAL ESTATE EXPERTS



PROPERTY NAME	Sleep Inn & Suites
ADDRESS	220 Caravan Drive, Elkhart, IN 46514
BRAND / FRANCHISE	Sleep Inn (Choice Hotels)
ROOM COUNT	67 Rooms
STORIES	3
YEAR BUILT	1999
LOT SIZE	2.14 Acres
ASKING PRICE	\$2,900,000
PRICE PER KEY	\$43,284

SITE & LOCATION

ELLSBURY GROUP • REAL ESTATE EXPERTS

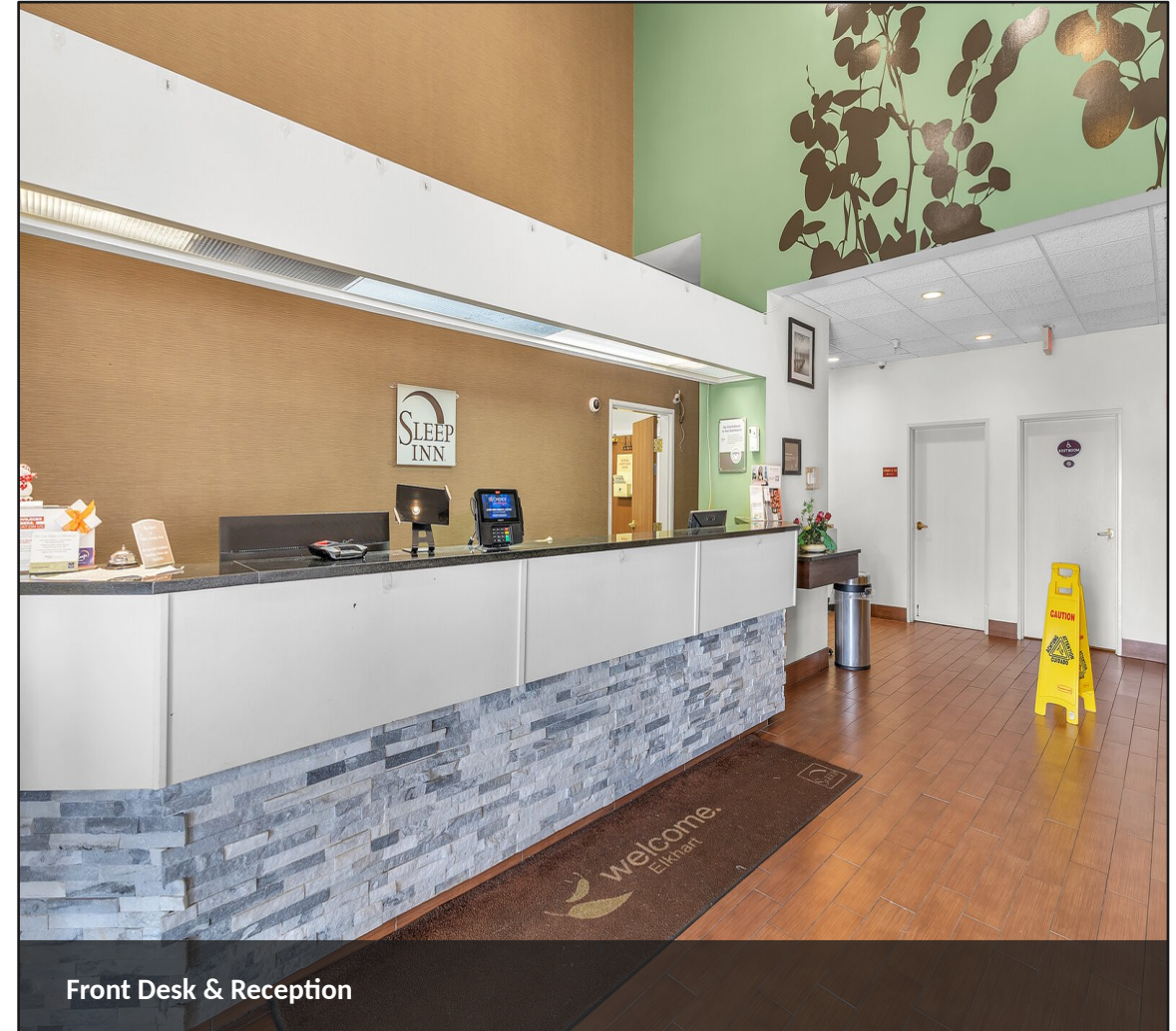


ELKHART, INDIANA — THE RV CAPITAL OF THE WORLD

- Located in Elkhart County, home to the largest concentration of recreational vehicle manufacturers in the United States, generating consistent corporate and supplier-driven transient demand
- Positioned near the Indiana Toll Road (I-80/90) and U.S. 20, providing direct access to regional interstate travel and South Bend/Michiana commerce corridors
- Surrounded by an established lodging corridor alongside national select-service brands, supporting steady comparison-shopping demand

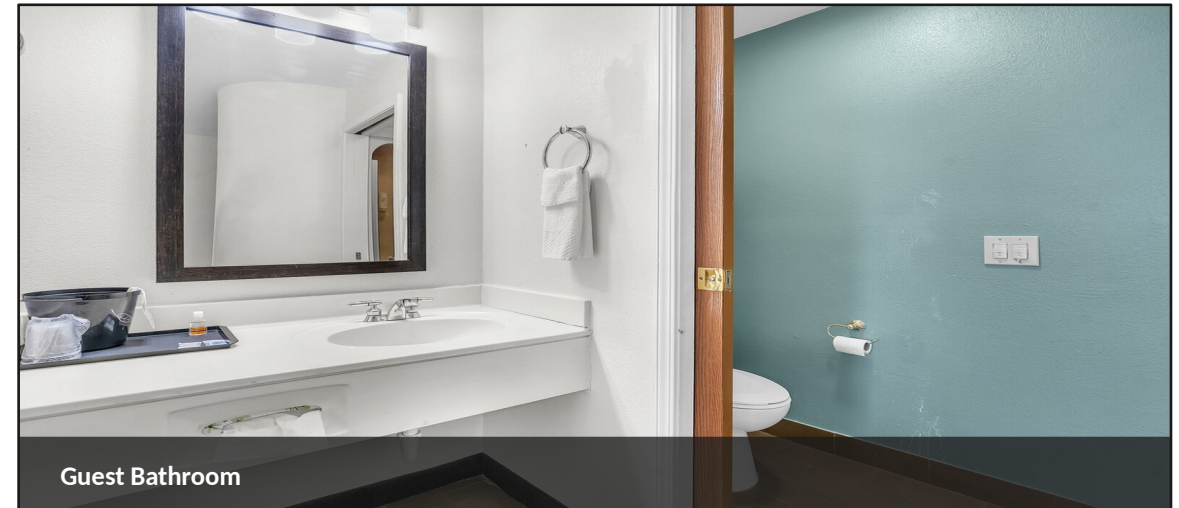
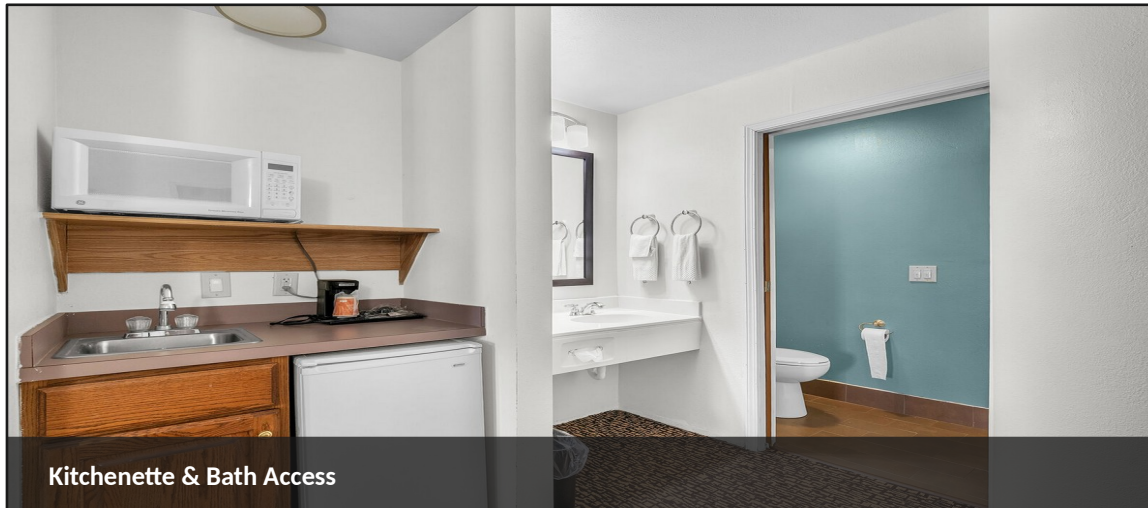
PUBLIC SPACES

ELLSBURY GROUP • REAL ESTATE EXPERTS



GUEST ROOMS & SUITES

ELLSBURY GROUP • REAL ESTATE EXPERTS



MARKET OVERVIEW

Elkhart is the economic center of Elkhart County and the heart of the U.S. recreational vehicle manufacturing industry, hosting the headquarters and major production facilities of the country's leading RV manufacturers. This concentrated industrial base drives consistent year-round corporate, vendor, and supplier lodging demand that is largely insulated from typical leisure seasonality.

Choice Hotels National Franchise System	I-80/90 Indiana Toll Road Access	RV Capital of the World	Corporate & Supplier Demand Base
---	--	---------------------------------------	--

The subject property benefits from proximity to an established, multi-brand select-service lodging corridor near U.S. 20, positioning it to capture overflow and comparison-shopping demand from regional commerce, manufacturing, and logistics activity throughout Elkhart County.

Market context reflects general lodging-industry demand drivers for the Elkhart, IN trade area. CoStar market averages and general industry sources were referenced in preparing this overview.

FINANCIAL PERFORMANCE

ELLSBURY GROUP • REAL ESTATE EXPERTS

HISTORICAL OPERATING STATISTICS

Metric	2023	2024	2025
Occupancy %	37.75%	44.91%	52.59%
ADR	\$73.00	\$59.43	\$60.39
RevPAR	\$27.54	\$26.66	\$31.71
Total Room Revenue	\$671,757	\$653,678	\$775,506
Total Revenue	\$675,205	\$656,857	\$785,180

Source: property PMS operating statistics, IN095 – Sleep Inn of Elkhart, full calendar-year reports for 2023–2025.

2025 TOTAL REVENUE

\$785,180

+19.5% vs. 2024

2025 OCCUPANCY

52.59%

Up from 37.75% in 2023

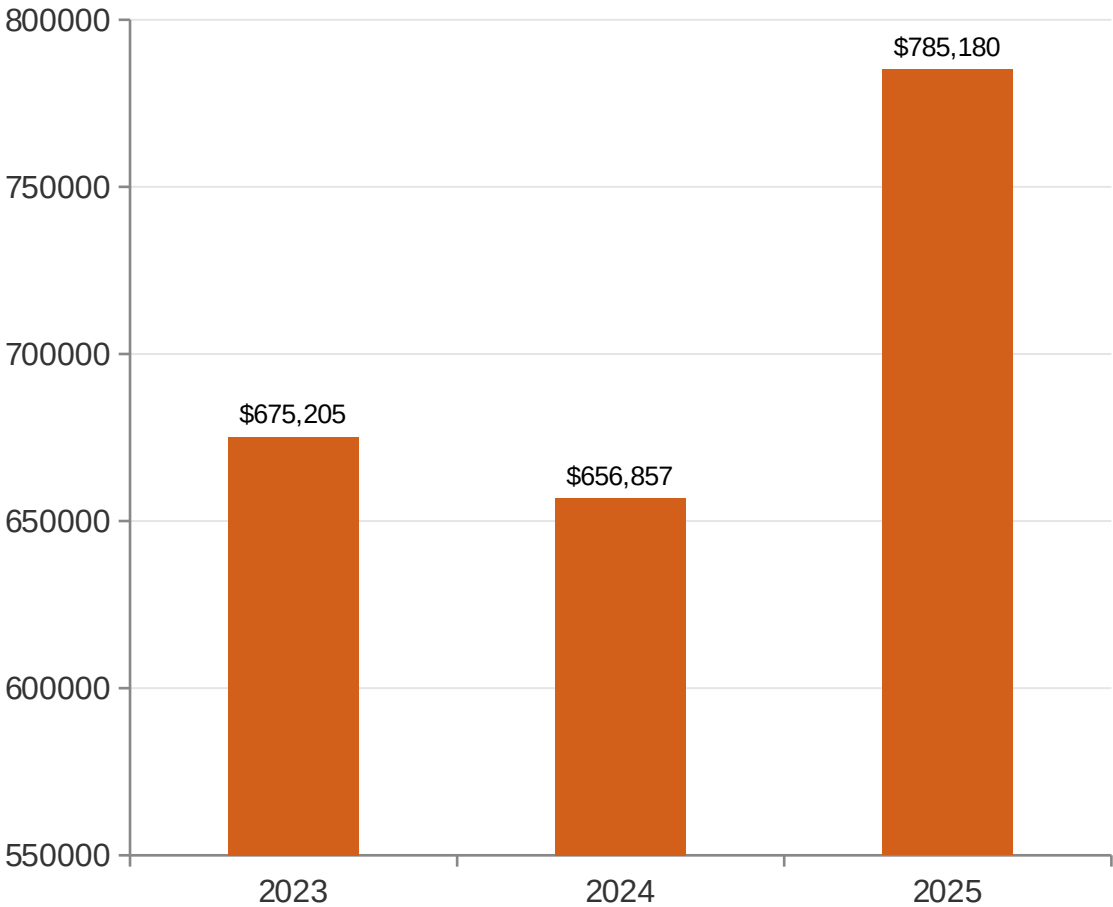
2025 REVPAR

\$31.71

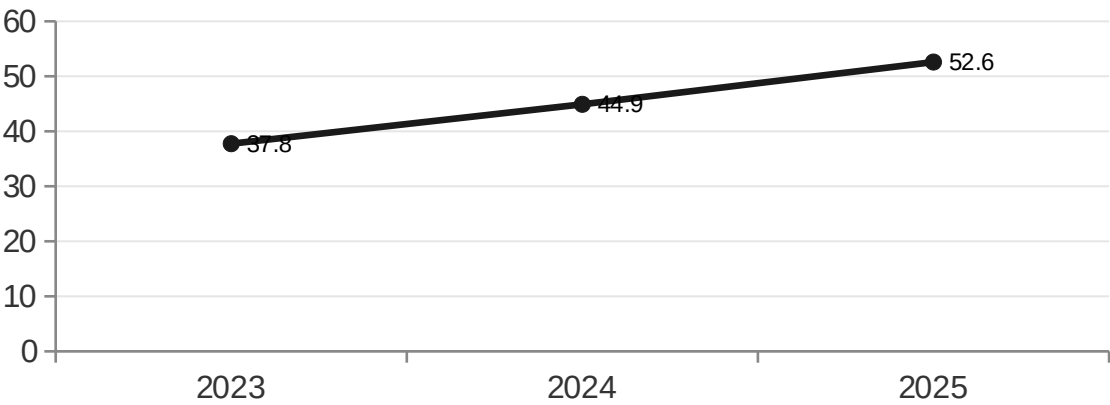
Highest of the trailing 3 years

PERFORMANCE TREND

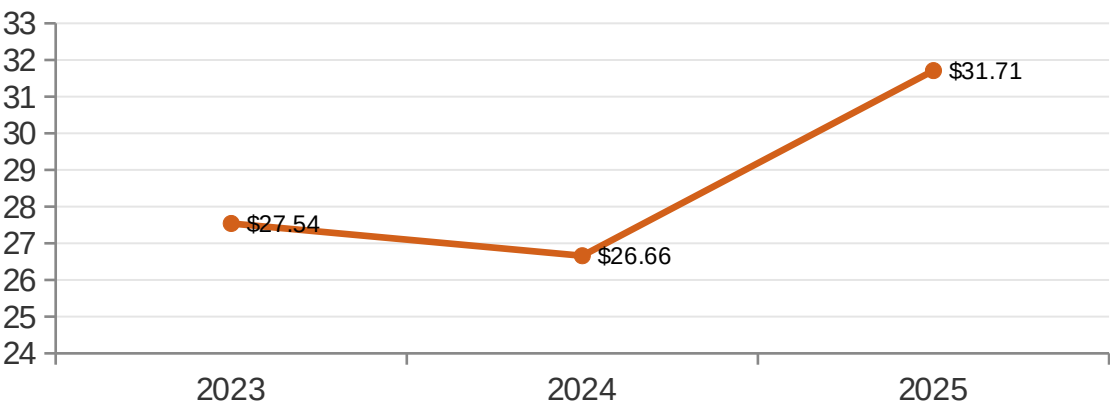
Total Revenue by Year



Occupancy % Trend



RevPAR Trend



OFFERING SUMMARY

ASKING PRICE	\$2,900,000
PRICE PER KEY	\$43,284
ROOMS	67
FRANCHISE	Sleep Inn (Choice Hotels)

IMPORTANT NOTICE: This Offering Memorandum has been prepared by Ellsbury Group for informational purposes only, based on information provided by the seller and public sources believed to be reliable. Ellsbury Group makes no representation or warranty as to the accuracy or completeness of this information. Prospective purchasers should conduct their own independent investigation and analysis. This offering is subject to prior sale, price change, or withdrawal without notice.

CONTACT

Lane

Ellsbury Commercial Group

269-769-6849

Lane@ellsburygroup.com

220 CARAVAN DRIVE
ELKHART, INDIANA 46514