



**FOR SALE BY COURT-APPOINTED RECEIVER | INVESTMENT
OPPORTUNITY IN THE WEST END HISTORIC DISTRICT | 10 UNITS**

813 WEST BERRY STREET
FORT WAYNE, IN 46802



BIDDER APPROVAL PROCESS

To be qualified to bid, prospective buyers must:

- Register to bid at www.ForeclosureAuctions.com
- Request Authorization and E-Sign the Purchase and Sale Agreement

JULIE FAHRINGER

Prodigy Properties

p: 513.841.7000

PROPERTY VIEWING: Contact Julie at
julie@prodigyprop.com to schedule a tour.



PROPERTY OVERVIEW



PARCEL ID: 02-12-02-358-004.000-074



LOT SIZE: 0.169 acres



ZONING: R3 Multifamily Residential



BUILDING SIZE: 6,346 SF



NUMBER OF FLOORS: Three



YEAR BUILT: 1900



ROOF: Shingle, Membrane



HVAC: Baseboard, Window/Wall



INVESTMENT HIGHLIGHTS



- **10-UNIT MULTIFAMILY ASSET (8-UNIT + 2-UNIT CARRIAGE HOUSE):**
Diverse unit mix provides operational flexibility and multiple income streams.
- **VALUE-ADD OPPORTUNITY:**
Property delivered vacant, allowing an investor to:
 - Set market rents
 - Renovate/reposition units
 - Stabilize to maximize NOI
- **6,346 SF BUILDING:**
Large footprint provides scale and efficiency compared to smaller multifamily assets.
- **STRONG DEMAND SEGMENT FOR:**
 - Workforce housing
 - Medical staff
 - Young professionals
- **HISTORIC CHARACTER + MODERN UPSIDE:**
Built circa 1900, offering architectural appeal with the ability to modernize interiors for rent premiums.
- **BELOW REPLACEMENT COST OPPORTUNITY:**
Typical of auction assets, providing potential basis advantage relative to new construction.
- **FLEXIBLE EXIT STRATEGIES:**
 - Stabilize and hold for cash flow
 - Refinance after lease-up
 - Sell as stabilized asset
 - Potential short-term or furnished rental strategy
- **STRONG RENT GROWTH POTENTIAL:**
Vacancy at acquisition allows full repositioning to current market rents without legacy tenant constraints.



FORT WAYNE - LOCATION HIGHLIGHTS



- **PRIME DOWNTOWN LOCATION – WEST CENTRAL / OLD WEST END DISTRICT:**

Situated in one of Fort Wayne’s most historic and desirable urban neighborhoods, known for revitalization, walkability, and strong rental demand.

- **DIRECTLY ACROSS FROM MAJOR EMPLOYMENT HUB:**

Located immediately across from Lutheran Downtown Hospital, a major employer and demand driver for workforce and medical housing.

- **WALKABLE TO DOWNTOWN AMENITIES:**

Close proximity to restaurants, coffee shops, entertainment, and retail in downtown Fort Wayne enhances tenant appeal and retention.

- **STRONG ACCESSIBILITY:**

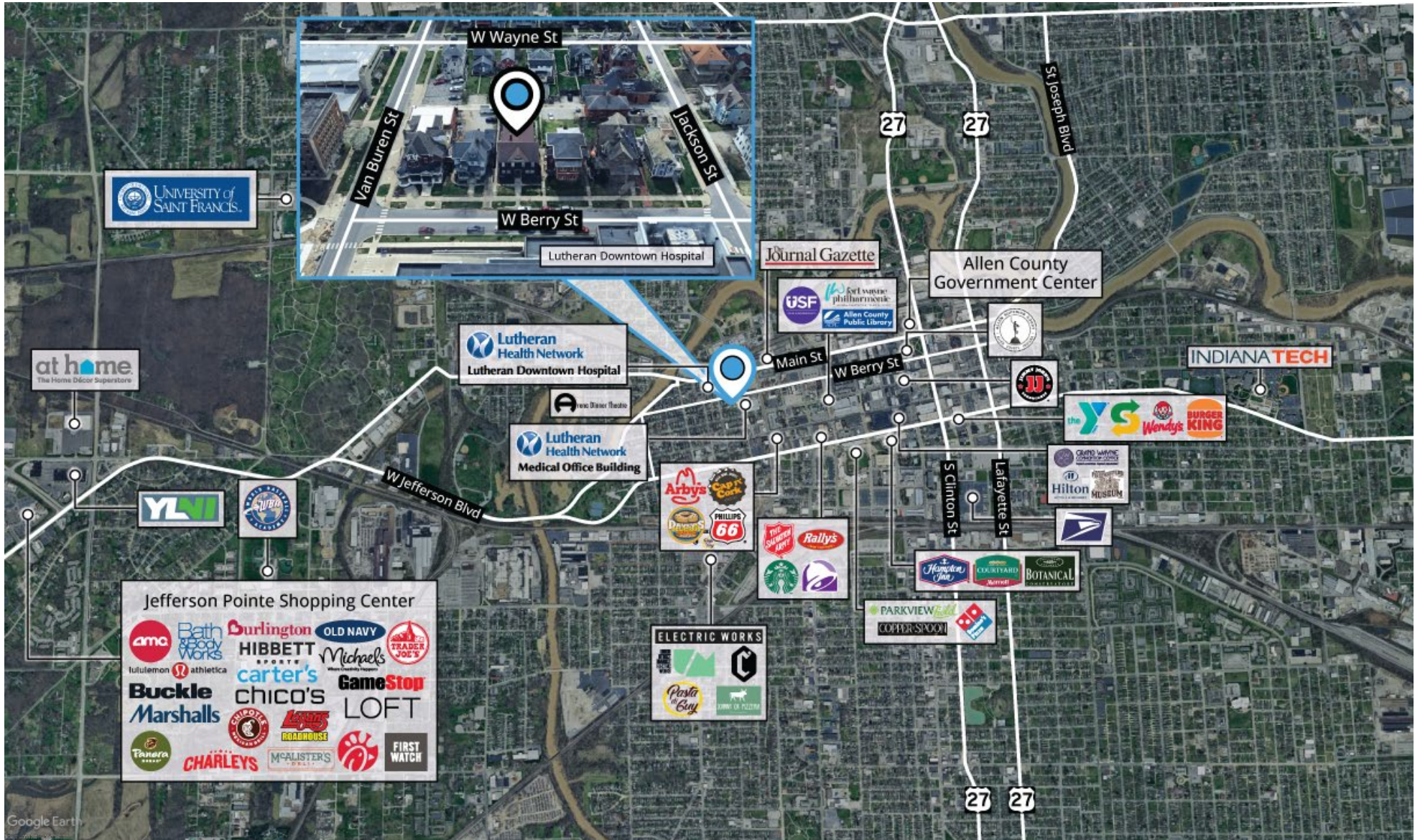
Convenient access to major roadways and the broader Fort Wayne metro, supporting commuter tenants and workforce housing demand.

- **REVITALIZING URBAN CORE:**

The surrounding downtown area continues to see investment and redevelopment, supporting long-term appreciation and rental growth potential.



AREA MAP



PROPERTY PHOTOS



PROPERTY PHOTOS





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