



CONFIDENTIAL OFFERING MEMORANDUM

Lakes of the Woods | 4479 E. Shore Dr., Bremen, IN 46506



NAI Cressy P 574.271.4060 | [CRESSY.COM](https://www.cressy.com) | CONNECT WITH US!    
200 N. Church Street, Suite 200, Mishawaka, IN 46544

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National Native American Supplier Council

Information furnished regarding property for sale, rental or financing is from sources deemed reliable. But no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, leased, financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. NAI Cressy is the Global Brokerage Division of Cressy Commercial Real Estate.

Christopher Barth
Broker

D 574.485.1553
cbarth@cressy.com

Shawn Todd
Senior Broker / Business Broker

D 574.485.1520
stodd@cressy.com

NAI Cressy Commercial Real Estate. (“Agent”) has been engaged as the exclusive agent for the sale of 4479 E. Shore Dr., Bremen (the “Property”), by the owner of the Property (“Seller”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with NAI Cressy Commercial Real Estate as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to NAI Cressy Commercial Real Estate.

Prospective Purchaser: Signed Name: _____

Printed Name: _____

Title: _____

Mailing Address: _____

Phone #: _____ Fax # _____

Email Address: _____

Representing Broker:

Printed Name: Shawn Todd / Christopher Barth

Title: Senior Broker, Business Broker / Broker

Mailing Address: 200 N. Church Street, Suite 200, Mishawaka, IN 46544

Phone #: 574.271.4060

Email Address: stodd@cressy.com / cbarth@cressy.com

The terms and conditions contained in the above Confidentiality Memorandum have been read and are agreed to this ____ day of _____ 2025.

Return to: NAI Cressy, 200 N. Church Street, Suite 200 | Mishawaka, IN 46544 | 574.271.4060

EXECUTIVE SUMMARY 4

PROPERTY OVERVIEW 5

LOCATION OVERVIEW 7

MARKET OVERVIEW 8

Exclusive Advisors:

SHAWN TODD
Senior Broker / Business Broker
574.485.1520
stodd@cressy.com

CHRISTOPHER BARTH
Broker
574.485.1553
cbarth@cressy.com



EXECUTIVE SUMMARY

This property features two well-maintained 2-story apartment buildings, each containing four spacious apartment units, for a total of eight units. Offering a mix of one-, two-, and three-bedroom layouts, each apartment includes a private entrance, providing residents with comfort and privacy. The property boasts a great quiet location on the scenic Lake of the Woods, creating an inviting and peaceful living environment. With convenient onsite parking for residents and a strong history of consistent occupancy, this property represents an excellent investment opportunity with long-term income potential.

[VIEW PROPERTY ONLINE](#)



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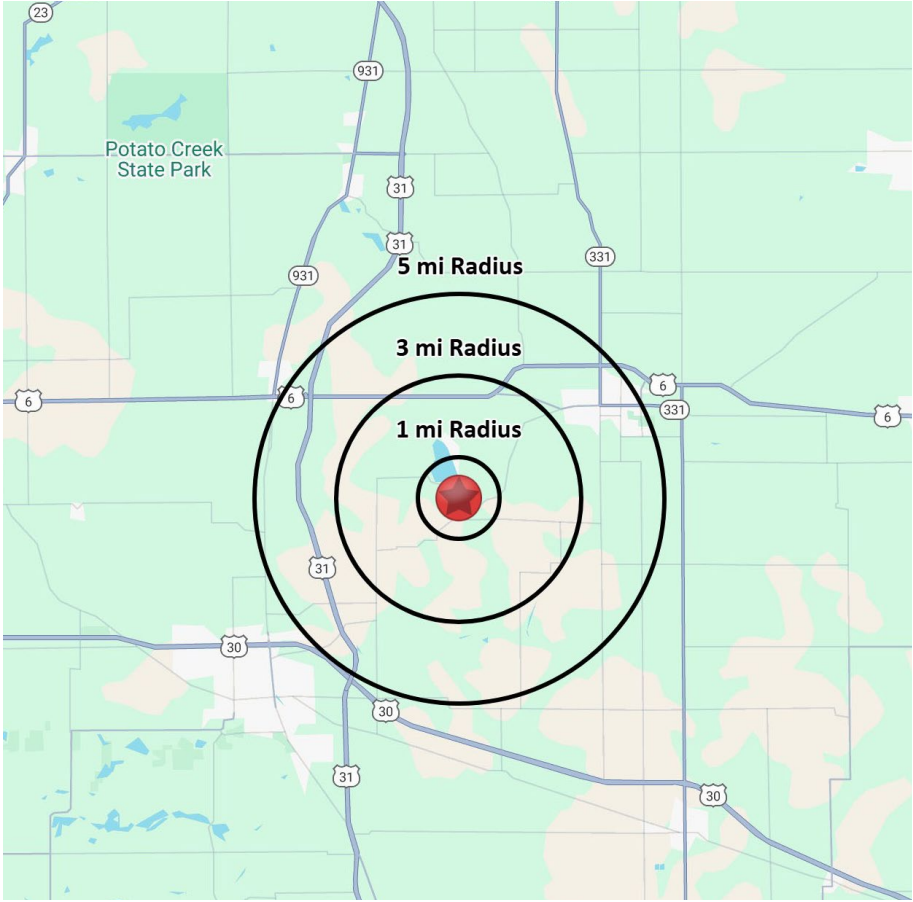
ADDRESS	Lake of the Woods Apartments 4479 E. Shore Dr. Bremen, IN 46506
SQUARE FEET	9,335 SF
PARCEL SIZE	0.710 Acres
YEAR BUILT	1980
ZONING	L-1
FLOORS	2 Floors
UNITS	8 Total Units
PARKING	Onsite
CAP RATE	9%
OCCUPANCY	100%
NOI	\$54,000
LIST PRICE	\$659,000



PROPERTY OVERVIEW

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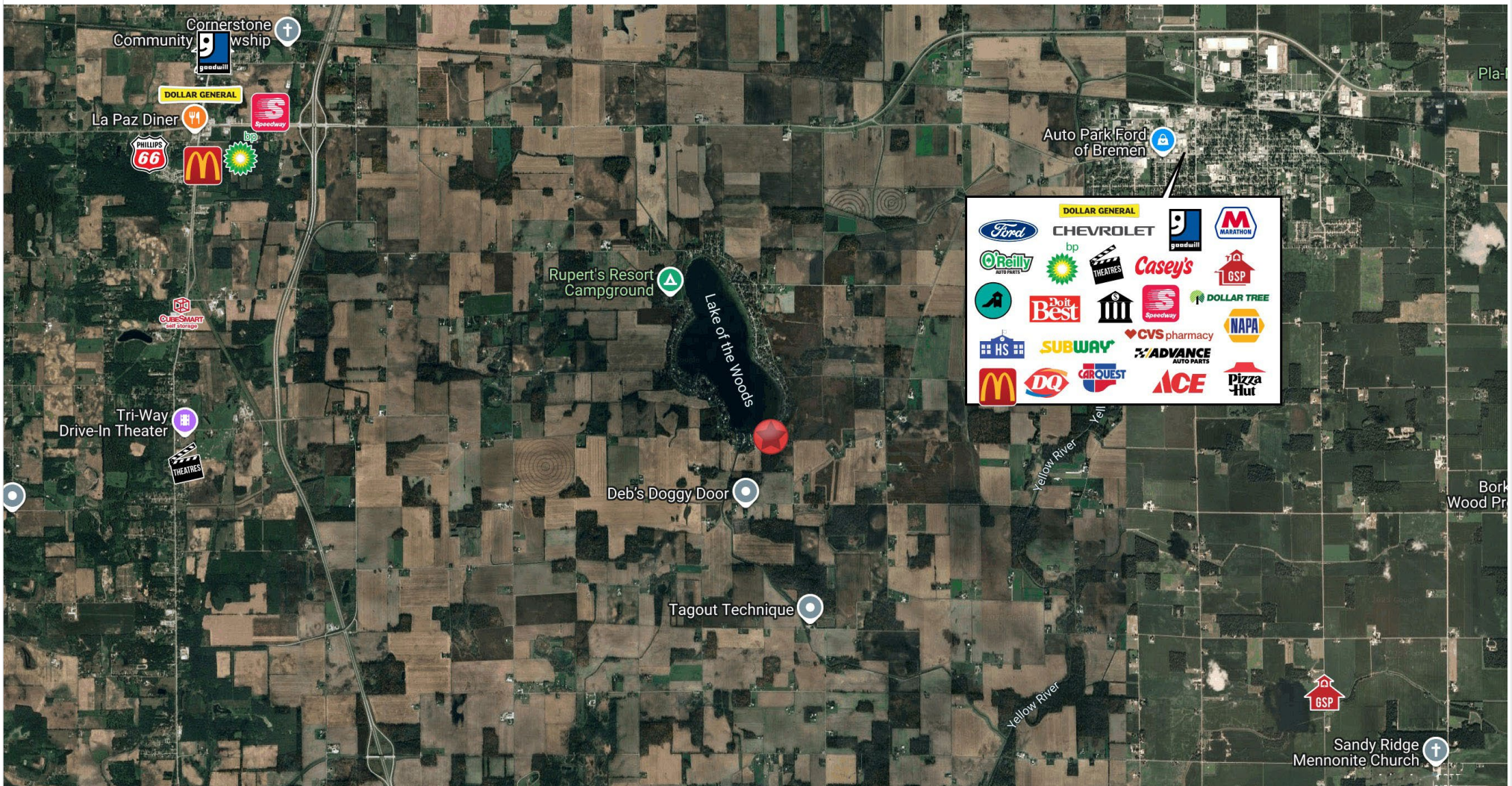
2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	598	1,679	8,847
HOUSEHOLDS	226	575	2,546
AVG. HOUSEHOLD INCOME	\$89,379	\$99,507	\$90,317
MEDIAN HOME VALUE	\$273,072	\$259,560	\$223,825

LOCATION OVERVIEW

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Lake of the Woods is located in Marshall County, Indiana, just 23 miles south of South Bend. Along the shore are a local marina, a resort & campground, and a public boat launch. Residents can enjoy the local amenities such as picnic tables, boat rentals, walking trails, and more.



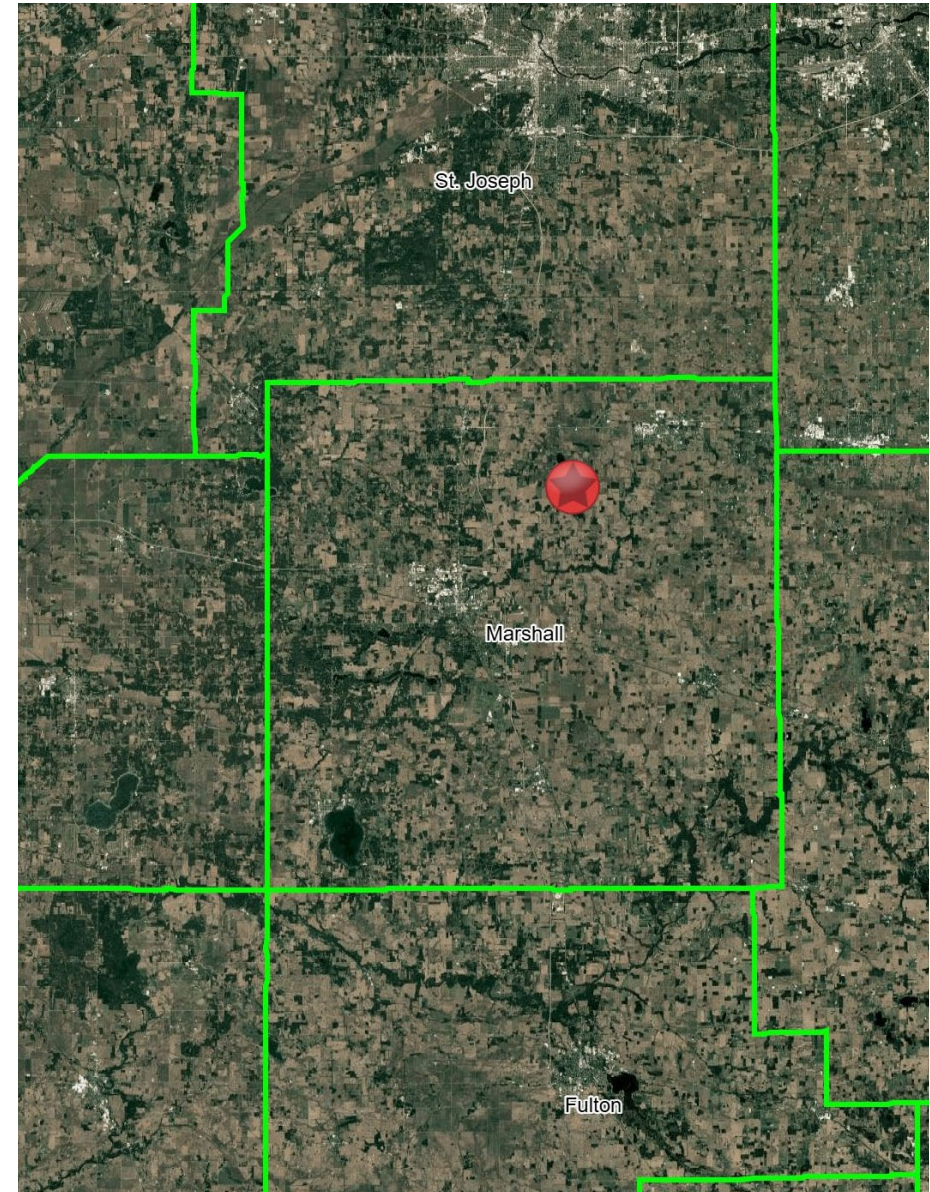
MARKET OVERVIEW

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2025 Demographics | Marshall County

Population	46,559
Households	17,617
Average Household Income	\$92,318
Median Age	39.6
Average Commute Time	22.8 minutes
Total Businesses	1,063
Unemployment Rate	3.3%
Median Home Value	\$236,642



MARSHALL COUNTY, INDIANA

Marshall County, Indiana, located in the north-central part of the state, is a vibrant community known for its strong manufacturing base, rich agricultural heritage, and welcoming small-town atmosphere. Centered around the city of Plymouth, the county is home to about 46,000 residents who enjoy a balance of rural charm and economic opportunity. Key industries include automotive and precision manufacturing, healthcare, and logistics, supported by major employers such as Oaklawn Hospital, Eaton Corporation, and Universal Bearings. With its excellent transportation access—less than two hours from Chicago and Indianapolis—Marshall County offers a strategic location for businesses and commuters alike. The area features scenic landscapes, thriving local schools, and a growing economy that blends traditional Midwestern values with modern development, making it an appealing place to live, work, and invest.

KEY EMPLOYERS

Oaklawn Hospital
Eaton Corporation
NN/Autocam
Universal Bearings, LLC
Nishikawa Standard Company, LLC

DISTANCE TO MAJOR CITIES

Chicago, IL	95 miles
Indianapolis, IN	115 miles
Grand Rapids, MI	140 miles
Detroit, MI	200 miles

