

**EXCLUSIVE LISTING:**

# **Super 8 by Wyndham**

**2055 E 5th St,  
Metropolis, IL 62960**

**Brendan “Mac” Bleier**

Vice President  
IL # 02084909

**Andrew Post**

Managing Broker  
IL # 471021750



|                      |    |
|----------------------|----|
| INVESTMENT PROFILE   | 3  |
| PROPERTY IMPRESSIONS | 6  |
| LOCATION INFORMATION | 8  |
| SALES COMPARABLES    | 13 |
| ADVISOR BIO          | 18 |

EXCLUSIVELY LISTED BY:

**Brendan “Mac” Bleier**  
Vice President  
805.557.8867  
mac@bpg-hotels.com  
IL # 02084909

**Andrew Post**  
Managing Broker  
805.557.8867  
apost@bpg-hotels.com  
IL# 471021750





## **INVESTMENT PROFILE**

**EXCLUSIVELY  
LISTED BY:**

**Brendan “Mac” Bleier**

Vice President  
IL # 02084909











Andrew Post is pleased to present for sale the Super 8 by Wyndham Metropolis, IL. This 2-story, 63-room economy hotel is located just off Interstate 24, offering excellent accessibility for both regional travelers and those en route between St. Louis and Nashville. Metropolis is known as the “Home of Superman,” attracting visitors to its downtown museums, themed festivals, and riverfront attractions. The property benefits from steady year-round demand driven by the nearby Harrah’s Metropolis Casino & Hotel, the Ohio River industrial corridor, and proximity to Paducah, KY’s commercial market just across the river. With consistent highway traffic, low local competition, and manageable operations, this hotel represents a stable investment opportunity ideal for an owner-operator seeking reliable cash flow in a strong travel corridor of southern Illinois.



OFFERING SUMMARY

|   |                  |             |
|---|------------------|-------------|
|  | Sale Price:      | \$2,300,000 |
|  | Building Size:   | 38,944 SF   |
|  | Lot Size:        | 1.94 ACRES  |
|  | Year Built:      | 1993        |
|  | Number of Rooms: | 63          |
|  | Stories:         | 2           |

PROPERTY HIGHLIGHTS

- 63 units, 2 story, interior corridor
- Located on Interstate 24
- Eligible for USDA financing
- 2023 Room Revenue: \$519,857
- 2024 Room Revenue: \$519,381
- October 2025 T12 Revenue: \$594,562
- Offered at 3.87x Multiplier of the T12
- Priced to sell at \$\$36,507 Per Key



# PROPERTY IMPRESSIONS

EXCLUSIVELY  
LISTED BY:

**Brendan “Mac” Bleier**

Vice President  
IL # 02084909



## ADDITIONAL PHOTOS

**Super 8 by Wyndham  
Metropolis, IL**





## ADDITIONAL PHOTOS

**Super 8 by Wyndham  
Metropolis, IL**







## LOCATION INFORMATION

EXCLUSIVELY  
LISTED BY:

**Brendan “Mac” Bleier**

Vice President  
IL # 02084909



### HARRAH'S CASINO

Just minutes from the property, Harrah's Metropolis Casino serves as one of southern Illinois' largest tourism and employment centers. The casino attracts thousands of visitors each month from across the tri-state region, offering gaming, dining, and entertainment that consistently drives overnight stays. The hotel's proximity allows it to capture overflow guests, visiting vendors, and travelers seeking more affordable lodging options nearby.



### SUPERMAN

Metropolis proudly holds the title "Home of Superman," drawing visitors year-round to the Super Museum, Superman Statue Square, and annual Superman Celebration that brings in fans from around the world. These attractions create a steady flow of leisure travelers, weekend visitors, and pop culture tourists—boosting hotel demand throughout the year and especially during festival periods.



### PADUCAH METRO

Located just across the Ohio River, Paducah, Kentucky provides a strong economic anchor for the region. The area is home to major employers in healthcare, logistics, and manufacturing, generating consistent corporate and transient lodging needs. The Super 8's position along I-24 offers direct access to Paducah's business parks and distribution centers while benefiting from Illinois' lower operating costs—strengthening its appeal to both investors and guests.



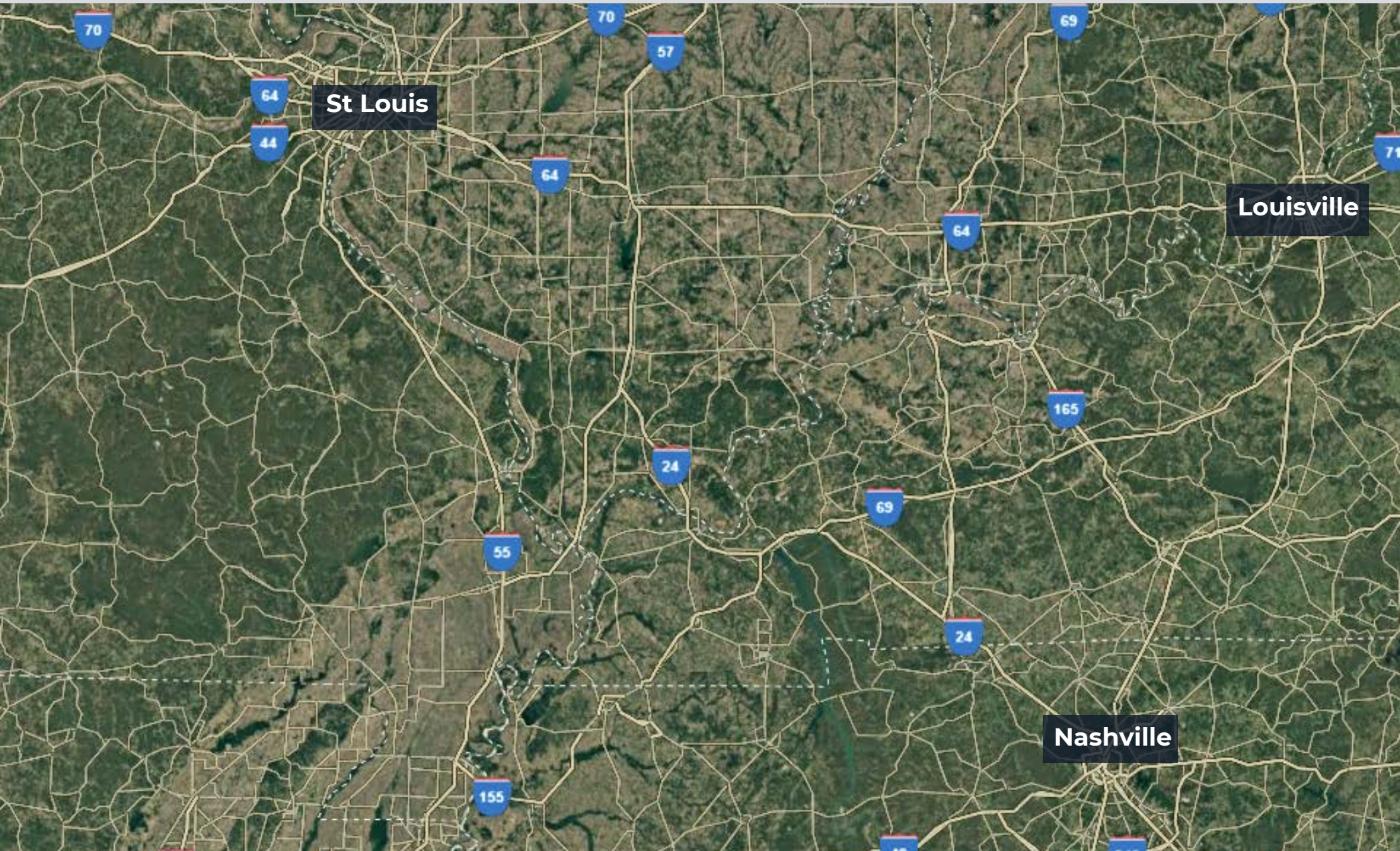






## LOCATION MAP

**Super 8 by Wyndham  
Metropolis, IL**









## **SALES COMPARABLES**

**EXCLUSIVELY LISTED BY:**

**Brendan “Mac” Bleier**

Vice President  
IL # 02084909





### Super 8 by Wyndham

2055 E 5th St, Metropolis, IL 62960

#### Asking Price:

\$2,300,000

Lot Size (AC):

2.53

Building Size (SF):

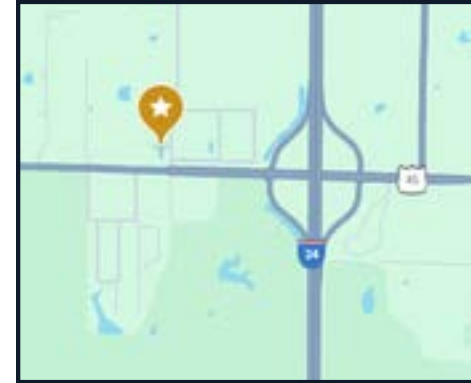
52,000

Price\Unit

\$36,507

No. Units:

103



### Rodeway Inn Effingham

1400 Thelma Keller Ave., Effingham, IL

Sold Price:

\$2,200,000

Lot Size (AC):

1.34

Building Size (SF):

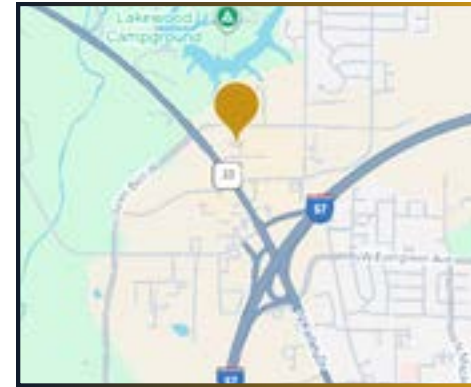
17,573

Price\Unit

\$44,898

No. Units:

49



### Budget Motel

801 W Champaign Ave., Rantoul IL, 61866

Sold Price:

\$5,700,000

Lot Size (AC):

1.47

Building Size (SF):

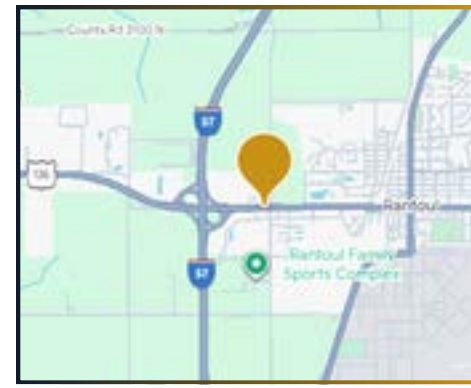
60,000

Price\Unit

\$70,370

No. Units:

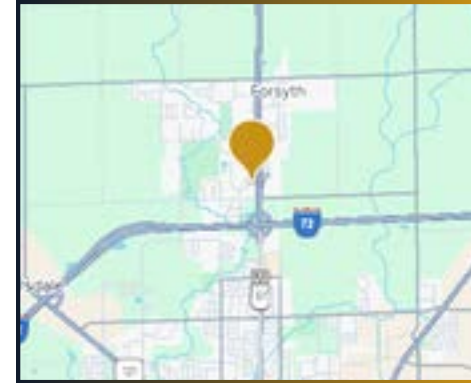
81





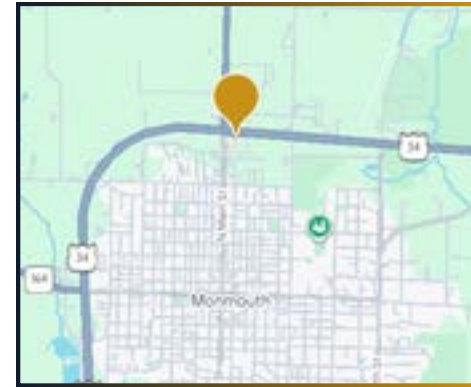
**SureStay by Best Western Forsyth Decatur**  
1429 Hickory Point Dr., Forsyth, IL, 62535

|                     |             |
|---------------------|-------------|
| Price:              | \$4,150,000 |
| Lot Size (AC):      | 1.07        |
| Building Size (SF): | 28,215      |
| Price\Unit          | \$68,033    |
| No. Units:          | 61          |



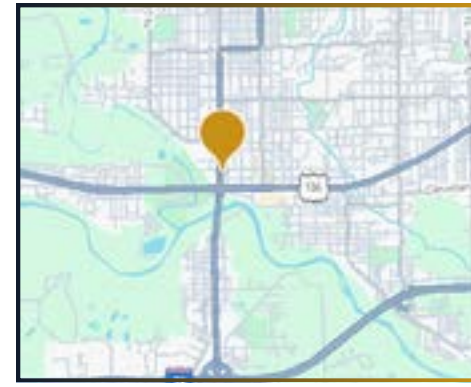
**AmericInn by Wyndham Monmouth**  
1 Americinn Way, Monmouth, IL, 61462

|                     |             |
|---------------------|-------------|
| Sold Price:         | \$3,200,000 |
| Lot Size (AC):      | 2.91        |
| Building Size (SF): | 32,500      |
| Price\Unit          | \$49,231    |
| No. Units:          | 65          |



**Days Hotel by Wyndham Danville Conference**  
77 N Gilbert St., Danville, IL, 61832

|                     |             |
|---------------------|-------------|
| Sold Price:         | \$3,000,000 |
| Lot Size (AC):      | 2.00        |
| Building Size (SF): | 73,386      |
| Price\Unit          | \$31,579    |
| No. Units:          | 95          |







**SureStay by Best Western**  
1731 S State Route 127, Greenville, IL, 62246

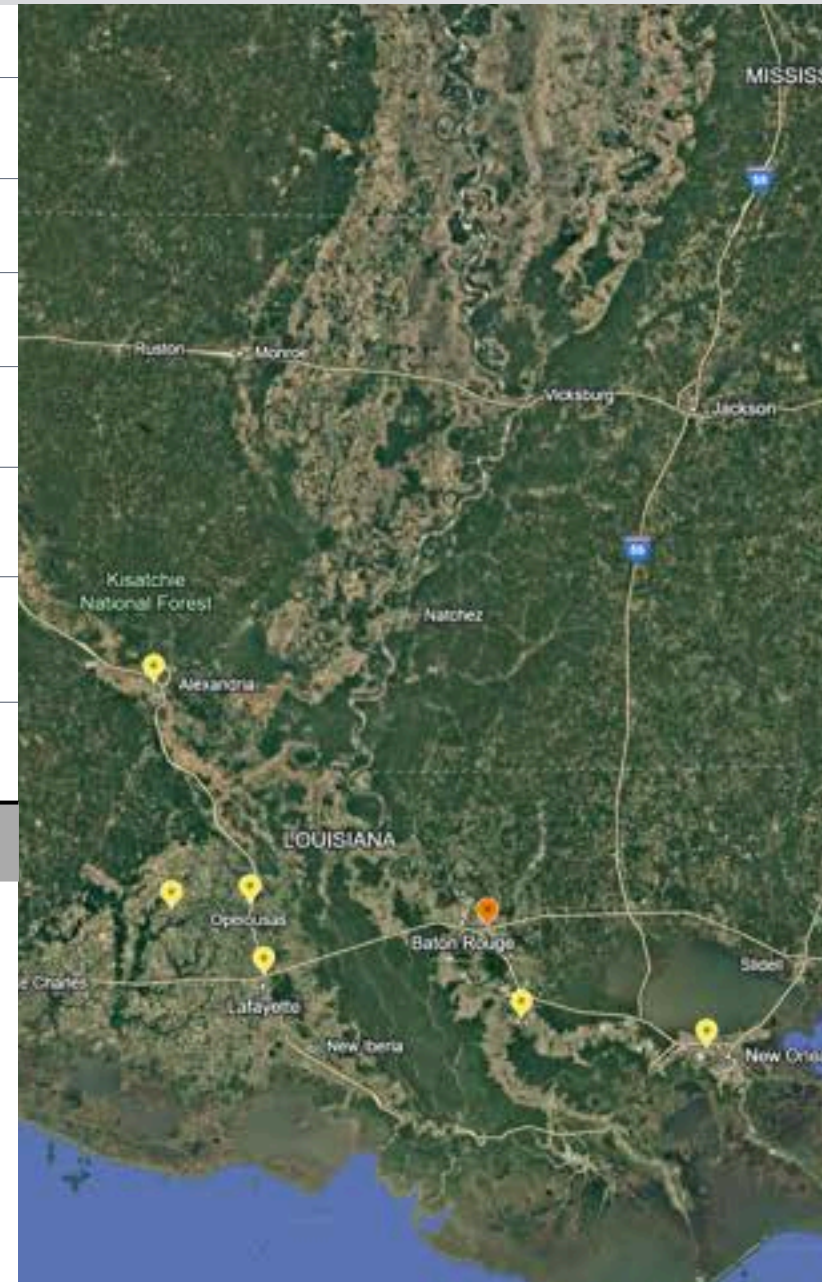
|                     |             |
|---------------------|-------------|
| Price:              | \$2,400,000 |
| Lot Size (AC):      | 3.97        |
| Building Size (SF): | 31,790      |
| Price\Unit          | \$31,169    |
| No. Units:          | 77          |



# SALES COMPS SUMMARY

## Super 8 by Wyndham Metropolis, IL

|                 | Property Name   | Last Sale Price              | No. Rooms | Price/Unit      |
|-----------------|---|------------------------------|-----------|-----------------|
| 1               | <b>Super 8 by Wyndham</b><br>2055 E 5th St, Metropolis, IL 62960                              | Asking Price:<br>\$2,300,000 | 63        | \$36,508        |
| 2               | <b>Rodeway Inn Effingham</b><br>1400 Thelma Keller Ave  | \$2,200,000                  | 49        | \$44,898        |
| 3               | <b>Budget Motel</b><br>801 W Champaign Ave., Rantoul IL, 61866                                | \$5,700,000                  | 81        | \$70,370        |
| 4               | <b>SureStay by Best Western Forsyth Decatur</b><br>1429 Hickory Point Dr., Forsyth, IL, 62535 | \$4,150,000                  | 61        | \$68,033        |
| 5               | <b>AmericInn by Wyndham Monmouth</b><br>1 Americinn Way, Monmouth, IL, 61462                  | \$3,200,000                  | 65        | \$49,231        |
| 6               | <b>Days Hotel by Wyndham Danville Conference</b><br>77 N Gilbert St., Danville, IL, 61832     | \$3,000,000                  | 95        | \$31,579        |
| 7               | <b>SureStay by Best Western</b><br>1731 S State Route 127, Greenville, IL, 62246              | \$2,400,000                  | 77        | \$31,169        |
| <b>Averages</b> |   | <b>\$3,441,667</b>           | <b>71</b> | <b>\$49,213</b> |







## **ADVISOR BIO**

**EXCLUSIVELY  
LISTED BY:**

**Brendan “Mac” Bleier**

Vice President  
IL # 02084909

Dinesh Rama  
NewGen Advisory NM, LLC  
NM #QB 20316



## **BRENDAN "MAC" BLEIER**

**VICE PRESIDENT**

mac@bpghotels.com

DIRECT: 805.557.8867

### **PROFESSIONAL BACKGROUND**

Mac received a bachelor's degree from the University of California, Santa Barbara. Shortly after graduating, he became a broker in the state of California and began working specifically in hospitality. With a background in Sociology and a strong passion for working with people, Mac focuses on building long-term relationships and putting clients' needs first. He takes pride in being apart of NewGen advisory, with the knowledge and skills that the brokerage instills in their agents. Mac is driven to ensure his clients have a smooth and successful transaction when buying or selling a property.

### **EDUCATION**

Bachelor's Degree - University of California, Santa Barbara





## **Andrew Post**

Managing Broker

[apost@bpg-hotels.com](mailto:apost@bpg-hotels.com)

DIRECT: 805.557.8857

### **PROFESSIONAL BACKGROUND**

Andrew's history in the hospitality business spans from his youth, growing up in a family-run hotel to working the front desk directly after graduating college, and now owning a hotel with his wife. His vast knowledge of operations and investment strategy has made him a trusted advisor to many families over the years. Andrew's experience and connections in financing as well as his understanding of franchising has allowed him to assist clients in all aspects of the transaction process and grow their portfolios. Andrew resides in the Los Angeles area with his wife of twelve years and their four children.

### **EDUCATION**

Bachelor's Degree - University of California, Santa Barbara

### **MEMBERSHIPS**

California Lodging Industry Association

Lifetime Hotelier Member - Asian American Hotel Owners Association