



59 E Rampart St
Shelbyville, IN 46176

**Hospitality
Investment Opportunity**

Offering Memorandum



MATTHEWS™

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Property Overview

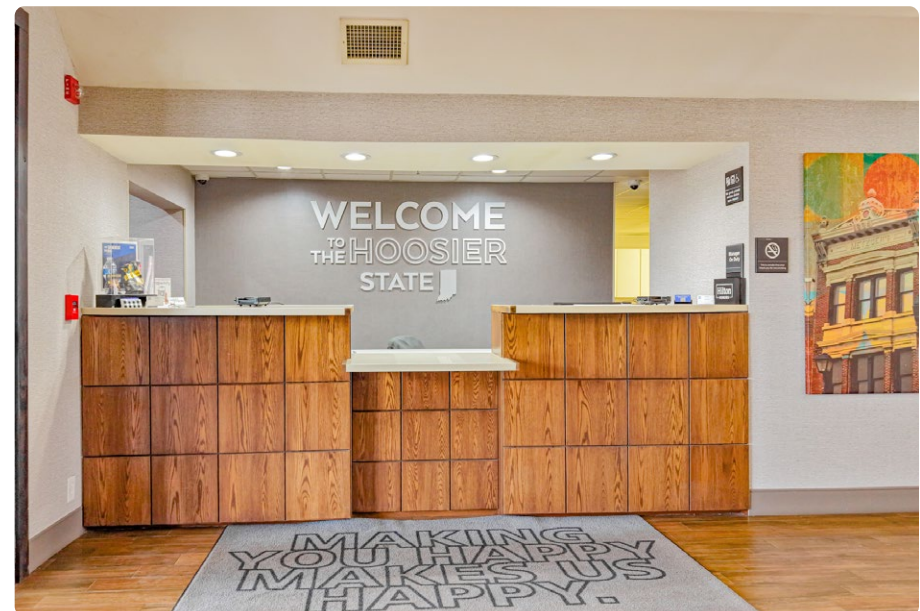


The Opportunity

Investment Opportunity

Matthews™ is pleased to present the **Hampton Inn Shelbyville**, a well-located hotel in Shelbyville, IN just southeast of Indianapolis with convenient access to Interstate 74. The asset provides investors with a strong combination of **in-place cash flow** and **long-term stability**, supported by a diverse demand base including nearby manufacturing employers such as Knauf Insulation and Ryobi Die Casting, as well as leisure demand from **Indiana Grand Racing & Casino**. Additionally, the property benefits from its proximity to major Indianapolis demand drivers including the **Indiana Convention Center**, **Lucas Oil Stadium**, and leading employers such as **Eli Lilly and Company** and **Salesforce**, allowing it to capture both local and overflow demand and positioning it as a compelling opportunity in a stable and growing submarket.

Property Name	Hampton Inn Shelbyville
Total Keys	57
Address	59 E Rampart St
City, ST	Shelbyville, IN
Year Built/Year Remodeled	1999/2025
Building Size (SF)	± 32,516
Lot Size (AC)	± 1.99
Daily Traffic Counts (I-74)	± 40,370 VPD
5-Mile Population	26,668
5-Mile Household Income	\$82,135
License Term	15 Years
Hotel Location Type	Interstate
Market Name	Indianapolis
Submarket Name	Indianapolis Rural Areas
Class	Upper Midscale
Corridor	Interior
Stories	Three (3)
Amenities	Fitness Center, Event Space, Pool
Demand Drivers	Interstate Travel, Hospital, Casino, Entertainment



| Property Amenities & Services

Free Hot Breakfast

Indoor Swimming Pool

Fitness Center

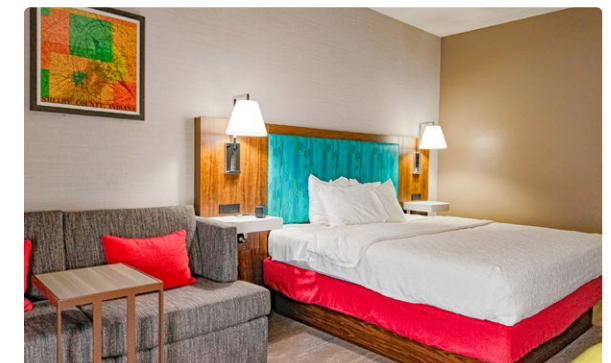
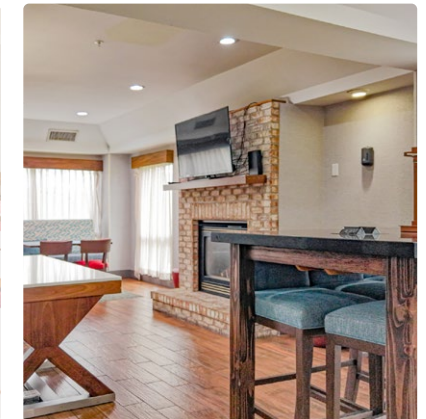
Cribs upon Request

Free Wi-Fi

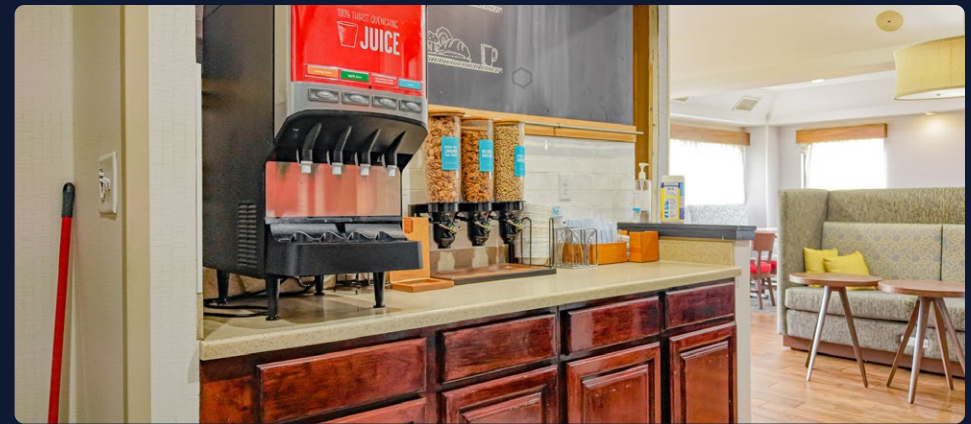
Meeting Rooms

Pet Friendly Rooms

Digital Key



Property Photos



amazon
Warehouse

INDIANA STATE
FAIRGROUNDS
CONVENTION CENTERS

IVY TECH
COMMUNITY COLLEGE
± 164,377 Students

± 64,500 VPD



INDIANAPOLIS
SPEEDWAY

Downtown Indianapolis
INDIANA CONVENTION CENTER & Lucas Oil STADIUM
LUCAS OIL STADIUM
GAINBRIDGE FIELDHOUSE
Cummins salesforce
Elevance Health Lilly

26.6 Miles
Downtown Indianapolis
From Subject Property

± 15,600 VPD

FedEx **ups**
Ship Center

UNIVERSITY OF INDIANA
INDIANAPOLIS
± 5,800 Students

✈️ **Indianapolis International Airport**
± 10.6 M Annual Passengers

P **Purdue University Indianapolis**
± 40,440 Students

± 40,370 VPD

INDIANA GRAND
RACING · CASINO

⊕ **MHP Major Hospital**
± 46 Beds

± 34,760 VPD

Cummins
Warehouse

± 60,580 VPD

IVY TECH
SHELBYVILLE
± 11,358 Students

RYOBI
Manufacturing

Hampton
by Hilton
Subject Property

KNAUF INSULATION
Manufacturing

Walmart Supercenter
Top 8% of National Locations
Source: AlphaMap

Google Earth

135

44

65

31

9

Market Overview



Shelbyville, IN

20,900

Total Population

\$635M+

Annual Retail Sales

±650,000

of Annual Visitors

\$185,000

Median Property Value

10,200

Employed Population

Local Market Overview

Shelbyville, Indiana, located in Shelby County approximately 26.6 miles southeast of downtown Indianapolis, benefits from strong connectivity to one of the Midwest's most stable and growing metropolitan economies. Positioned along Interstate 74, the city offers convenient regional access while maintaining a more affordable and community-oriented environment. The area has experienced steady population stability supported by its proximity to Indianapolis, allowing residents and businesses to access major employment hubs and regional demand drivers, including the Indiana Convention Center and Lucas Oil Stadium, while enjoying a lower cost of living and suburban setting.

The local economy is supported by a mix of manufacturing, logistics, healthcare, and entertainment sectors. Major attractions such as Indiana Grand Racing & Casino draw consistent visitor traffic, while industrial employers and distribution facilities—including companies such as Knauf Insulation and Ryobi Die Casting—provide a stable employment base. Additionally, proximity to major Indianapolis-based employers such as Eli Lilly and Company and Salesforce further supports regional economic connectivity and lodging demand. Ongoing residential development and infrastructure improvements continue to support long-term growth, positioning Shelbyville as an attractive secondary market for both residents and investors seeking accessibility, affordability, and economic stability within the greater Indianapolis region.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	20,940	29,120	46,850
2025 Population	22,180	30,950	50,320
2020-2025 Population Growth	1.2%	1.2%	1.4%
2030 Population Projection	23,150	32,300	53,900
HOUSEHOLDS	31-MILE	5-MILE	10-MILE
2020 Households	8,450	11,600	18,250
2025 Households	8,980	12,300	19,650
2030 Household Projections	9,350	12,950	21,050
INCOME	31-MILE	5-MILE	10-MILE
Avg Household Income	\$71,800	\$76,500	\$82,900

| Tourism Anchors

Tourism and Leisure

Downtown Indianapolis

Home to major attractions including Monument Circle, Mass Ave, White River State Park, and a vibrant dining and entertainment scene.

Lucas Oil Stadium

Host to NFL games, NCAA championships, concerts, and major sporting events, including the Big Ten Football Championship, attracting approximately 1.5-2.0 million visitors annually.

Indiana Convention Center

One of the largest convention facilities in the U.S., generating significant group, trade show, and event-driven lodging demand, drawing over 1.0 million attendees annually across conventions and events.

Indiana State Fairgrounds & Event Center

A year-round hub for fairs, livestock shows, consumer expos, and sporting events, located approximately 35 minutes from the hotel, welcoming more than 2.0 million visitors annually.

Indianapolis Motor Speedway

One of the world's most iconic racing venues, home to the Indy 500, Brickyard 400, and large-scale motorsports events, with annual attendance exceeding 1.0 million visitors, including over 300,000 on Indy 500 race day alone.

Children's Museum of Indianapolis

The largest children's museum on the planet, attracting families from across the country and employing approximately 350-400 full time staff, with total staffing exceeding 1,200 during peak seasons.

Gainbridge Fieldhouse

Downtown arena hosting NBA games, concerts, family shows, and major national touring events, attracting approximately 1.5-2.0 million visitors annually.



Higher Education & Corporate Institutions Drive Hospitality Demand

Multiple Educational Institutions

Ivy Tech Community College

Ivy Tech Community College, located on W Fall Creek Pkwy North Dr in Indianapolis, is a major public institution serving Central Indiana. With ~164,377 students statewide, it offers 70+ programs, including associate degrees, technical certifications, and workforce training in nursing, advanced manufacturing, business, and IT.

Indiana University Indianapolis (IUI)

Located approximately 30 miles northwest, IUI enrolls ~25,000-27,000 students and offers 375+ degree and certificate programs across business, health sciences, engineering, law, and public affairs. The university is a major driver of regional population flow and professional employment.

Purdue University in Indianapolis

Purdue's Indianapolis presence serves ~40,440 students with 200+ programs focused on engineering, computer science, and applied sciences. The institution strengthens the region's technology and innovation pipeline.



Prominent Corporate Institutions

Knauf Insulation

A global manufacturer with a significant production facility in Shelbyville, producing insulation materials distributed across North America and supporting a strong industrial employment base.

Ryobi Die Casting (Ryobi Group)

Operates a large-scale manufacturing facility specializing in aluminum die casting for the automotive industry, supplying major OEMs and employing a substantial local workforce.

Blue River Career Programs / Major Logistics & Distribution Users

The Shelbyville area supports a growing logistics and light industrial presence, with distribution facilities benefiting from proximity to Interstate 74 and the Indianapolis metro.



Healthcare & Transportation

Regional Healthcare Facilities

Major Health Partners

A 24/7 acute care hospital offering emergency services, surgical care, imaging, and outpatient treatment. The facility anchors healthcare access within Shelbyville and supports consistent local demand for medical services.

Ascension St. Vincent

A leading healthcare provider in Central Indiana with multiple hospital campuses offering specialized care in cardiology, orthopedics, and women's health, serving a broad regional patient base.

Community Health Network

Provides a network of outpatient clinics, specialty care centers, and hospital services across eastern Indianapolis, expanding healthcare accessibility for residents throughout Shelby County.

IU Health Outpatient & Specialty Network

A widespread system of outpatient facilities and specialty practices delivering advanced care options, contributing to the region's depth of medical services without duplicating major employer narratives.



Transportation

Indianapolis International Airport (IND)

Located within a short drive, the airport is one of the nation's top-rated midsize airports, offering extensive domestic connectivity for business and leisure travelers.

Interstate 74

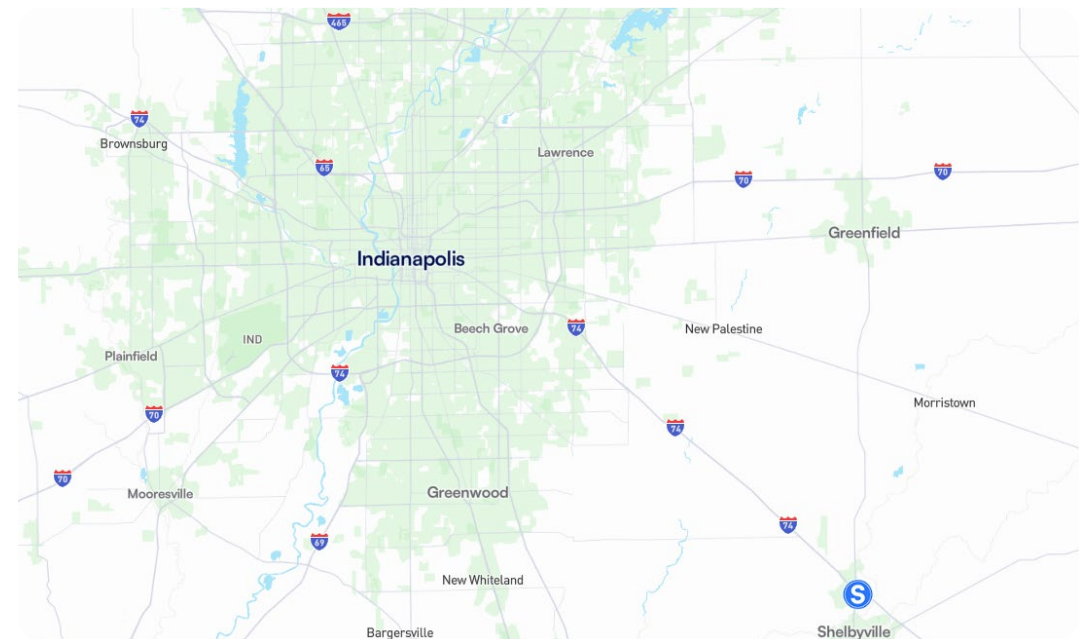
Directly serving Shelbyville, providing efficient access to Indianapolis and surrounding regional markets.

Interstate 465

Indianapolis' primary beltway, connecting to key submarkets including Carmel, Fishers, and Greenwood, as well as major corporate and retail corridors.

Amtrak

Indianapolis Union Station provides regional rail access to Midwest destinations including Chicago, supporting both leisure and supplemental business travel.



| Operator Highlights

Indianapolis Tourism Overflow

Your Hotel sits just 26.6 miles from downtown Indianapolis along I-74, perfectly positioned to capture overflow from Lucas Oil Stadium (1.5M - 2M visitors yearly), the Indiana Convention Center (1M+ attendees yearly), Indiana State Fairgrounds (2M+ visitors yearly), Indianapolis Motor Speedway (1M+ visitors yearly including 300K on Indy 500 race day), and Gainbridge Fieldhouse (1.5M - 2M visitors yearly). As hands-on owner-operator your Hotel can implement simple event calendars and targeted packages (sports-team blocks, family weekend deals) plus a basic revenue-management system to raise ADR 15—20% on peak nights while filling the indoor pool and meeting rooms with leisure guests who book direct and skip OTAs. This turns weekend spikes into steady profit with minimal extra staff.

Manufacturing & Education Demand

Shelbyville's economy delivers reliable corporate and student demand for your Hotel: Ivy Tech serves 164K students statewide, Indiana University Indianapolis enrolls 25K - 27K students, Purdue Indianapolis serves 40K students, plus local plants at Knauf Insulation and Ryobi Die Casting and growing logistics parks along I-74. As hands-on owner-operator your Hotel can personally call on these employers and schools to set up direct corporate rates and preferred-vendor contracts for crew stays, training blocks, and academic groups that deliver 60-70% occupancy year-round at predictable rates. Add a simple CRM to track repeat corporate bookings and your Hotel locks in profit that is far less seasonal than pure leisure hotels.

Regional Healthcare Demand

Major Health Partners runs a 146-bed 24/7 acute-care hospital right in Shelbyville, supported by Ascension St. Vincent, Community Health Network, and IU Health networks that generate steady medical-travel stays from patients and families for your Hotel. As owner-operator your Hotel can build direct partnerships with discharge planners and staff to offer medical-rate rooms with free breakfast and extended-stay discounts, turning one-night medical visits into multi-night stays that boost RevPAR without high marketing cost. Track these bookings in a basic spreadsheet or free hotel software and your Hotel creates a reliable occupancy baseline that smooths out tourism dips and improves cash flow every month.

I-74 Interstate Business Travel

With 40K vehicles per day on I-74 right at your Hotel's door plus quick access to I-465, Indianapolis International Airport, and Amtrak, your Hotel captures high-volume interstate, logistics, and airport overflow demand every single day. As hands-on owner-operator your Hotel can set dynamic pricing in its PMS to capture last-minute trucker and crew bookings, offer free parking and hot breakfast as value-adds, and reach out to nearby distribution centers for weekly corporate contracts that fill rooms mid-week at strong rates. These simple systems let a hands-on operator turn heavy traffic counts into measurable room revenue and NOI gains that an absentee owner would leave on the table.



Financial Overview

\$6,050,000

Pricing Guidance

2.98x

T12 RRM

15 Year

License Extension

2026 YTD May		2025		2024		2023	
Number of Rooms	57	Number of Rooms	57	Number of Rooms	57	Number of Rooms	57
Available Rooms	20,805	Available Rooms	20,805	Available Rooms	20,805	Available Rooms	20,805
Occupancy	72.30%	Occupancy	67.30%	Occupancy	69.70%	Occupancy	68.20%
ADR	\$134.89	ADR	\$131.90	ADR	\$136.16	ADR	\$123.30
RevPAR	\$97.52	RevPAR	\$88.76	RevPAR	\$94.84	RevPAR	\$84.06
Room Revenue	\$2,028,904	Room Revenue	\$1,846,652	Room Revenue	\$1,973,146	Room Revenue	\$1,748,868



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **59 E Rampart St, Shelbyville, IN 46176** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.