

Address:

208-210 Wharf St., Hermann, MO 65041

Two address because there's two buildings

208 is the blue building on the right & 210 is the brick building on the left

210 was built in 1838 and was the Pacific Railroad Dining Saloon

208 was built in 1853 and was the Leimer Hotel

Both buildings are on the historic registry

Notes:

- 9 Suites, all with a kitchenette, bathroom & king bed
- 4 suites are riverfront and have gas fireplaces & Bain jetted tubs; the other 5 are courtyard suites
- Separate carriage house & Smoke house.
- Courtyard with outdoor seating, patio lights & outdoor gas fire pit
- Parlor Room with dining table & chairs + Coffee & Water station
- Basement cellar for storage
- Renovated and opened as an inn in 2017 but a historical building dating back to 1858 &
- Two blocks from the Amtrak train station, walking distance to wineries, Tin Mill Brewery, downtown shopping & restaurants and one building away from the Hermann Trolley Station
- Opportunity for decreased expenses for someone who wants to be more hands on and do the turnover cleans. Last year we paid \$26,000 for cleaning. This would be extremely reasonable, as most of the guests leave on Sunday and check in on Friday so they would have the whole week to turnover. However, if there is an out-of-town investor, our cleaners are absolutely amazing.
- There is so much more potential for increased revenue. As you know, Robby & I have managed to spread ourselves too thin but I don't think it's unreasonable to expect the inn could be full every weekend all year. There's a similar property at a lower price point that is full every weekend consistently. If someone spent some extra time on marketing, this is completely doable and would really boost things.
- The monthly sales tax amount for last year shows \$20,909 but that should really be about \$12,000. When I set up the company with the state, I selected the wrong option for making sales tax payments and I had to pay all of 2024 at the beginning of the year which was \$8400. That's not a typical expense we will see because I have it fixed and now pay monthly sales tax and not annual sales tax.