

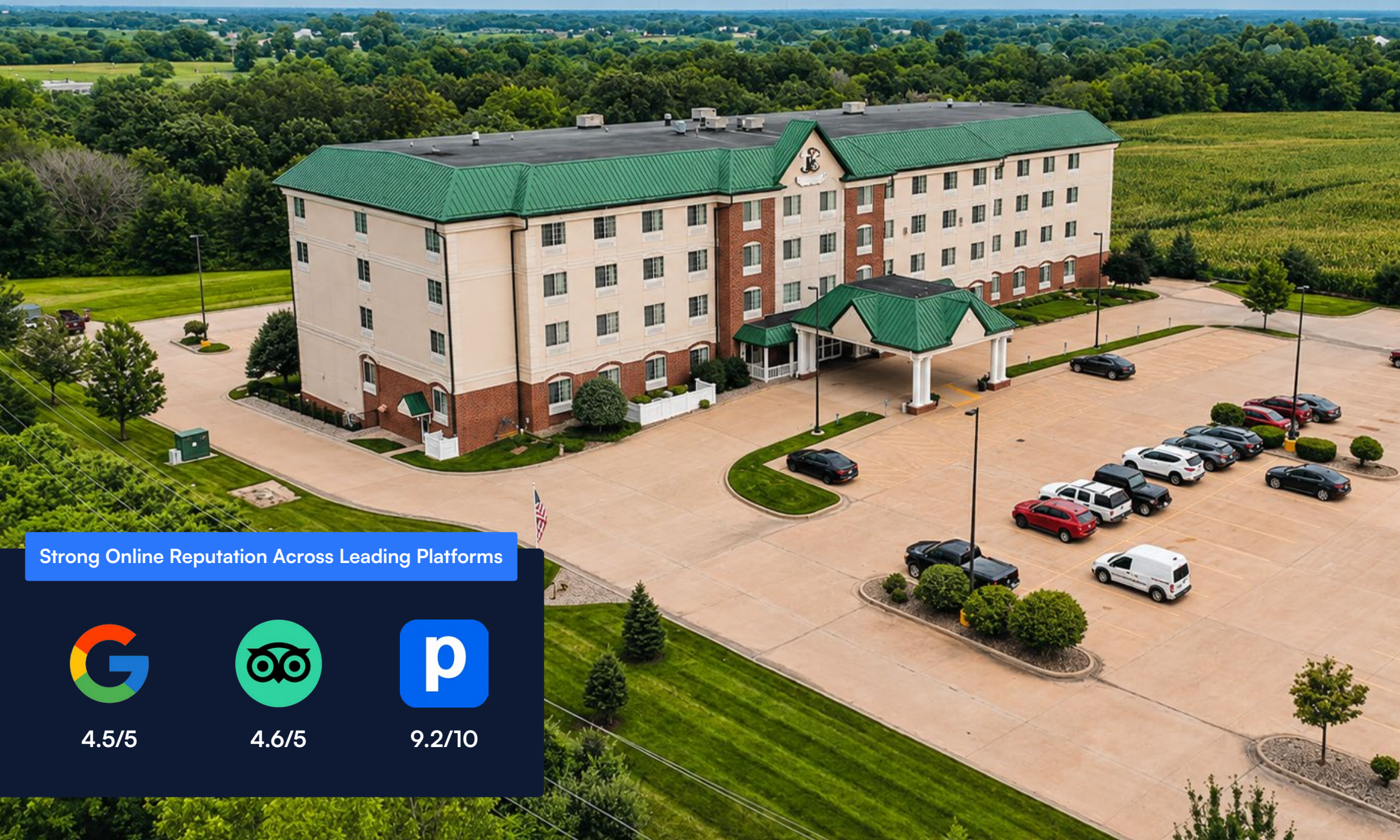


Town & Country Inn & Suites

110 N 54th St | Quincy, IL 62305

Hospitality Investment Opportunity | Offering Memorandum

MATTHEWS™



Strong Online Reputation Across Leading Platforms



4.5/5



4.6/5



9.2/10

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Town & Country Inn & Suites

Property Overview



Property Overview

Executive Summary

Matthews™ is pleased to present the opportunity to acquire the **Town & Country Inn & Suites**, the **#1 rated hotel in Quincy, IL** since 2013. Quincy serves as the economic hub for the Tri-State region of Western Illinois, Northeast Missouri, and Southeast Iowa, with a diverse economy anchored by **healthcare, manufacturing, agriculture, education, logistics, and financial services**. Major employers including ADM, Titan International, Dot Foods, Quincy Medical Group, and Blessing Health System generate stable year-round commercial lodging demand, while **Quincy University**, John Wood Community College and the city's historic downtown and Mississippi River riverfront support additional education, government, and leisure travel. The property offers investors the opportunity to acquire a well-established hotel in a stable regional market with diverse demand generators and opportunities for **future revenue growth**.

Property Highlights

Conversion Opportunity

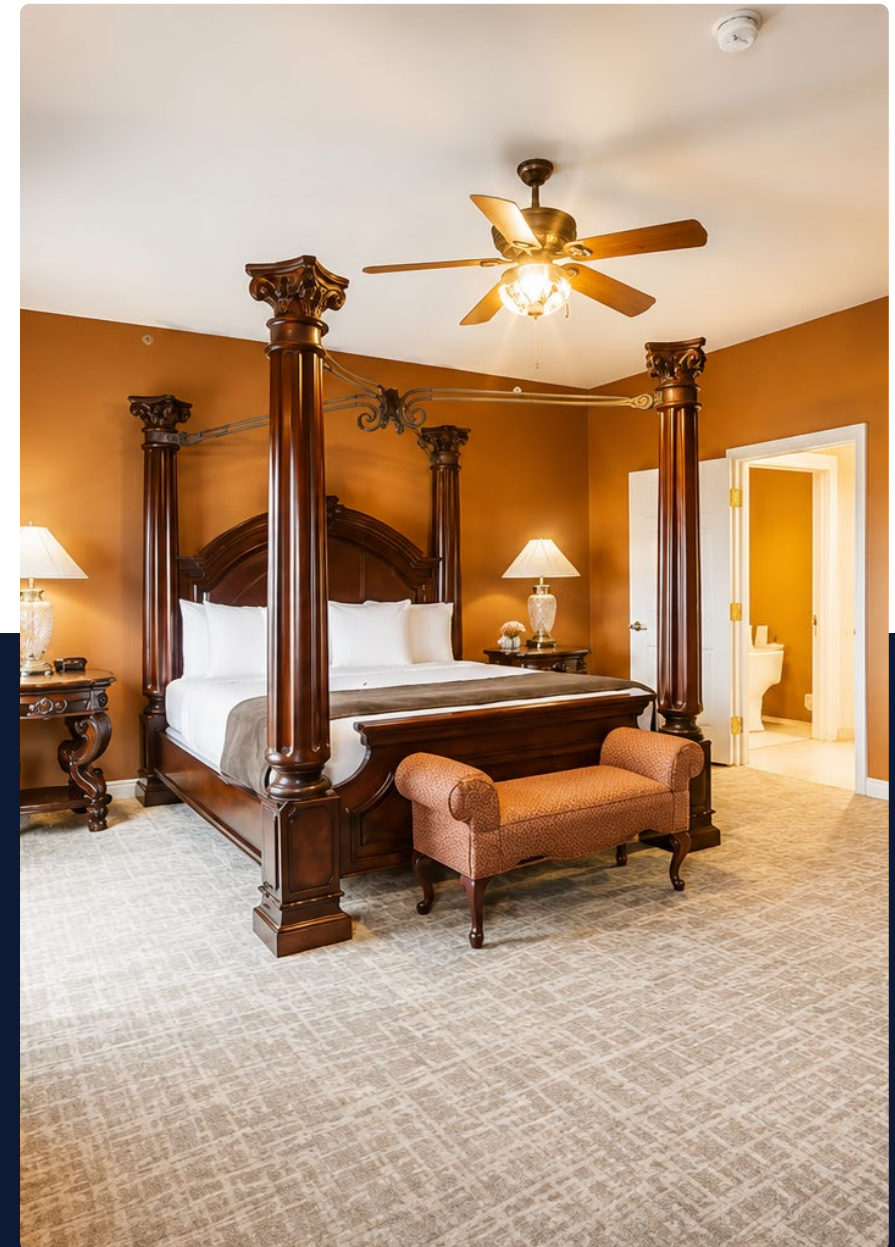
The hotel is 4 stories and interior corridor making great conversion opportunities to a flagged hotel.

Operational Upside

Owner has little hotel experience and is not hands-on with operations.

Located Near Multiple Demand Drivers

Strategically positioned along Broadway Street (U.S. Highway 24) in Quincy, the hotel is supported by major demand generators including Blessing Health System, ADM, Dot Foods, Titan International, Quincy University, and John Wood Community College.



Property Overview

Town & Country Inn & Suites

110 N 54th St | Quincy, IL 62305

92

Total Keys

4

Meeting Rooms

Small Metro/Town

Hotel Location Type

2006

Year Built

±5.62

Lot Size (AC)

Illinois South

Market Name

Daily Traffic Counts

8,200

5-Mile Population

47,000

5-Mile Household Income

\$79,000

Submarket Name

Effingham/Central Illinois Area

Class

Upper Midscale

Corridor

Interior

Stories

Four (4)

Multi-Use Space for Events and Weddings



Amenities

Free Breakfast

Indoor Pool

Whirlpool

Fitness Center

Free Wi-Fi

Hotel Bar "The Den"

24-Hour Coffee

Flat-Screen TVs

Meeting Facilities

Banquet Facilities

Accessible Rooms

Free Self-Parking





**Abraham Lincoln
Capital Airport**
±150K Annual Passengers



±8,200 VPD



**St. Louis Lambert
International Airport**
±16M Annual Passengers

KNAPHEIDE

SINCE 1848
±1,400 Employees



±4,300 Employees

BLESSING
Health System

±327 Beds | ±3,500 Employees



**Quincy
University**

Quincy University
±1,300 Students | ±200 Employees

**MARK TWAIN
CASINO**
LAGRANGE, MISSOURI

±900K Annual Visitors



±25K Annual Visitors | ±70 Annual Events

HERALD-WHIG

±250 Employees



±12,000 Annual Visitors



±18,505 VPD

Downtown Quincy
\$138.9M Annual Visitor Spending



±100K Annual Visitors | ±200 Annual Events

Villa Kathrine Museum
±7,500 Annual Visitors

Top Tourism Driver
Quincy Riverfront

1.2M+ Annual Visitors \$185M+ Annual Economic Impact



±520 Employees

Quincy Mall
ZALES slumberland
THE DIAMOND STORE FURNITURE



**JOHN WOOD
COMMUNITY COLLEGE**

John Wood Community College
±1,700 Students | ±250 Employees



Subject Property

Google Earth

Town & Country Inn & Suites

Market Overview



Quincy, IL



Market Demographics

39,109

Total Population

330K

Annual Visitors
Adams County

\$56,480

Median HH Income

\$138M

Annual Visitor Spending
Adams County

Local Market Overview

Quincy, Illinois is a well-established regional hub in Adams County, positioned along the Mississippi River in Western Illinois. The city is supported by a diverse local economy and an accessible location along major transportation corridors including Interstate 172 and U.S. Highways 24 and 36. Its strategic location provides convenient connectivity to Hannibal, Springfield, St. Louis, and other regional destinations throughout Western Illinois, Missouri, and Iowa. The area features a mix of established residential neighborhoods, retail, healthcare, education, manufacturing, and commercial activity, creating consistent daily traffic and a stable regional population base. Quincy also serves as a regional center for employment, healthcare, shopping, and higher education, drawing residents and visitors from surrounding communities across the tri-state area. These demand drivers support year-round activity throughout the Quincy market.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2025 Population	18,738	47,769	53,504
Households	3-Mile	5-Mile	10-Mile
2025 Households	7,865	20,202	22,432
Income	3-Mile	5-Mile	10-Mile
Avg Household Income	\$96,120	\$79,332	\$80,847

Local Tourism & Economy

Quincy serves as a key economic and commercial hub for Western Illinois and the surrounding tri-state region, supported by a diversified base of healthcare, manufacturing, education, retail, and service industries. Its location along the Mississippi River and access to major regional highways strengthen the city's role as an important employment, transportation, and business center. Quincy also draws visitors through its historic architecture, riverfront attractions, parks, festivals, and proximity to Hannibal, Missouri. A stable employment base, regional consumer draw, and consistent visitor activity continue supporting retail demand, commercial investment, and year-round economic activity.

Top Industries

- Healthcare & Hospital Systems
- Manufacturing & Industrial
- Education & Higher Education
- Retail, Trade & Professional Services
- Agriculture & Agribusiness

TOP TOURISM DRIVER

Quincy Riverfront

1.2M+

Annual Visitors

\$185M+

Annual Economic Impact

Demand Drivers & Economy

Corporate Travel

- Proximity to Business Hubs: The hotel is located near major employers including Blessing Health System, ADM, Titan International, Quincy Medical Group, and Knapheide Manufacturing, supporting consistent corporate travel
- Corporate Presence: Quincy's business base includes manufacturing, healthcare, agriculture, logistics, financial services, and professional firms, generating travel from executives, vendors, suppliers, and business partners
- Impact on Hotel Demand: These nearby employers and regional businesses help stabilize weekday occupancy, support negotiated rates, and generate recurring transient and corporate lodging demand

Top Employers



Tourism & Leisure Attractions

The Town & Country Inn & Suites is a short drive from:

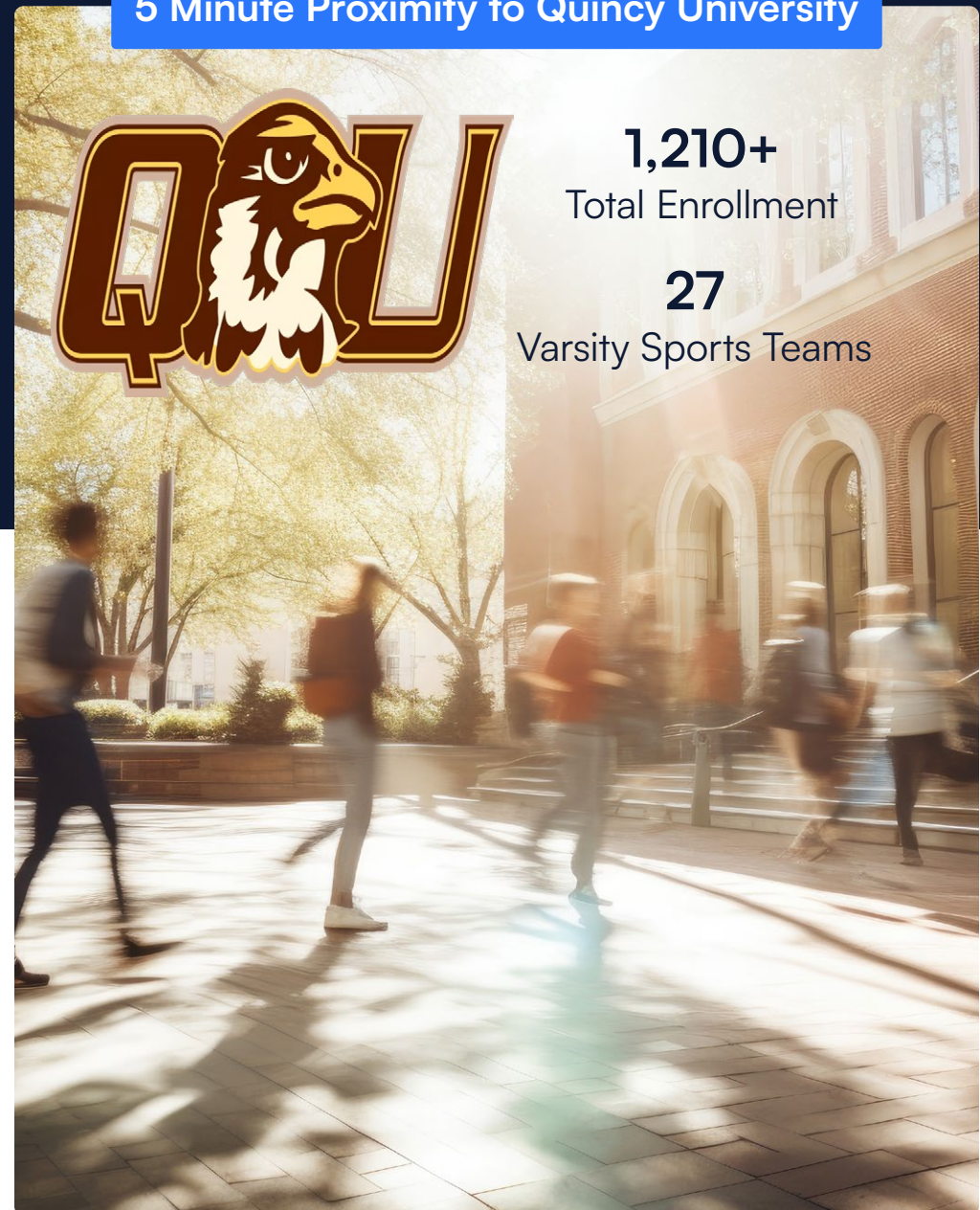
- **Downtown Quincy & Mississippi Riverfront** with restaurants, boutiques, entertainment, and riverfront attractions
- **Villa Kathrine** historic landmark overlooking the Mississippi River
- **Quincy Museum and Oakley-Lindsay Center** for exhibits, conferences, concerts, and events

5 Minute Proximity to Quincy University



1,210+
Total Enrollment

27
Varsity Sports Teams



Town & Country Inn & Suites

Financial Overview



Financial Overview

\$6,000,000

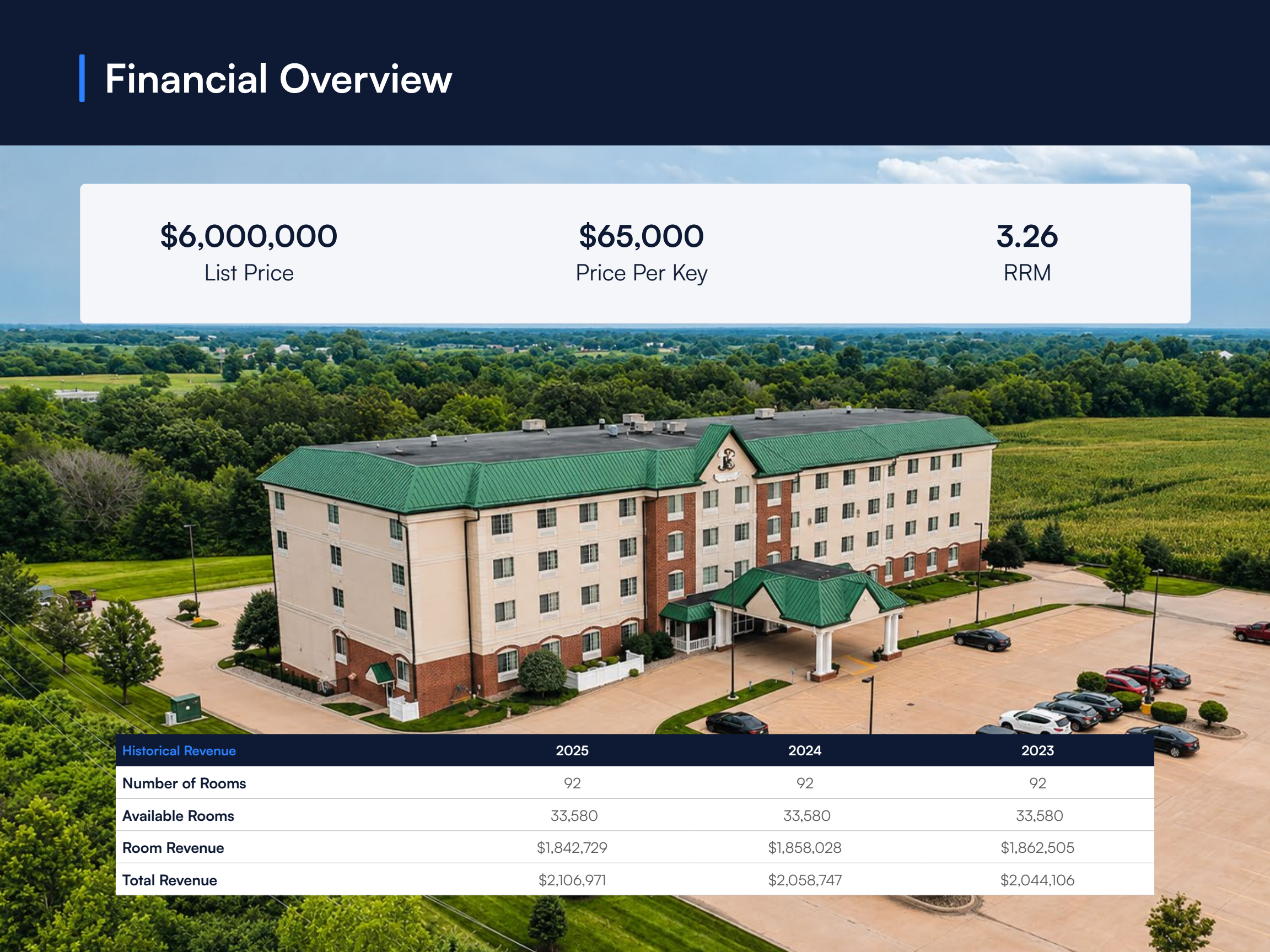
List Price

\$65,000

Price Per Key

3.26

RRM



Historical Revenue	2025	2024	2023
Number of Rooms	92	92	92
Available Rooms	33,580	33,580	33,580
Room Revenue	\$1,842,729	\$1,858,028	\$1,862,505
Total Revenue	\$2,106,971	\$2,058,747	\$2,044,106

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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 **110 N 54th St, Quincy, IL 62305** ("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.