



CRE ADVISING
ANY PROPERTY ON EARTH



DUNELAND BEACH INN

3311 POTTAWATTOMIE TRAIL | MICHIGAN CITY, IN



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AREA & DEMOGRAPHICS

**EXCLUSIVE
AGENT**

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CRE Advising has been retained as the exclusive agent for the sale of 3311 Pottawattomie Trail, Michigan City, Indiana, (the "Property"), by the owner ("Seller"). The sale is for Duneland Beach Inn and the property only, it does not include the current long-term onsite restaurant tenant, which is independently owned and operated.

The enclosed materials include highly confidential information and are being furnished solely to facilitate the prospective purchaser's own due diligence for which it shall be fully and solely responsible. 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 CRE Advising prior to delivery of this Offering Memorandum. 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 CRE Advising 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.

The Property is being offered for sale in an "as-is, where-is" condition and Seller and CRE Advising make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

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PROPERTY:

- ▶ Historic inn for sale in beautiful Michigan City
- ▶ Long-term restaurant tenant in place
- ▶ Delivered unfurnished, the property presents an exceptional opportunity for new ownership to introduce their own aesthetic vision

TENANT :

- ▶ Italian restaurant is not for sale
- ▶ Operator has a long-term lease
- ▶ Restaurant income provided with signed NDA
- ▶ Please do not disturb tenant or staff

DETAILS:

- ▶ PIN: 46-01-12-380-016.000-021
- ▶ Building Size: 8,095 GLA
- ▶ Guestrooms: 7 plus sitting room that can be reconverted into another guestroom
- ▶ Land Area: 22,651 SF
- ▶ Year Built: 1922
- ▶ Year Renovated: 2007
- ▶ Last Sale Date: 2020



THE OFFERING

CRE Advising is pleased to offer the sale of 3311 Pottawattomie located in the active beach town of Michigan City, Indiana. The property is home to the historic Duneland Beach Inn and is ideal for an investor looking to acquire and run a hospitality asset with a long term restaurant tenant lease in place. The restaurant, Farina Supper Club, is not included in the sale but has secure ties to the inn and will remain open and running.

THE DUNELAND BEACH INN

One of Michigan City's most charming lodging options, the Duneland Beach Inn is a hidden gem tucked away, just a five minute walk from the shores of Lake Michigan and the desirable private access Duneland Beach. This long-standing, historic property was originally built in 1922 and offers elegant amenities.

PROPERTY FEATURES

- ▶ 7 guestrooms plus a sitting room that could be reconverted to another bedroom. Each room has their own private baths, some with fireplaces and jetted tubs
- ▶ An upper level common area for gathering and a Butler's Pantry for morning coffee
- ▶ Two dining areas, two fireplaces, a custom crafted bar, a front board room and outside seating
- ▶ Onsite amenities include Farina's Supper Club, an authentic Italian restaurant (not included in sale), which has been dubbed one of Michigan City's best restaurants in town

Property Overview





Originally built in 1922 and set on a wooded lot one block from the Lake Michigan shoreline, Duneland Beach Inn has been thoughtfully restored and redesigned as a seven-room boutique inn, featuring a lounge, butlers pantry, two dining areas, outdoor seating and an independently run restaurant on the ground floor. Chicago-based interior designer Summer Thornton oversaw the full interior renovation, delivering a cohesive, layered aesthetic that balances comfort, character, and quality craftsmanship throughout.

Furniture throughout the inn is a carefully curated mix of vintage and antique pieces sourced from regional dealers, supplemented by custom upholstered seating. The seven individually appointed guest rooms, are each distinguished by their own color palette drawn from bespoke wallpapers and custom curtain fabrics. Rooms are designed to feel distinct from one another — guests can be directed to the blue, yellow, or green room, among others — while maintaining a consistent standard of finish and comfort throughout.

Each room includes a private bathroom with porcelain sink basins set on polished nickel legs. Carvers' Guild mirrors with nature-inspired motifs are installed in every room, and original artwork — including florals, animals, and maritime subjects — was commissioned exclusively from Connecticut artist Mary Maguire.



















Farina's Supper Club, the long-term in place onsite restaurant tenant, is Italian dining at its finest. The concept represents the next chapter for one of Chicago's most accomplished culinary couples. Founded by Yvonne and Chef Joseph Farina and situated within the historic Duneland Beach Inn, the supper club brings a genuine Chicago dining pedigree to Michigan City — offering the Michiana community an Italian-American dining experience rooted in decades of professional expertise and a deep personal commitment to quality hospitality.

The supper club is the product of two complementary areas of mastery. Yvonne Farina, Founder and certified sommelier, brings a career built at the top of Chicago's restaurant industry to every aspect of the guest experience — from front-of-house operations to a thoughtfully curated wine program. Chef Joseph Farina, Co-Founder and Culinary Director, leads the kitchen with an impressive pedigree and menu that honors traditional Italian-American recipes while incorporating new creations, all prepared with the finest imported and locally sourced ingredients.

The restaurant space itself features an indoor fireplace, patio dining, a full bar and a private dining room. While the restaurant adds increased value to the amenities at the Duneland Inn, Farina's Supper Club is independently operated and not included in the offering.

CHEF JOE FARINA

Chef Joseph Farina's culinary identity was forged at the family table, where his father commanded the grill and his mother brought the Italian kitchen to life. Growing up fluent in both traditions, he absorbed a love of food that would carry him to the upper echelons of Chicago's dining scene — and ultimately bring those flavors home to Michigan City.

After honing his fundamentals as a line cook at the Hotel Nikko (now the Westin River North) and as Sous Chef at the Chicago Yacht Club, Farina's career took a decisive turn at age 27 when he was appointed Head Chef at the world-renowned Carmine's, part of Chicago's iconic Rosebud Restaurant Group. There he mastered the traditional Italian dishes that made the restaurant a legend, while crafting new creations that have since become Rosebud classics. Within three years, he rose to Executive Corporate Chef — overseeing the menus across the entire Rosebud family of restaurants, including the celebrated original incarnation of Centro Ristorante.

Chef Farina continues to define Italian-American dining and is a celebrated figure throughout the Chicagoland culinary community. He is a fixture at the city's most prestigious food events — including Chicago Gourmet, Taste of Travel, and The Grand Chef's Experience — and a beloved personality on Chicago's television and radio networks, where he shares his passion for Italian cuisine with audiences across the region. His accolades include the coveted People's Choice, Golden Rasher Award for Best Bacon Dish at Chicago's iconic Baconfest, earned for his inventive pasta creation.

In 2016, Chef Farina and his partners founded the Victory Restaurant Group, bringing his Chicago Italian vision to neighborhoods across the city and its suburbs — including Victory Tap (South Loop), Victory Italian (River North), Victory Meat and Seafood (Elmhurst), Victory Italian (Oak Park), and Victory in a Minute, part of the Hayden Hall dining experience in the South Loop.

YVONNE FARINA

Yvonne Farina brings over two decades of Chicago hospitality experience to Farina's Supper Club. A veteran of the city's most acclaimed and high-volume restaurant operations, she has held senior roles across the full spectrum of front-of-house management — building a career distinguished by operational expertise, service leadership, and a deep knowledge of food and wine.

A certified sommelier, Yvonne developed her expertise in wine through extensive travel throughout Italy and visits to premier wineries across the country. She oversees the wine program at Farina's Supper Club, curating a selection that reflects her commitment to quality and her firsthand knowledge of world-class wine regions.

Together with her husband, Chef Joseph Farina, Yvonne co-founded Farina's Supper Club as the natural evolution of a shared career in hospitality — bringing a proven level of Chicago dining excellence to Michigan City and the broader Michiana community.







Demographics Within 1 Mile



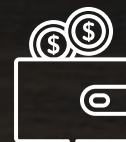
2,703

People



1,342

Households



\$101,092

Median Household Income



612

Daytime Employees



Tucked at the base of Lake Michigan, next to one of the most endangered national parks in the country, Michigan City offers small beach town vibes, plenty of shopping, and lakeside activities that rival much larger cities — without the massive crowds of Chicago or Milwaukee. With a population of approximately 31,000, it offers a refreshing mix of lakeside serenity and urban convenience. The town feels genuinely alive year-round, with a strong sense of local identity, Midwestern warmth, and an arts-forward spirit that surprises first-time visitors.

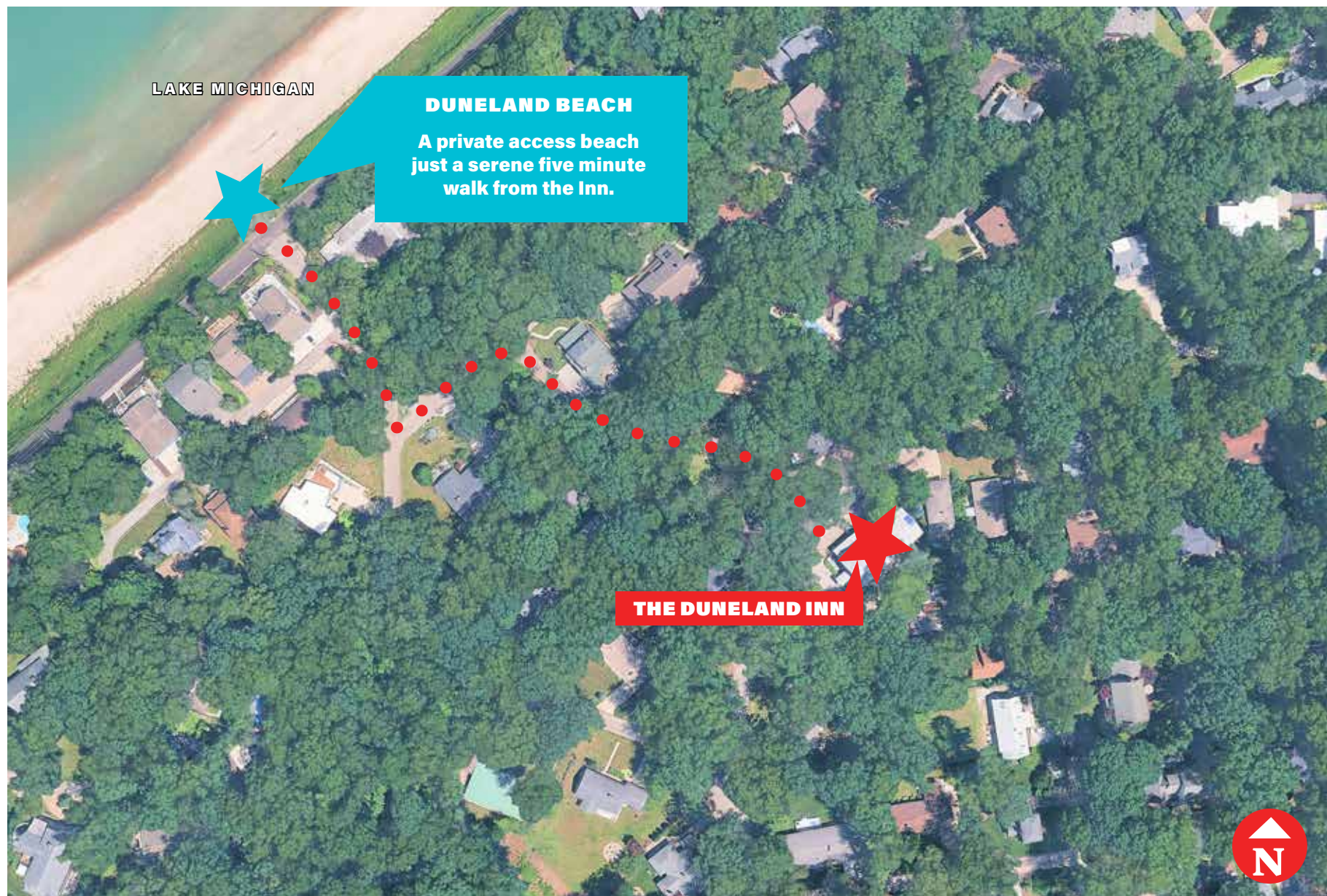
Michigan City is home to a variety of outdoor recreational opportunities, including numerous beaches, The Friendship Botanic Gardens, and



The Indiana Dunes National Park, which offers over 30 access points and thousands of acres along Lake Michigan (including Mt Baldy) featuring activities like hiking, biking, camping, swimming and fishing.

The historic downtown area centers on Franklin Street and is known for its eclectic character and small businesses — antique shops, local boutiques, and one-of-a-kind finds. For outlet shopping fans, the Lighthouse Place Premium Outlets delivers more than most a sprawling complex with name-brand discounts just minutes from the waterfront. Foodies will also find a diverse mix of culinary options ranging from modern gastropubs to charming cafes, and everything in between.







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