

OFFERING MEMORANDUM



1824 E Main St , Danville, IL 61832

AMERICAL INN MOTEL



MoHall Commercial
& Urban Development

Executive Summary

The American Inn Motel is a 33-room limited-service motel with an additional three-bedroom apartment residence, strategically located at 1824 E Main St, Danville, IL. The property is owner-operated and well-maintained, including a recently replaced roof under warranty, minimizing near-term capital expenditure needs.

Key Property Highlights:

- **Prime Location:** Positioned just off Interstate 74 on Danville's east side, offering convenient highway access for travelers.
- **TIF District Benefits:** Located within Danville's Campus Corridor TIF District, near Danville Area Community College, providing potential tax incentives for property improvements.
- **Total Acreage & Zoning:** The offering includes three parcels totaling ~0.92 acres (motel parcel + two adjacent vacant parcels at 1823 and 1833 E Main St), all zoned B1 Neighborhood Business, allowing for flexible commercial use.

This Offering Memorandum presents a turnkey investment opportunity for an out-of-state investor seeking stable in-place income with value-add potential through modernization and improved marketing.

Investment Overview:

- **List Price:** \$650,000 (includes motel business, real estate, and additional land).
- **Price Per Key:** Under \$20,000 per room, making it a highly competitive entry point into the hospitality sector.
- **Growth Potential:** Opportunity to increase revenue through renovations, operational improvements, and strategic marketing.



Investment Highlights



1. Turnkey Operation with Stable Income

- Established, owner-operated motel with consistent weekly and daily rentals.
- Reported gross revenues of \$199,793 (2022) and \$249,320 (2023) demonstrate a stable income base.
- On-site three-bedroom apartment offers flexibility for management housing or additional rental income.

2. Competitive Pricing & Solid Cash Flow

- Priced at \$650,000 (~\$19.5K per key, including land).
- Net Operating Income (NOI) in 2023: \$28,191, reflecting operational profitability.
- Potential to increase NOI through simple improvements and better marketing.

3. Recent Capital Improvements

- New roof replacement under warranty, reducing major maintenance concerns.
- Serviceable condition, allowing a new owner to operate immediately with minimal repairs.

4. Additional Land & Redevelopment Potential

- Sale includes three parcels (~0.92 acres total), spanning both sides of E Main Street.
- Two vacant parcels offer opportunities for expansion, additional amenities, or redevelopment.
- B1 Neighborhood Business zoning allows for flexible business or mixed-use developments.

5. Strategic Location & Accessibility

- Highway visibility & access: Located along East Main Street (US Route 136) and minutes from I-74.
- Proximity to major demand drivers:
 - VA Illiana Health Care System (VA Medical Center)
 - Danville Area Community College
 - Nearby industrial and corporate businesses
- These demand drivers generate consistent need for nearby lodging.

6. Development Incentives (TIF District)

- Located within the Campus Corridor TIF District (a 20-acre Tax Increment Financing district).
- Potential for economic development incentives such as:
 - Grants for property improvements
 - Reimbursement for renovations/upgrades
- These incentives enhance the return on investment for property enhancements.

7. Underserved Lodging Market with Growth Potential

- Limited competition: Few national-brand hotels and independent motels in the area.
- Affordable room rates (\$65–\$85/night) attract cost-conscious travelers.
- Steady occupancy from:
 - Interstate travelers
 - Veterans' families (due to VA Medical Center proximity)
 - Local extended-stay guests

General Property Details

- Property Type: Limited-Service Motel (Independent Flag)
- Address: 1824 E Main Street, Danville, IL 61832
- Total Land Area: ~0.92 acres across three (3) parcels
 - 1824 E Main St (0.46 ac): Primary parcel with motel improvements
 - 1823 E Main St (0.12 ac): Vacant land parcel (adjacent/nearby)
 - 1833 E Main St (0.34 ac): Vacant land parcel (adjacent/nearby)

Improvements & Features

- Structure: One-story, 33-room motel with an attached three-bedroom apartment (for owner/manager use or additional rental).
- Room Style: Classic motor inn with exterior room access and parking in front of rooms.
- Recent Upgrades:
 - Roof replaced in recent years (still under warranty) → Reduces near-term maintenance costs.
- Guest Amenities:
 - In-room HVAC units
 - Cable television
 - Wi-Fi internet service
 - Municipal utilities (water, sewer, electricity, gas)

Zoning & Development Potential

- Zoning: B1 – Neighborhood Business District
 - Allows motels, retail, and service businesses.
 - Potential for redevelopment or expansion under B1 allowances.
- TIF District Incentives:
 - Located within Danville's Campus Corridor TIF District → Eligible for potential grants or reimbursements for property improvements.

Condition & Maintenance

- Overall Condition: Well-maintained but dated – functional and operational with minimal repair needs.
- Possible Improvements:
 - Cosmetic upgrades (paint, flooring, fixtures) could enhance appearance and justify higher room rates.
 - Parking lot resurfacing or re-striping to improve curb appeal.
 - Signage enhancements for better visibility on E Main Street.
- Mechanical Systems: HVAC units and water heaters are operational, with some replaced over time as needed.

Financial Summary

Income & Expense Summary

Category	2022	2023
Gross Receipts (Room Revenue)	\$199,793	\$249,320

Financial Notes

- +25% Revenue Growth (2023 vs. 2022): Increased occupancy and higher nightly rates drove revenue growth.
- Rising Expenses: Some costs (e.g., insurance, administrative expenses) increased in 2023, but the motel continued to operate efficiently.
- Operational Strength: The motel maintains stable revenues with opportunities to improve efficiency and expand income.
- Upside Potential: A new owner could further reduce costs or increase occupancy and ADR (Average Daily Rate) through better marketing and operational improvements.



Occupancy & Operations

Target Guests:

- Interstate travelers (I-74 truckers, road trippers)
- Families of VA hospital patients
- College visitors (students, event attendees)
- Local contractors & extended-stay guests

Rates & Occupancy:

- Nightly Rates: \$65–\$85 per night
- Weekly Rates Available: Attracts longer-term guests

Marketing & Booking:

- Motel has limited online presence (relies on walk-ins and word-of-mouth).
- A new owner could increase occupancy & revenue by listing the property on major hotel booking platforms.



Strategic Location & Demand Drivers

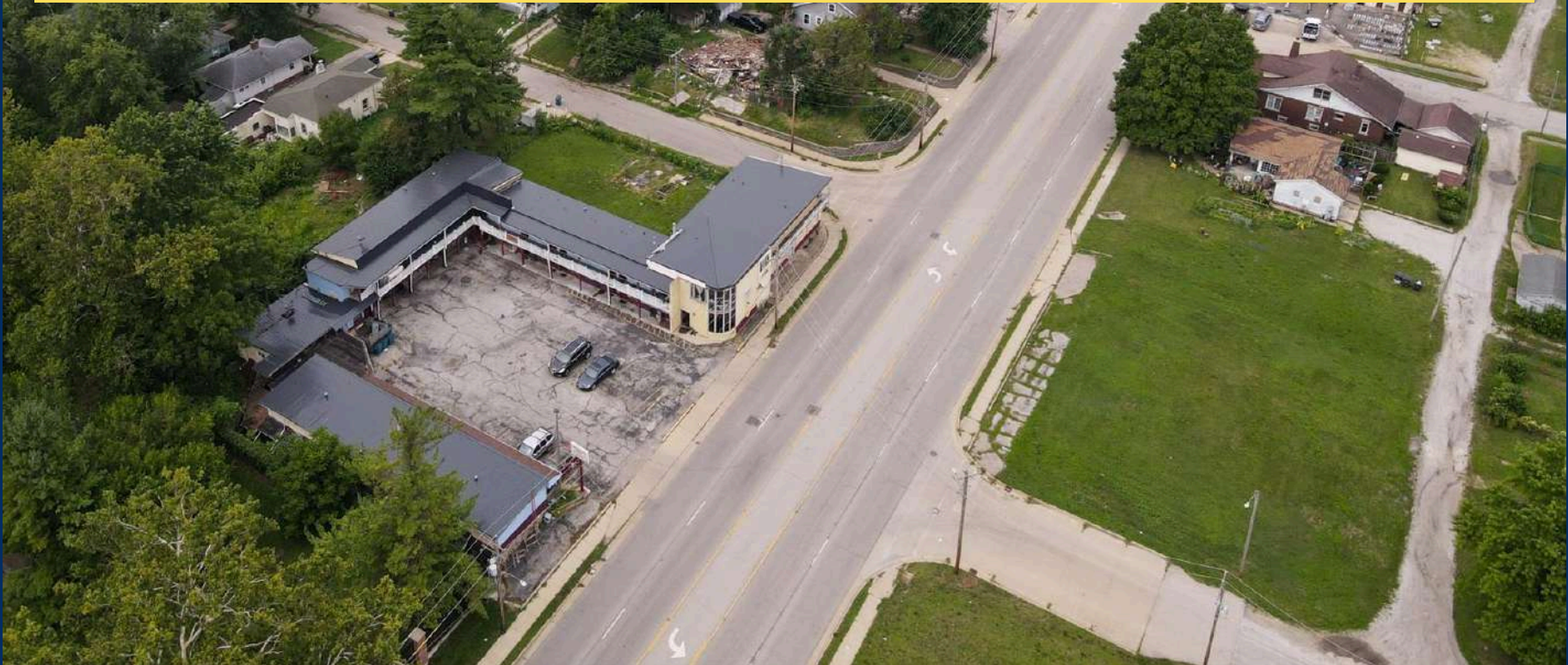
Excellent Accessibility:

- Located on E Main Street (US Route 136) with easy access to I-74.
- High visibility & traffic flow.

Nearby Demand Generators:

- VA Illiana Health Care System (VA Medical Center) → Consistent need for lodging.
- Danville Area Community College → Attracts visiting students, faculty, and event attendees.
- Industrial & Corporate Travelers → Local businesses and contractors frequently require short-term stays.

📍 The American Inn Motel sits in a strategic location with steady demand, revenue growth potential, and expansion opportunities.



Professional Photos



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Mohall Commercial and Urban Development is a forward-thinking real estate development firm dedicated to revitalizing urban landscapes and fostering commercial growth. With a focus on sustainability and community engagement, Mohall specializes in transforming underutilized spaces into vibrant hubs of economic activity and social interaction. Their portfolio includes a diverse range of projects, from modern office spaces and retail centers to mixed-use developments that seamlessly blend residential, commercial, and recreational areas. By prioritizing innovative design, high-quality construction, and strategic location selection, Mohall aims to create dynamic environments that meet the evolving needs of businesses and communities alike. Committed to excellence and sustainability, Mohall Commercial and Urban Development is a leader in shaping the future of urban living and commercial success.



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