

THE OAKWOOD INN, CONFERENCE CENTER AND RETREAT

LOCATED ON LAKE WAWASEE



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OFFERING SUMMARY

OAKWOOD
LAKE WAWASEE

Property Summary

- Oakwood Inn
- Conference/Reception Center
- Auditorium and Program Center
- Dormitory and Dining Hall
- Chapel
- 9 Cottages
- 8 Cabins
- Beautiful Grounds - 25 Acres
- 2 Maintenance Buildings
- All Facilities Fully Furnished



Offering Price

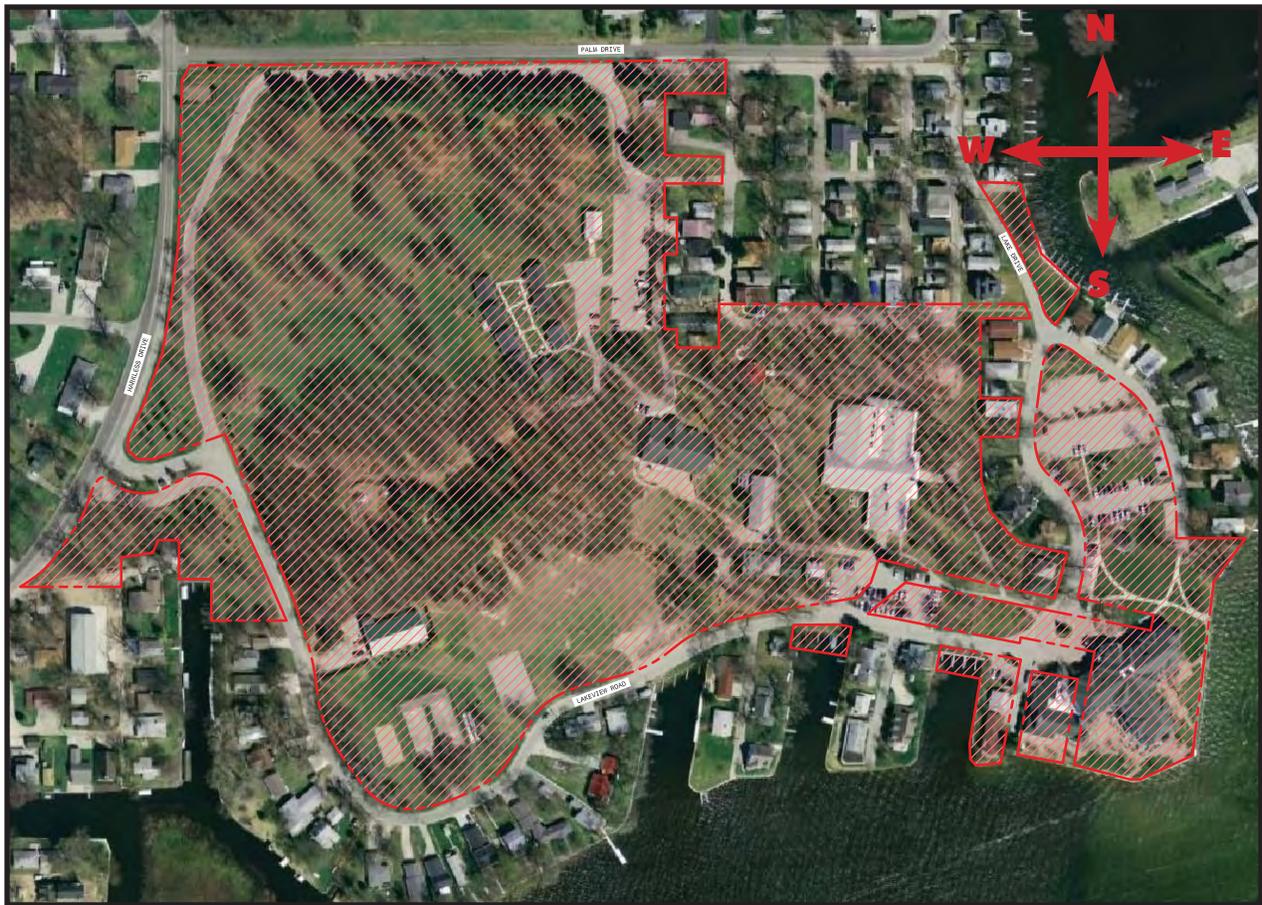
\$16,850,000

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OFFERING SUMMARY

OAKWOOD
LAKE WAWASEE



OFFERING SUMMARY

OAKWOOD
LAKE WAWASEE



1. Oakwood Inn and Restaurant
2. Auditorium and Program Center
3. Conference/Reception Center
4. Cottages 89 & 90
5. Cottages 61 & 62
6. Cottage 55
7. Cottages 78, 79, 80 & 83
8. Gazebo
9. Dormitory and Dining Hall
10. Chapel
11. Cabins
12. Maintenance Building 1
13. Maintenance Building 2
14. Campground
15. Orchard
16. Athletic Fields

Tradition

Dating back to 1893 the Property originally served as a religious camp and meeting ground for the purpose of spiritual edification and physical recreation. Oakwood is rich in religious history, with the first tabernacle being built on site in 1898. It was destroyed by fire in May 1914 and replaced with a new tabernacle in August of 1914. Of the nine cottages available today some date back anywhere from 1898-1939, and they each have their own stories and personalities. The Inn was first built in 1906 and was replaced in 1927 with a larger hotel. The Chapel on the hill, which is a fully renovated and converted round barn, was originally built in 1931. Then in 1946 Oakwood Park was born.

Oakwood Park grew to a size of 42 acres – 25 acres of which involves the property that is being offered for sale today and the remaining 17 acres consists of privately owned homes. Over 100 private property owners are directly tied into the long tradition of Oakwood, with some families going back four generations. These homeowners make up Oakwood Property Owners, Inc. and have been an intricate part of Oakwood's history.

As a part of a series of additions to the complex, in 1961 the main Auditorium and Program Center was built, along with the Dormitory and Dining Hall. In 1997 construction was completed on several new additions. The Oakwood Inn, a 78-room full service hotel and conference center was designed and completely rebuilt, replacing the 1927 Inn, along nearly 600 feet on the Wawasee lakeshore. The new 3-story Inn's design features large common areas on all floors, dark wood accents, a Swiss-style dining room called the Wawasee Room, open-aired stairs leading up from a baby grand piano to a center atrium with balconies, and vaulted ceilings in the third story rooms. The restaurant and patio grill are serviced by a commercial kitchen, which has prepared over 900 meals at one sitting.

Also in 1997 a separate 2-story, walk-out basement style Conference and Reception Center was finished. The Center was designed to teach Christian principles. Eight free-standing cabins were built, at the same time as the Conference and Reception Center. With the addition of the Conference and Reception Center, the entire complex has 30,000 square feet of flexible meeting space. The largest individual meeting space is 10,000 square feet which is capable of seating 1,200 people.

Oakwood was most recently operated by an independent, non-profit, Christian organization. Oakwood offered a unique worship service, which was off the shores of the Inn. The "Boat-In Worship" was sponsored by the Syracuse-Wawasee Ministerial Association and was held each summer and every Sunday morning from Memorial Day weekend through Labor Day weekend. You could experience it by boat or bring a lawn chair.

This property offers a one of a kind opportunity for an organization to purchase a beautiful piece of property on a prestigious lake, with multiple fully-equipped facilities that are ready for immediate operation.

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Area Overview

The Oakwood Property is located along the northwest shores of Lake Wawasee in Syracuse, Indiana and remains the only hotel and large scale retreat and conference center on the lake. Lake Wawasee is the largest natural lake in Indiana and one of the most affluent and popular lakes in the Midwest.

Each Spring thousands of “lake-goers” flood the area for relaxation, recreation and outdoor fun. The entire lake is 3,200 acres with 25 miles of shoreline and over 1,000 lakefront homes. In recent years lakefront properties around Lake Wawasee have been some of the highest in the region. The average value of a lakefront home on Wawasee is in excess of \$1,000,000. There are a total of seven lakes in the immediate area around Syracuse, where water lovers enjoy their summer cottages and year-round homes.

Located one hour northwest of Fort Wayne, Indiana, 1.25 hours southeast of South Bend, 1.5 hours north of Indianapolis, and 2.5 hours southeast of Chicago, the abundant recreational area attracts visitors and loyal lakers who seek a break from the daily hustle and bustle.

Lake Wawasee is only 30 minutes north of Warsaw, Indiana, the county seat of Kosciusko County, which has a total population of 77,000. Warsaw has been coined by name the Orthopedic Capital of the World, as the healthy Midwestern city is home to the Big 5 manufacturers of orthopedic replacement parts – Zimmer, DePuy, Symmetry Medical, MedTronic, and Biomet. Kosciusko County is also home to the world’s largest bio-diesel plant.

Internet Information Links

Kosciusko County Visitors Bureau
www.koscvb.org

Kosciusko County Website
www.kcgov.com

City of Warsaw
www.warsawcity.net

Syracuse-Wawasee Chamber of Commerce
www.swchamber.com

Town of Syracuse
www.syracusein.org

Wawasee Property Owner’s Association
www.wawaseepoa.org

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PROPERTY LOCATION

OAKWOOD
LAKE WAWASEE

Midwest



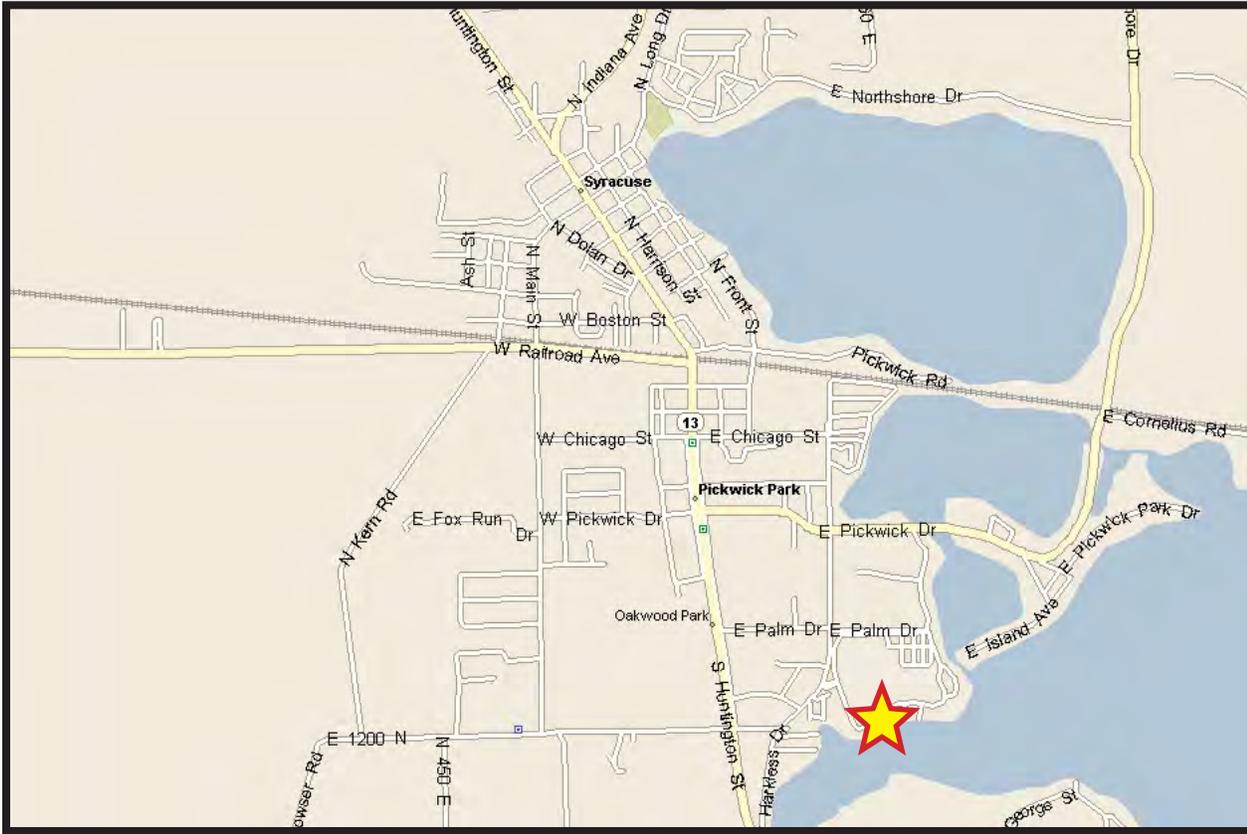
Northern Indiana



PROPERTY LOCATION

OAKWOOD
LAKE WAWASEE

Local



Lake Wawasee



PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Oakwood Inn



THE OAKWOOD INN

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LAKE WAWASEE

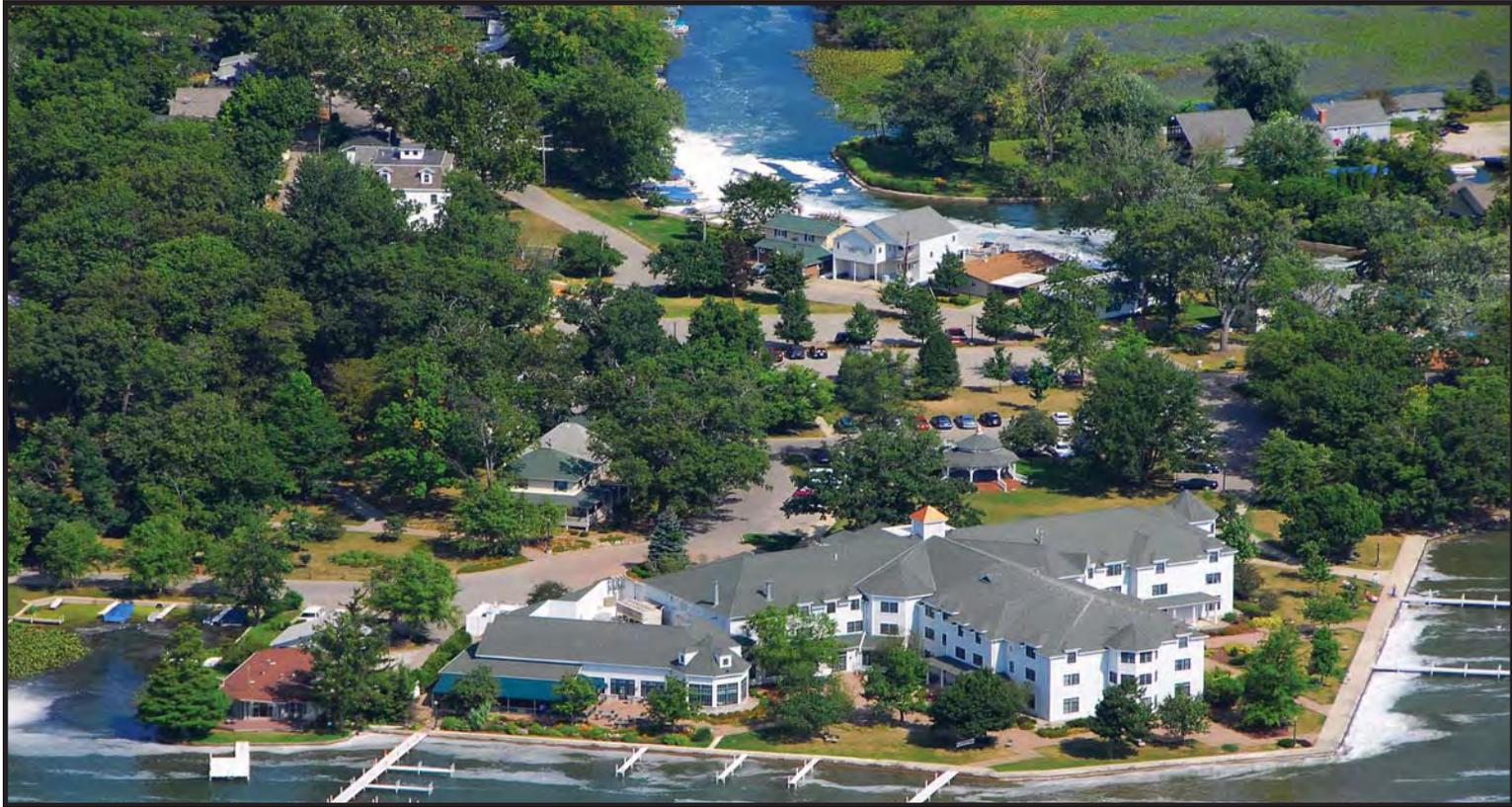
Oakwood Inn



Lake View



Exterior Front View



Aerial View

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PROPERTY DESCRIPTION

OAKWOOD
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Oakwood Inn



Lobby



Lobby Atrium



Library



Library



Hotel Common Area



Hotel Common Area

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PROPERTY DESCRIPTION

OAKWOOD
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Oakwood Inn



Conference Room 1



Conference Room 2



Hotel Room



Hotel Room



Hotel Room



Meditation Room

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PROPERTY DESCRIPTION

OAKWOOD
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Oakwood Inn



Restaurant



Restaurant



Kitchen



Private Dining Room



Patio Grill



Patio Grill

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Oakwood Inn



Gazebo



Lake Front View



Swimming Docks



Lake Front View



Exterior Side View



Hotel Entrance

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Oakwood Inn

Year Built: 1997

Total Square Feet: 66,894 Sq. Ft.

1st Floor: 24,342 Sq. Ft.

2nd Floor: 19,776 Sq. Ft.

3rd Floor: 19,776 Sq. Ft.

Rooms: 78

Construction: Metal beams
Steel studs
Pitched roof with asphalt shingles

HVAC: Air handlers - forced air
Boilers - hot water
Chillers - chilled water

Electrical: 800 amp service - 480/277 volt
1200 amp service - 208/120 volt

Restaurant: 150 seat capacity

Kitchen: Full service commercial kitchen
Kitchen services total complex
Kitchen has furnished meals for a function of 900 attendees

Utilities: Gas - NIPSCO
Electrical - NIPSCO
Water - City of Syracuse
Sewer - City of Syracuse
Phone - Verizon
Cable TV - Mediacom

Other Amenities: Flexible meeting rooms with movable walls
Private Dining Area
Suites with whirlpools
Walk-out patio and large lawn area
Swimming docks and boat docks
Beautiful lake views

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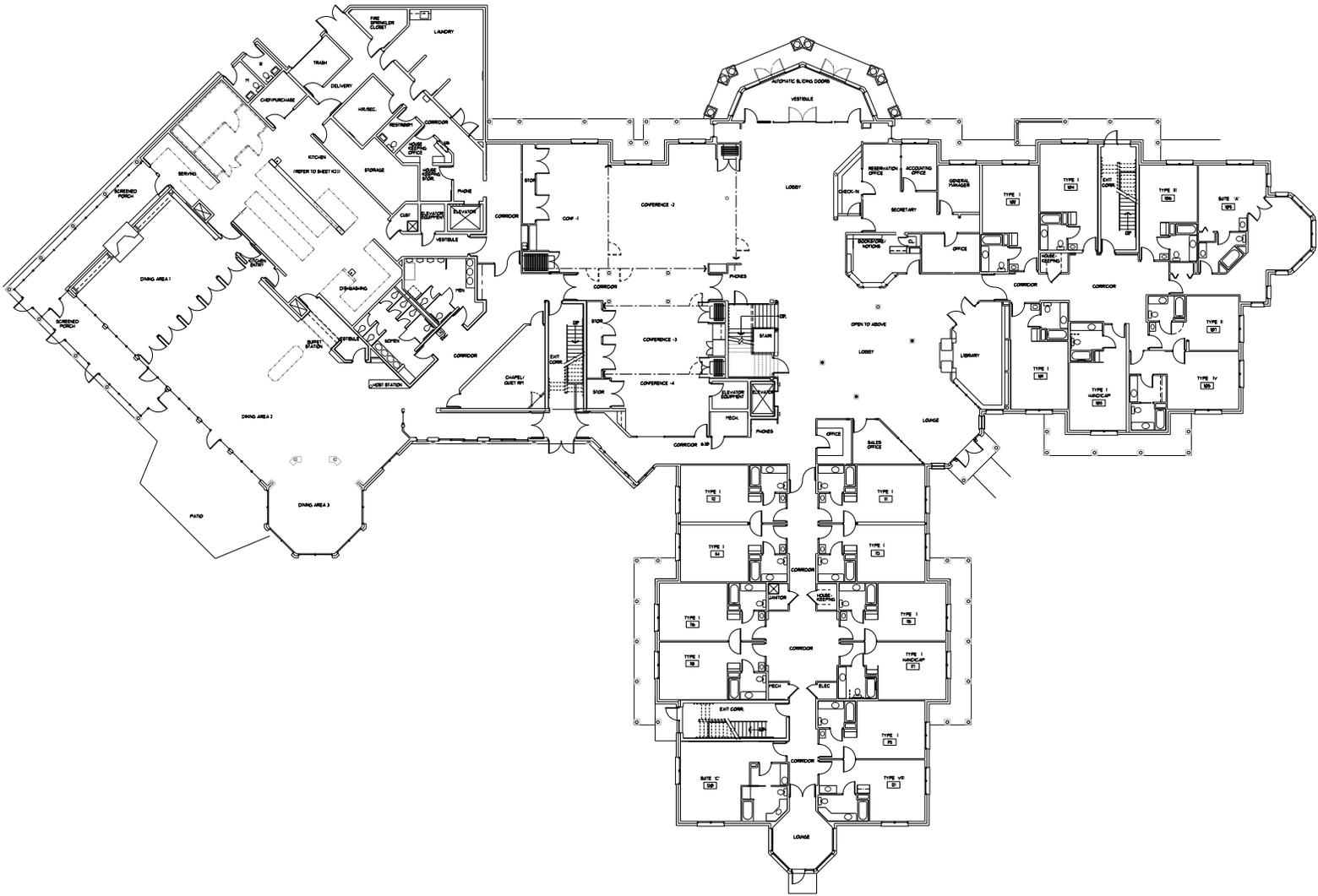
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PROPERTY DESCRIPTION

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Oakwood Inn

The Oakwood Inn - 1st Floor



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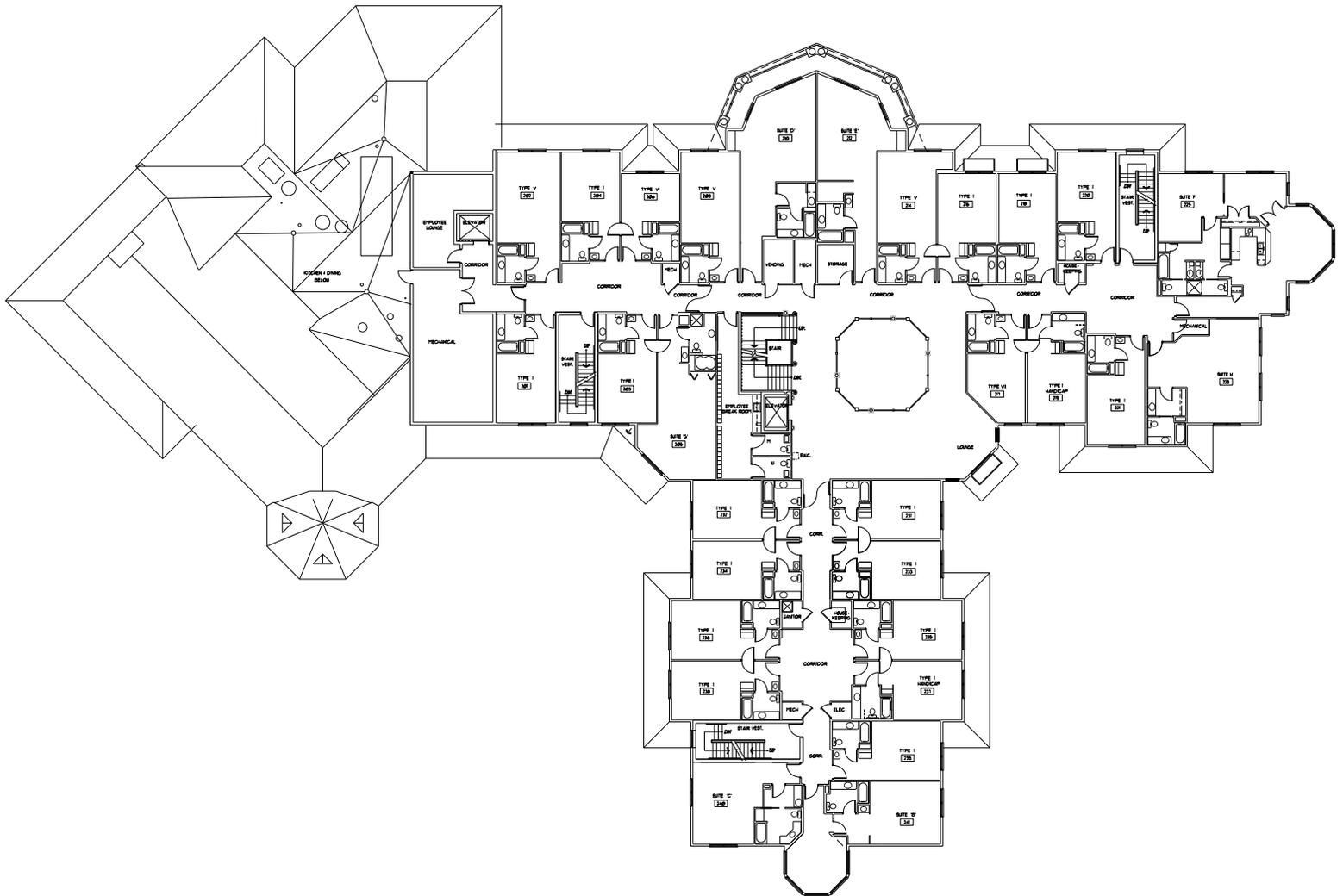
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PROPERTY DESCRIPTION

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Oakwood Inn

The Oakwood Inn - 2nd Floor



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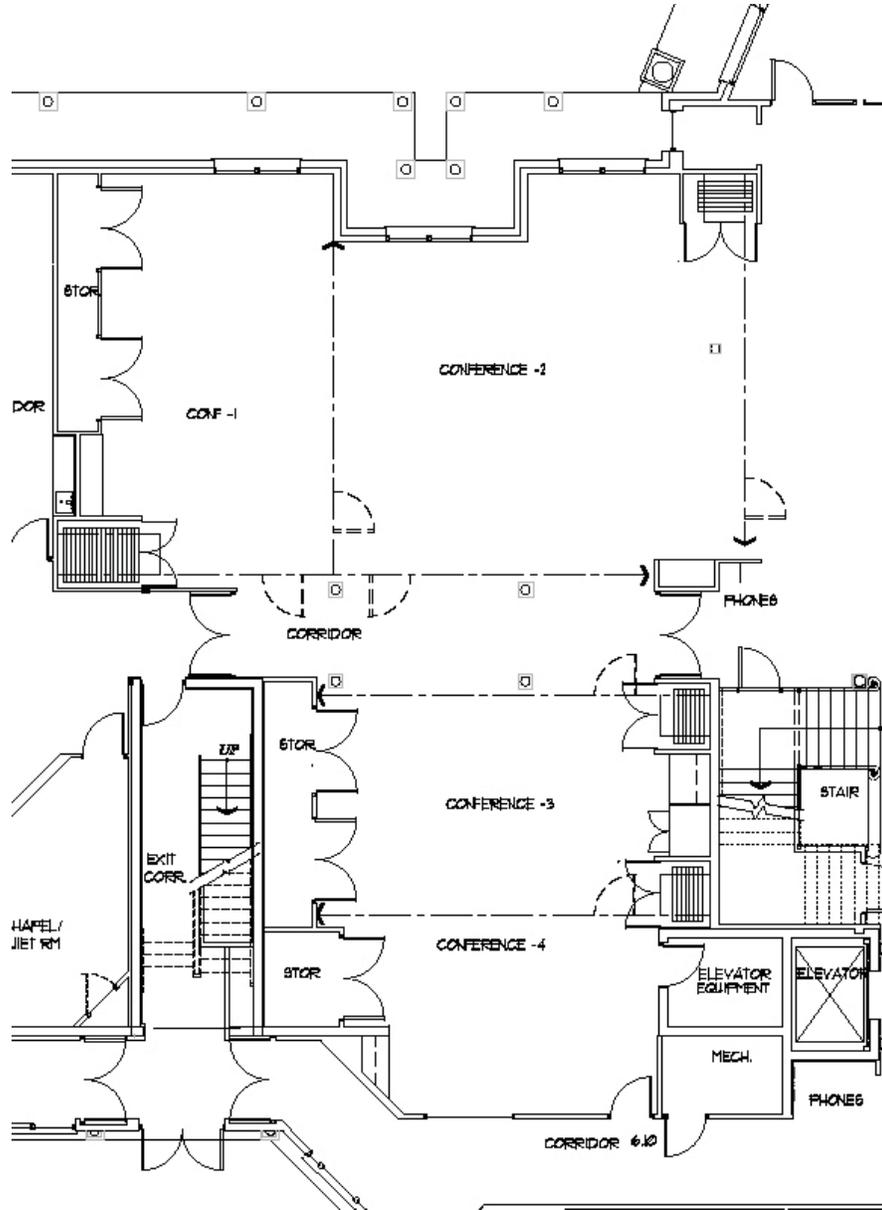
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PROPERTY DESCRIPTION

OAKWOOD
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Oakwood Inn

The Oakwood Inn 1st Floor Conference Rooms



Seating Capacity

Area	W x L	Sq. Ft.	Dining	Theater	Classroom	U-Shape	Hollow Square (Conference)
Conference Room 1	16 x 32	480	32	38	22	18	20
Conference Room 2	44 x 30	1320	48	62	36	30	30
1 & 2 Combined	60 x 40	2040	80	100	60	30	30
1, 2 & Hallway			100	120	70	N/A	N/A
Conference Room 3	26 x 16	416	24	34	24	12	14
Conference Room 4	24 x 14	336	8	12	10	8	10
3 & 4 Combined	25 x 20	992	40	60	38	20	24
3, 4 & Hallway			56	70	44	23	30
1, 2, 3 & 4 Combined	N/A	2792	180	200	100	N/A	N/A

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PROPERTY DESCRIPTION

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Conference/Reception Center



Exterior Rear



Exterior Front



**Lower Floor Conference/
Reception Area**

CONFERENCE / RECEPTION CENTER

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PROPERTY DESCRIPTION

OAKWOOD
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Conference/Reception Center



Food Service Station



Board Room



Lobby



2nd Floor Conference/Reception



Board Room/Upper Floor

Year Built: 1997

Total Square Feet: 13,864 Sq. Ft.

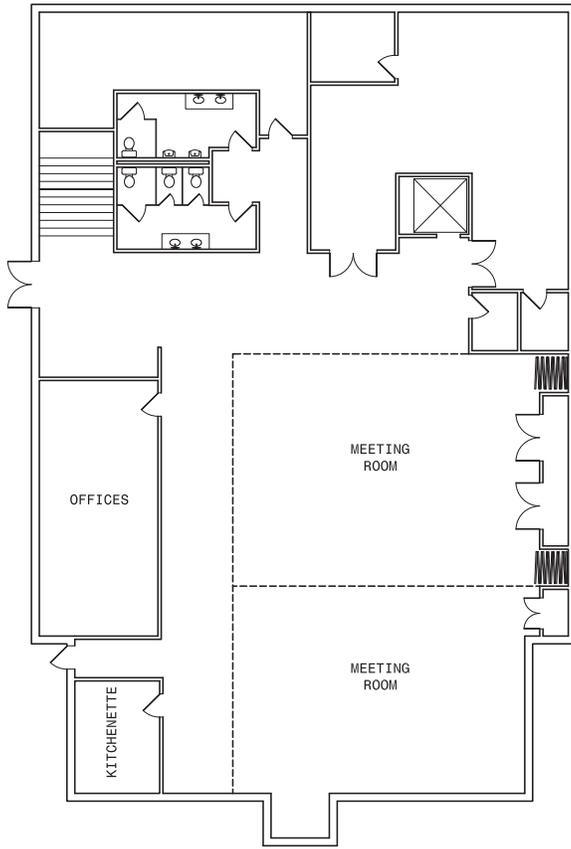
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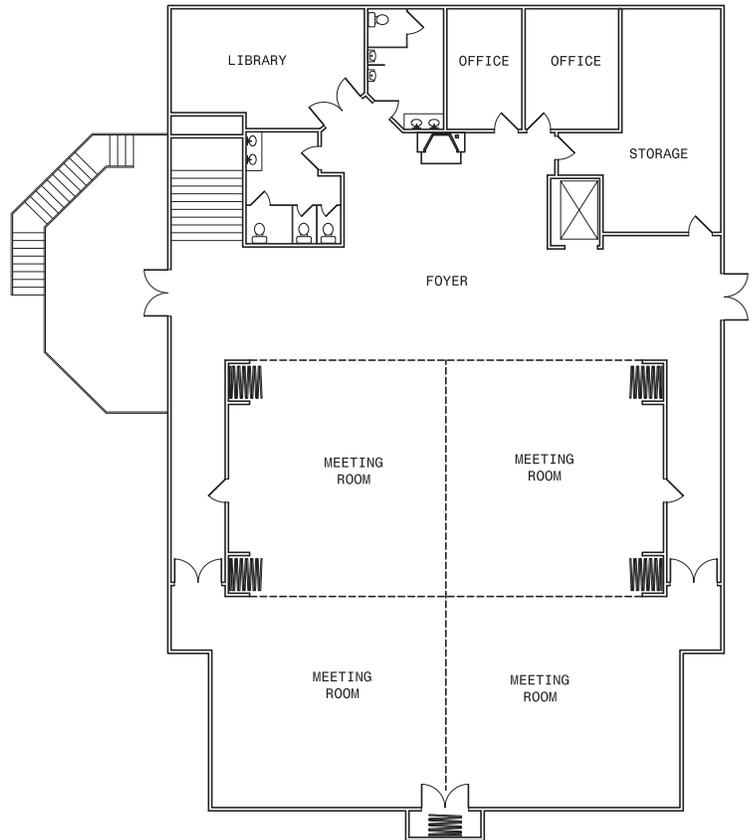
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Conference/Reception Center



LOWER LEVEL



UPPER LEVEL

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PROPERTY DESCRIPTION

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Auditorium & Program Center



Front Entrance



Side Entrance



Back of Building



Main Auditorium/Program Area

AUDITORIUM & PROGRAM CENTER

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Auditorium and Program Center



Lobby



Kitchen



Auditorium 1 w/Adjoining Wall



Auditorium 2 w/Adjoining Wall

Year Built: 1961

Total Square Feet: 17,294 Sq. Ft.

Main Auditorium: 9,000 Sq. Ft.

Small Auditorium and Office: 8,294 Sq. Ft.

Misc. & Utility: 3,770 Sq. Ft.

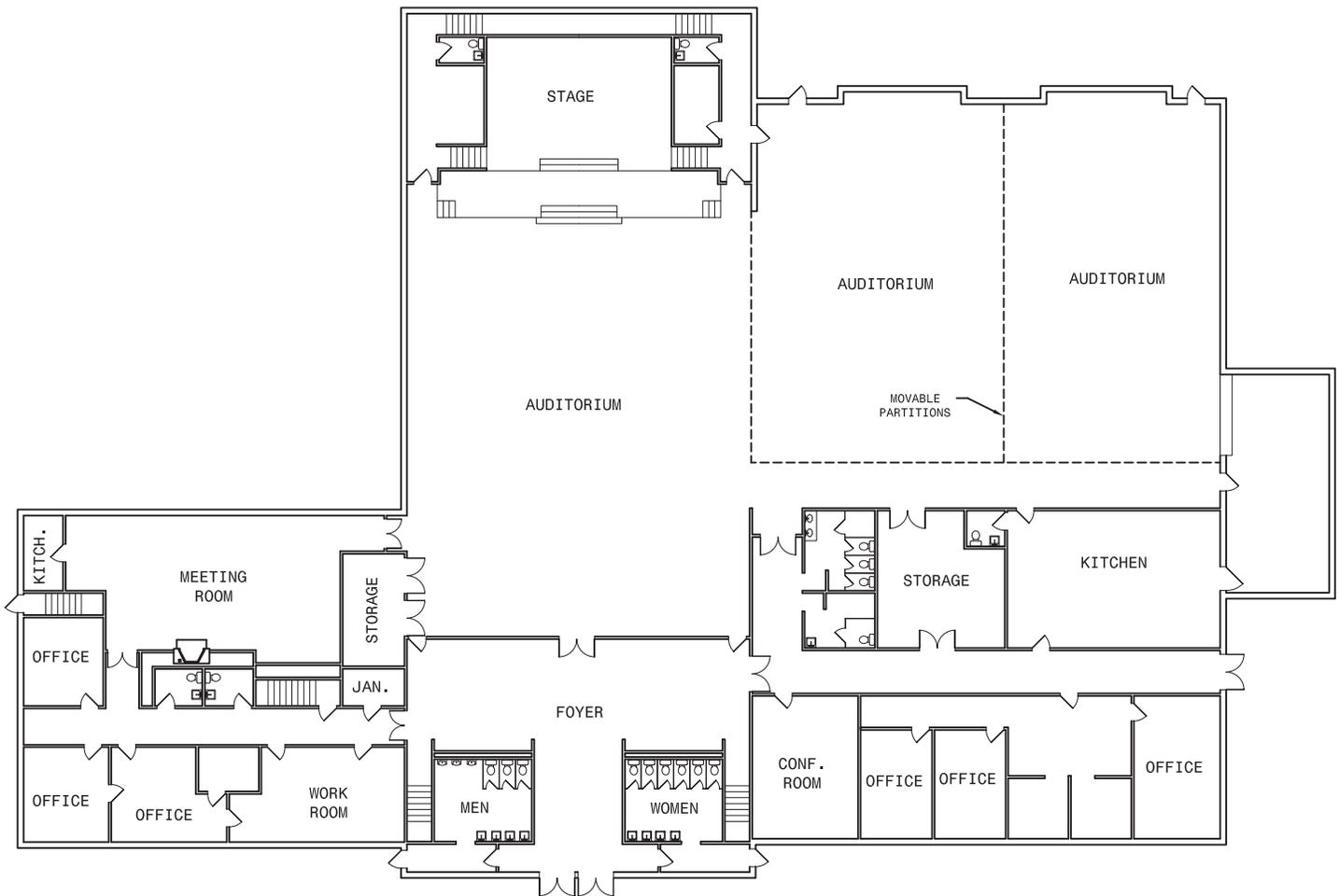
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PROPERTY DESCRIPTION

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Auditorium and Program Center



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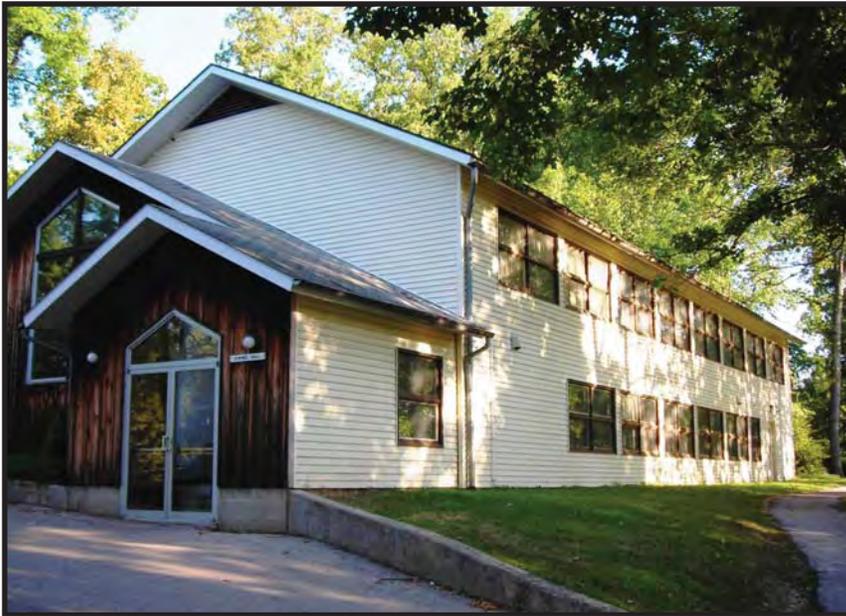
PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Dormitory and Dining Hall



Front View



Entrance



Dining Hall

DORMITORY & DINING HALL

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Dormitory and Dining Hall



Sitting Area



Typical Dorm Room



Kitchen

Year Built: 1961
Total Square Feet: 5,964 Sq. Ft.
Dining Hall: 2,800 Sq. Ft.
Dormitory: 3,164 Sq. Ft.

The Dormitory sleeps up to 25

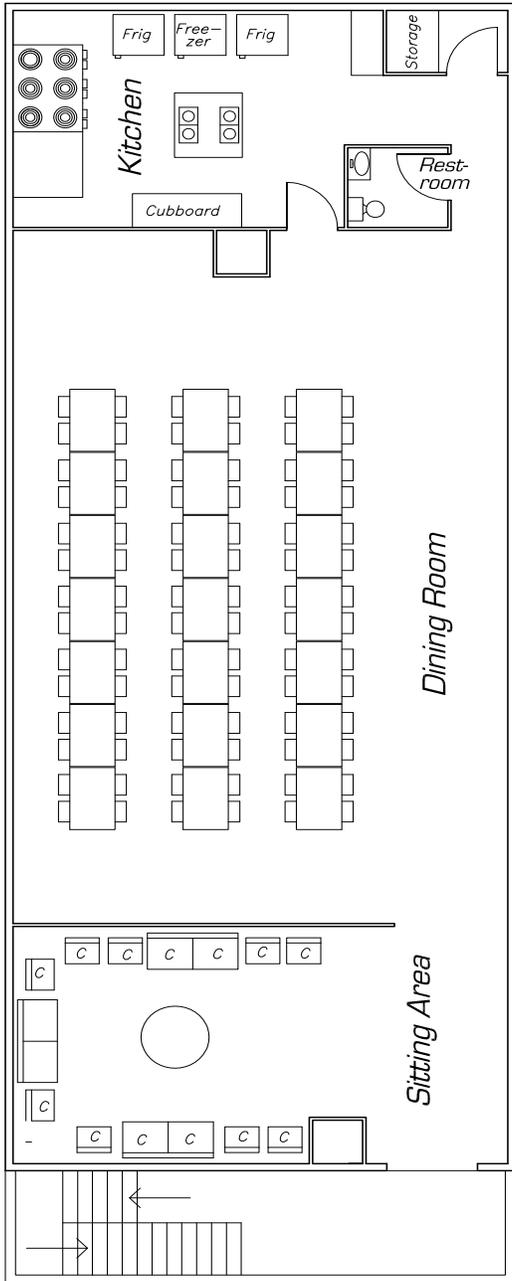
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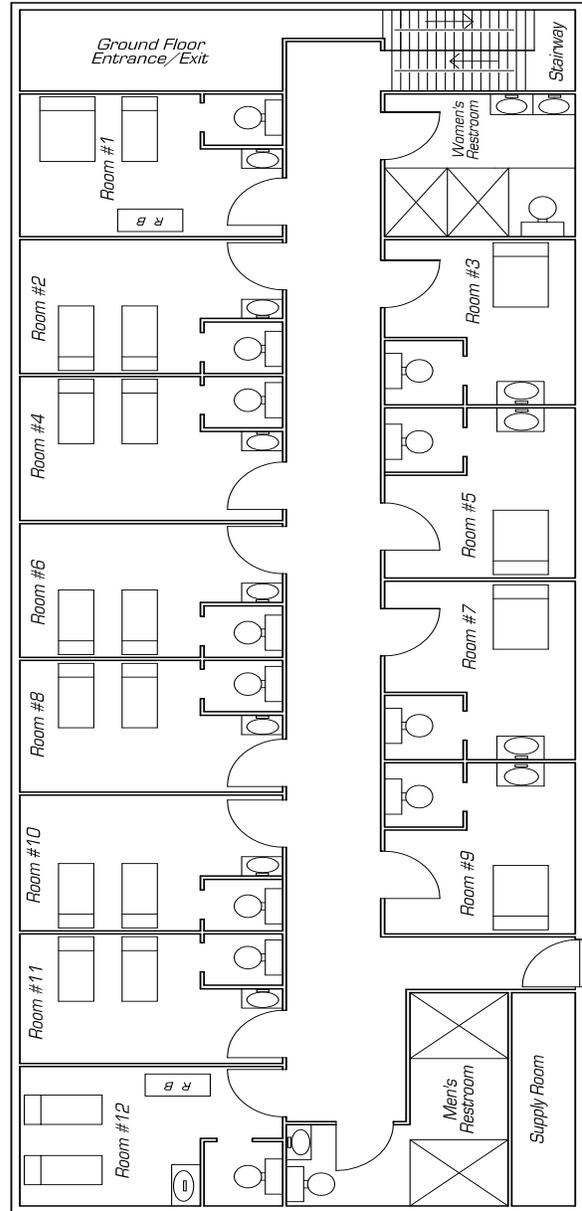
PROPERTY DESCRIPTION

OAKWOOD
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Dormitory and Dining Hall



Lower Level



Upper Level

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PROPERTY DESCRIPTION

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Chapel



Front Exterior



Back Exterior



Chapel Interior

Year Built: 1931

Total Square Feet: 956 Sq. Ft.

Chapel was originally a round barn that has been remodeled

THE CHAPEL

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Cottages



Cottages # 83, 80, 79 & 78



Cottages # 61 & 62



Cottages # 89 & 90



Cottage # 55

THE COTTAGES

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Cottages



Cottage # 78



Cottage # 79



Cottage # 80



Cottage # 83



Cottage # 90



Cottage # 89

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Cottages



Cottage # 61



Cottage # 62



Cottage # 55

Total Square Feet: 11,422 Sq. Ft.

- #55: 1,224 Sq. Ft. - Built in 1927
- #61: 1,620 Sq. Ft. - Built in 1900
- #62: 1,344 Sq. Ft. - Built in 1898
- #78: 1,394 Sq. Ft. - Built in 1922
- #79: 960 Sq. Ft. - Built in 1935
- #80: 1,352 Sq. Ft. - Built in 1939
- #83: 1,504 Sq. Ft. - Built in 1937
- #89: 624 Sq. Ft. - Built in 1925
- #90: 1,400 Sq. Ft. - Built in 1980

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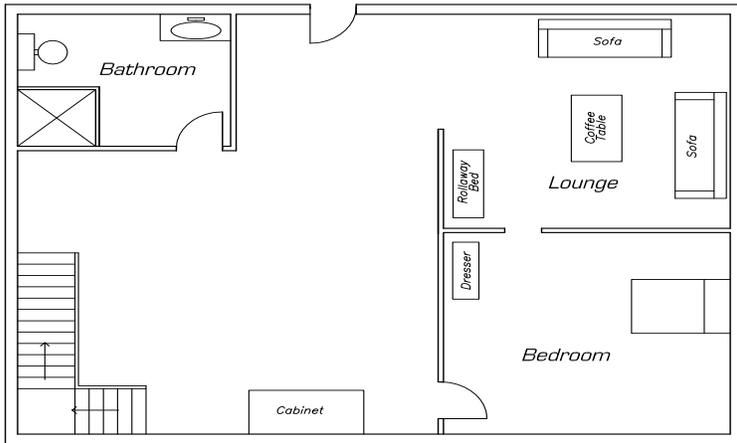
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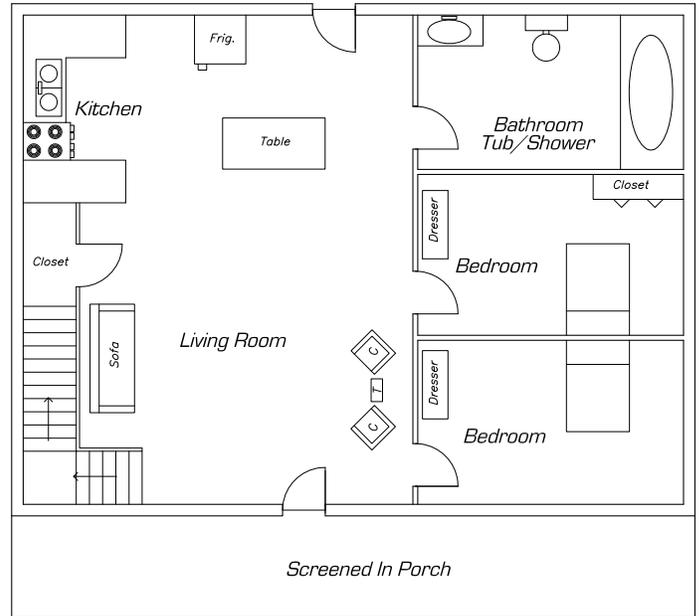
Cottages

#78 Oakwayne Cottage "Basement"

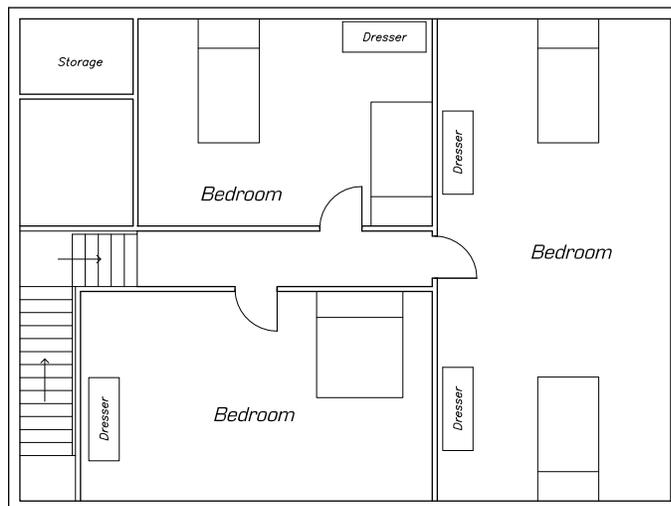


Basement

#78 Oakwayne Cottage



#78 Oakwayne Cottage "Upstairs"



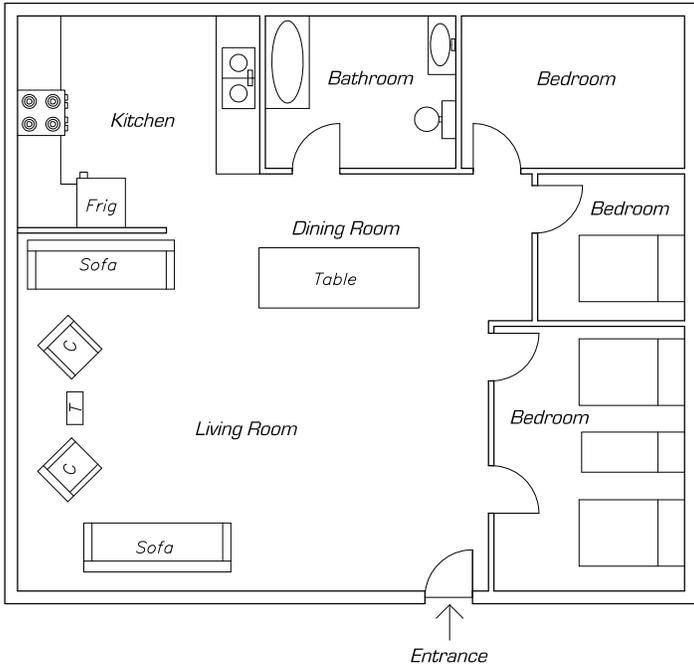
Second Floor

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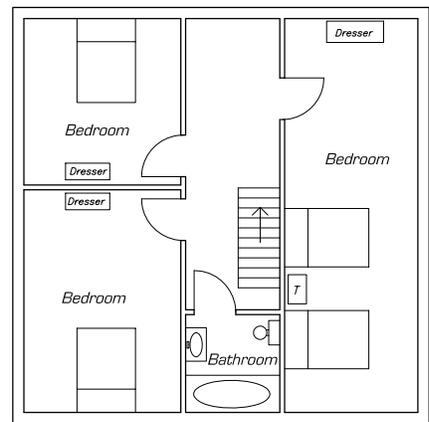
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Cottages

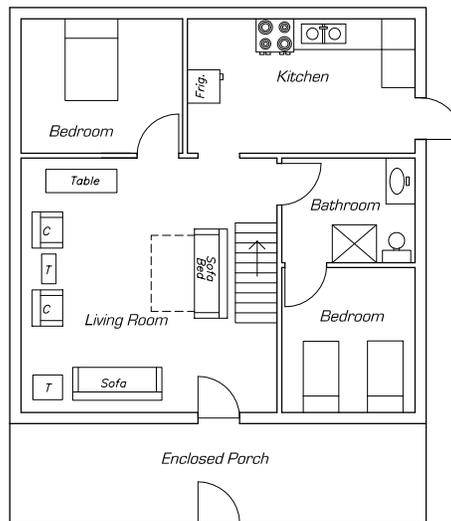
#79 In-Between Cottage



#80 Hillside Cottage



Second Floor



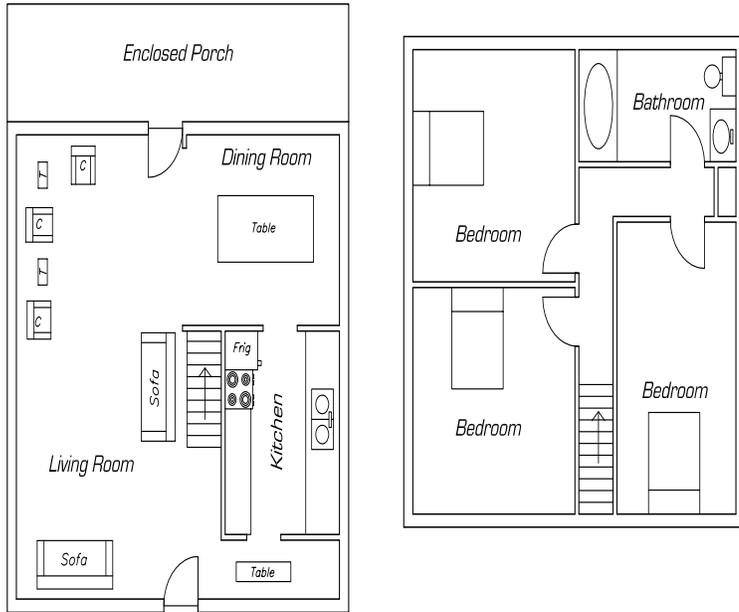
First Floor

PROPERTY DESCRIPTION

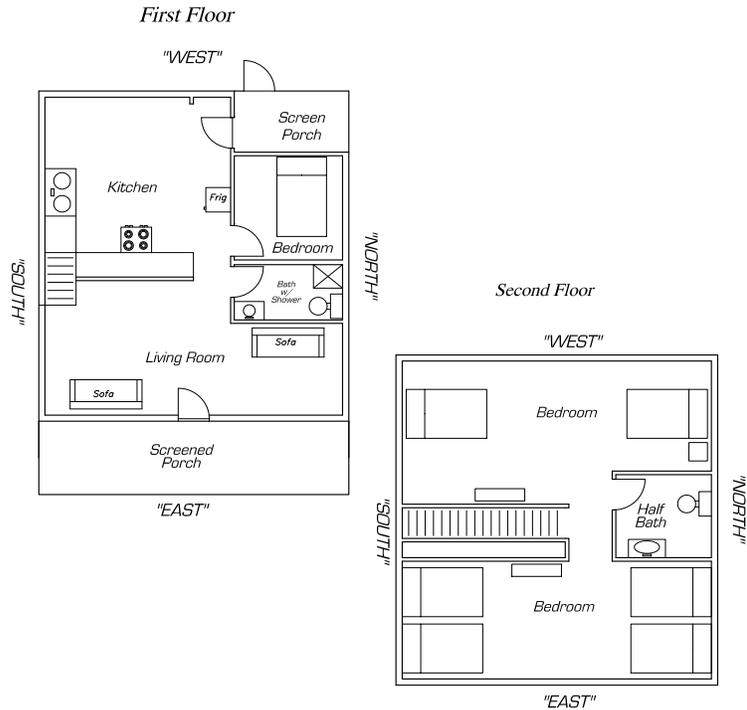
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Cottages

#83 Margareth Cottage



#55 Elizabeth



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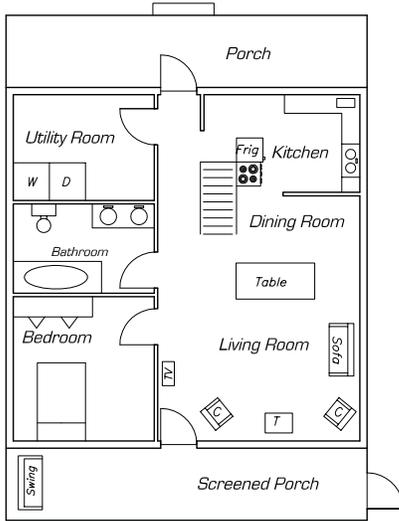
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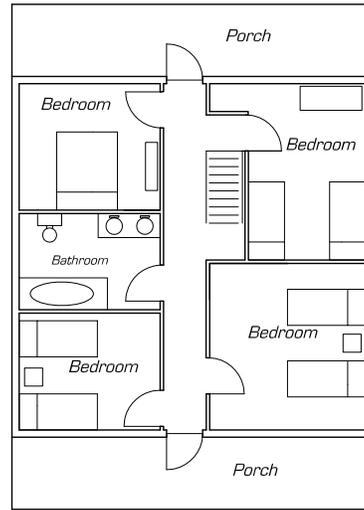
OAKWOOD
LAKE WAWASEE

Cottages

#61 Deerport Cottage

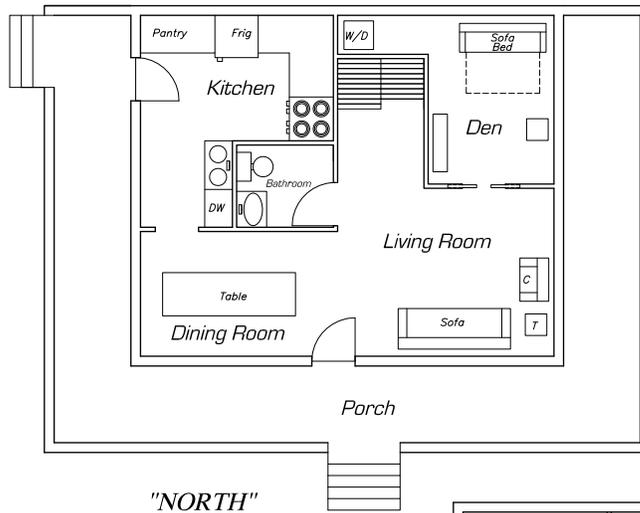


First Floor

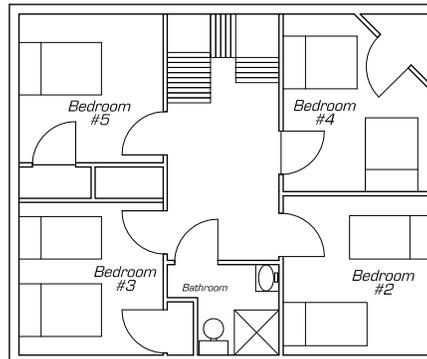


Second Floor

#62 Pioneer Cottage



"NORTH"
Downstairs



Upstairs "NORTH"

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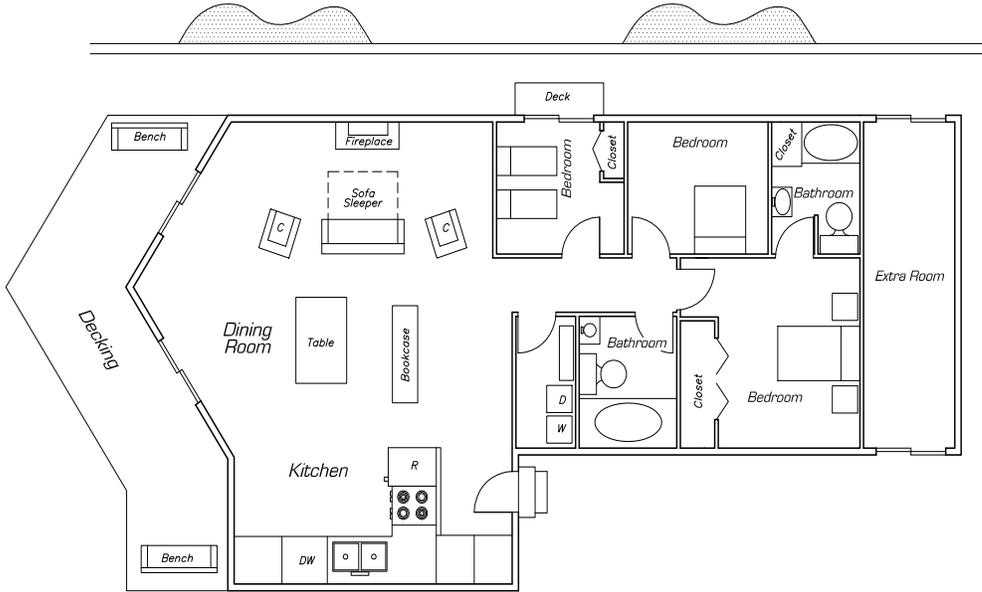
PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Cottages

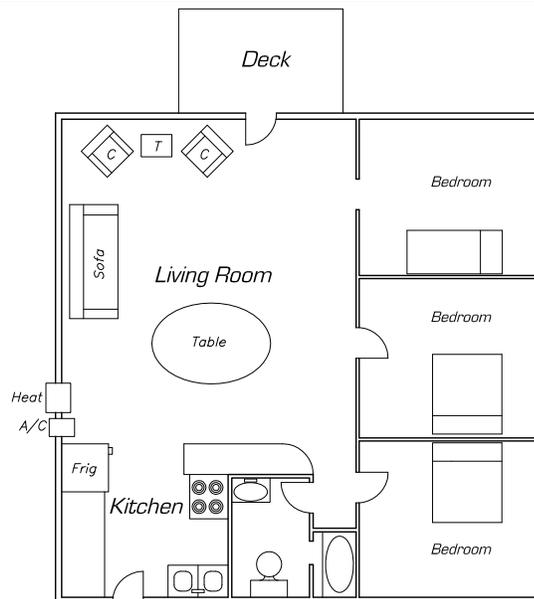
Cottage #90

CHANNEL TO LAKE WAWASEE



Cottage #89

CHANNEL TO LAKE WAWASEE



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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Cabins



Cabins



Cabins



Cabin

THE CABINS



Cabin Kitchen

Year Built: 1997

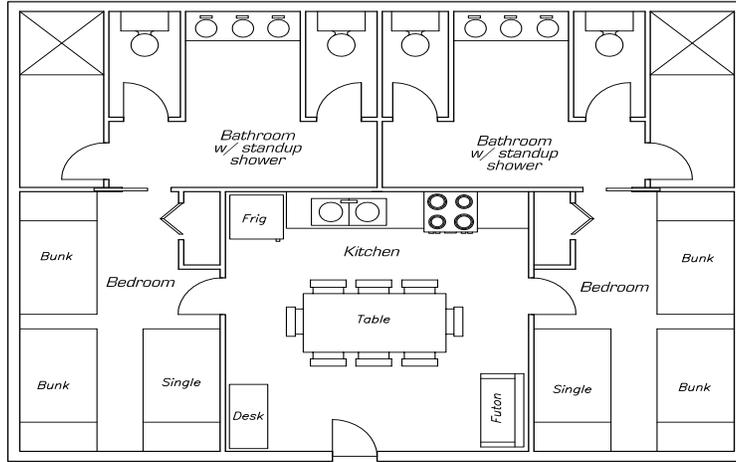
Total Square Feet: 8,000 Sq. Ft.
Each cabin is 1,000 Sq. Ft.

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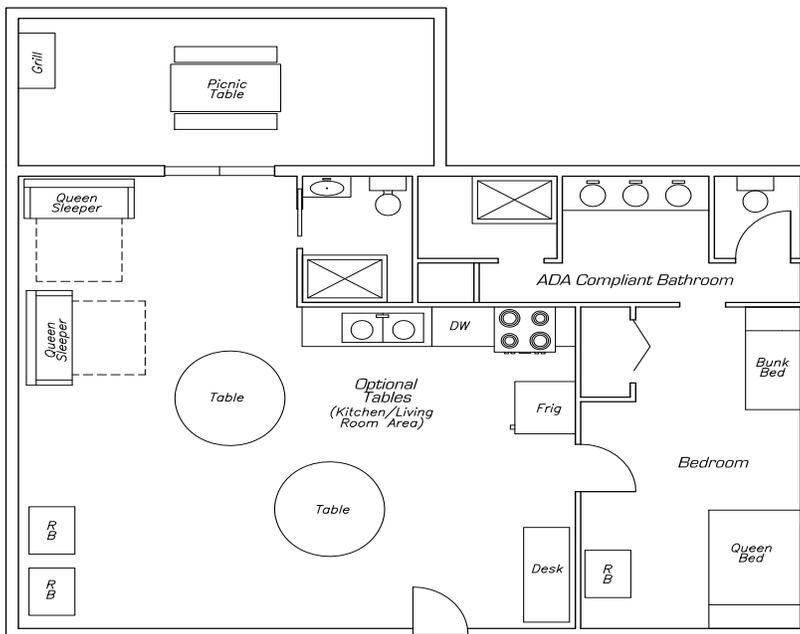
260 424-8448
202 WEST BERRY STREET
FORT WAYNE, IN 46802
www.cbre.com/fortwayne

Cabins

Oakwood Foundation Cabins Cabin #1-4 [Sleeps up to 11]



Oakwood Foundation Cabins Cabin #5 [Sleeps 8 to 10] [Feeds up to 32]

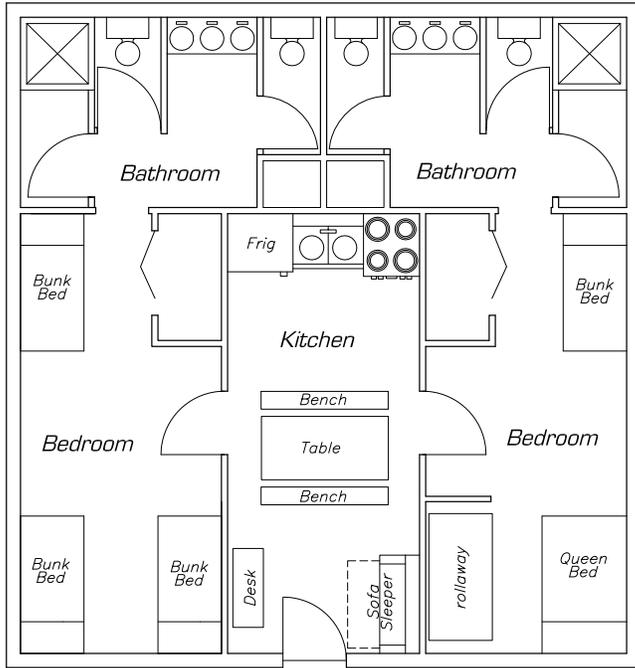


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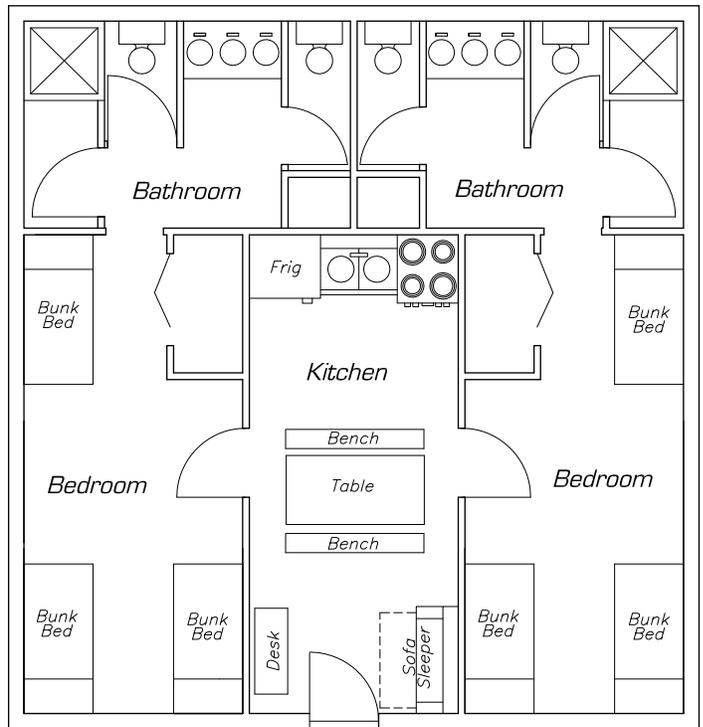
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Cabins

Oakwood Foundation Cabins Cabin #6 & 7 (Sleeps 10 to 12)



Oakwood Foundation Cabins Cabin #8 (Sleeps up to 13)



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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Grounds



Playground



Gazebo at Entrance



Fire Pit



Channel



Common Channel Dock 1



Common Channel Dock 2



Common Channel Dock 3

THE GROUNDS

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PROPERTY DESCRIPTION

OAKWOOD
LAKE WAWASEE

Grounds



Hotel Boat Docks



Hotel Lake View



Lake View



Playground



Lake View



Channel View



Maint. Bldg. 1



Maint. Bldg. 2

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Grounds

Situated on the 25 acre grounds that make up the Oakwood Inn, Conference Center and Retreat you will find many amenities, including:

- Baseball Diamond
- Basketball Court
- Tennis Court
- Volleyball Court
- Playground
- Fire Pit
- Orchards
- Camping Area
- Two Maintenance Buildings
- Plenty of Parking
- Lake Access
- Swimming Docks
- Boat Docks
- Two Gazebos
- Landscaping



CONFIDENTIALTY & DISCLAIMER

OAKWOOD
LAKE WAWASEE

CB Richard Ellis/Sturges (“CBRES”) has been retained as exclusive advisor for the sale of 702 E. Lake View Road, Syracuse, IN - “The Oakwood Inn, Conference Center and Retreat” (“Property”)

This Investment Offering Memorandum has been prepared by CBRES for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, CBRES, and designated sources, and are based upon assumptions relating to the general economy, competition and other factors beyond the control of Seller and therefore are subject to variation. No representation is made by Seller or CBRES as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied to as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Seller, CBRES and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, CBRES, Seller and its employees, disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Investment Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum have remained the same. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.

Seller and CBRES each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any conditions to Seller’s obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Investment Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or CBRES, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or CBRES.

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