



Fuller Property Company, Inc. Arranges Sale of the Former Quality Inn  
Fort Wayne, Indiana

July 23, 2011

(Fort Wayne, / Indianapolis, IN.) The Fuller Property Company, Inc. is pleased to announce that it represented the Seller, a lender specializing, in SBA loans, in its recent sale of a 270-guest room former Quality Inn located in Fort Wayne, Indiana to Dev 1, LLC. The hotel will be operated by a related entity on behalf of its owner. The sale was handled by Mark Fuller, Hotel Real Estate Advisor in the Fuller Property Company's Indianapolis office.

The full service hotel facility is located on the west side of Fort Wayne along Interstate 69 and Highway 33. The former Quality Inn will be re-branded as Clarion Hotel upon the completion of an extensive renovation of guest rooms, restaurant and common areas. The hotel is strategically located within walking distance to restaurants and area businesses that generate and support lodging demand.

The sale and purchase represents a win-win for the seller / creditor and Dev 1, LLC. The Seller was able to exit the investment making a loan to a qualified buyer and taking back a First Mortgage, while Dev 1, LLC acquired the asset at an attractive price per room, benefited from leveraged purchase and renovations funding. Moreover, noted Mark Fuller "this transaction supports our firms' expertise to create value for both the Buyer and Seller in a difficult market.

Fuller Property Company, Inc. is a commercial Real Estate Brokerage established in 1989 located in Indianapolis, IN. specializing in the sale, marketing and financing of Hotel & Motel Real Estate. [www.FullerRealEstate.com](http://www.FullerRealEstate.com) Phone (317) 632-8562