



Operating Motel Real Estate & Business

Plus a Bonus $\pm 7,500$ SF Restaurant

1315 N. State Street, Iola, Kansas



SALE PRICE: \$1,300,000 | 24,613 SF MOTEL

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,992	6,045	7,148
Avg. Household Income	\$63,649	\$67,270	\$70,424

- 58 Room Hospitality Asset (\$22,413/Room)
- All 58 rooms include air conditioning, in-room refrigerators, microwaves, coffee makers, and premium cable
- Restaurant has a renovated meeting hall, including audio and visual setup
- All owned FF&E included with the restaurant
- Free continental breakfast, free WiFi, free self-parking, a restaurant, bar/lounge, snack bar/deli, business center, and laundry facilities on-site
- In Place Cash Flow and strong occupancy rates
- 1.5 hours from Kansas City



CLICK HERE TO VIEW MORE
LISTING INFORMATION

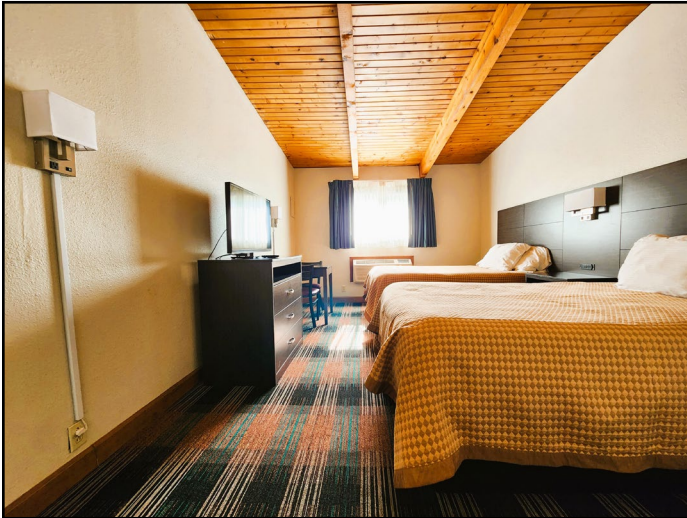
For More Information Contact:

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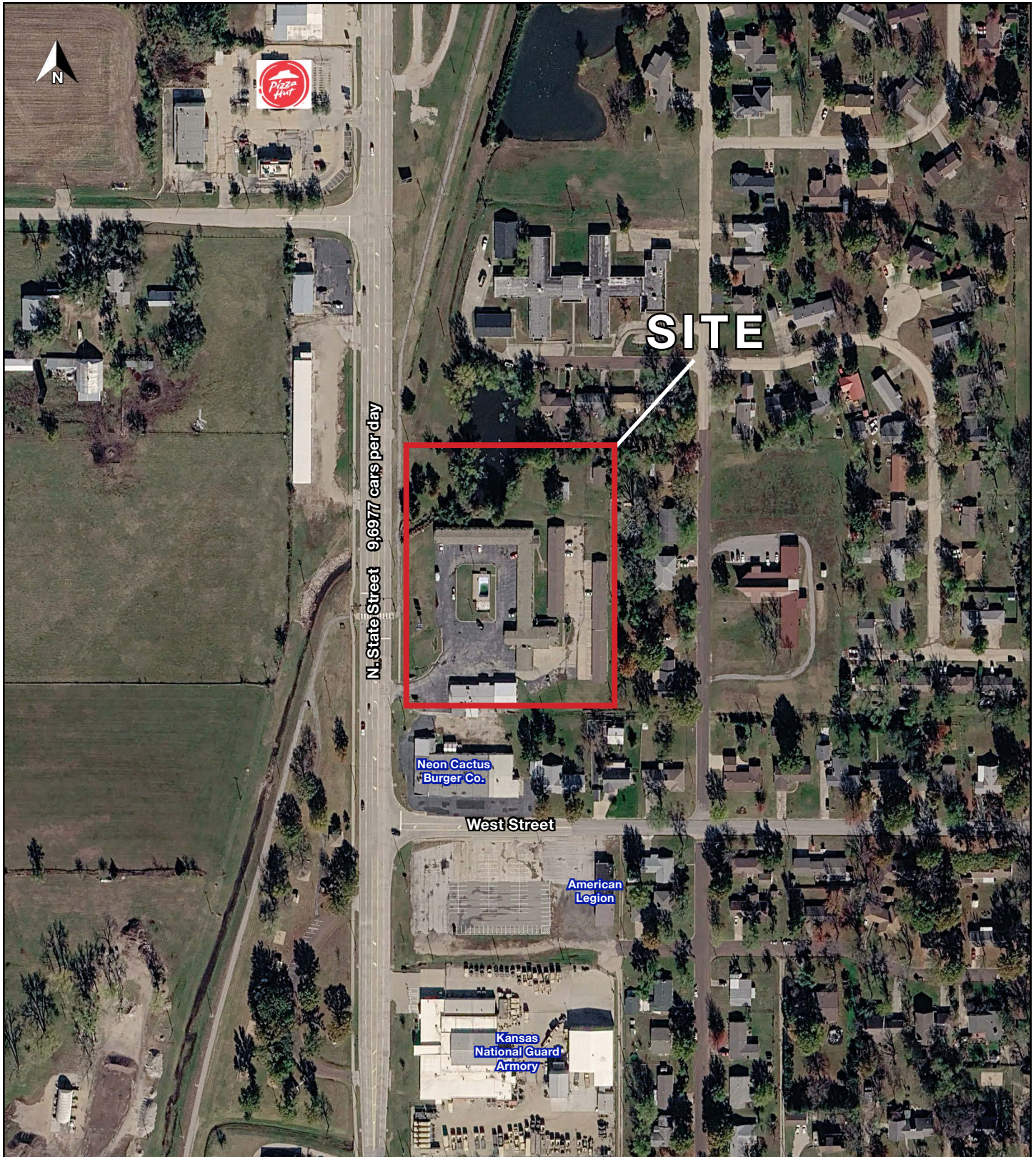
DANIEL BROCATO | 816.412.7303 | dbrocato@blockandco.com

Exclusive Agents

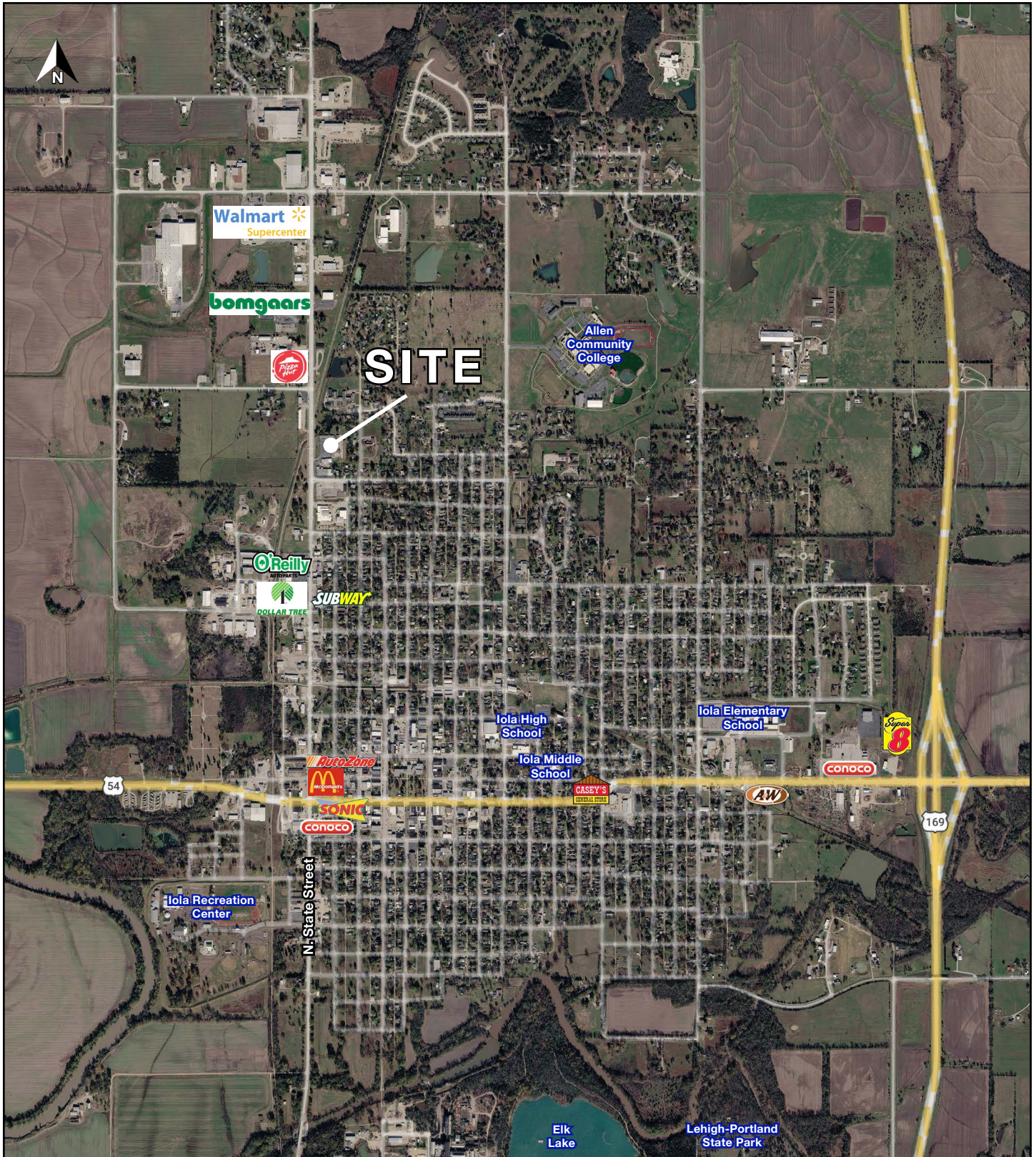
PHOTOS



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Operating Motel Real Estate & Business

1315 N. State Street, Iola, Kansas

PROFIT & LOSS 2025

Rudra LLC_ABVI
Statement of Revenue & Expenses - Tax Basis
For Twelve Months Ending December 31, 2025

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Total Room Revenue	386,932.41
Sales Tax Exempt Revenue	4,123.17
Deposit Short/Over	(9.39)
Total Income	391,046.19
Expense	
Advertising & Marketing	150.00
Automobile Expense	1,080.24
Contact Labor	2,087.12
Credit card commission	8,035.67
Employee Relation	1,056.10
Guaranteed Payments	21,600.00
Insurance Property & Work Comp	26,778.15
Licenses and Permits	400.00
Meals	944.52
Motel Supply	27,051.85
Payroll Expenses	24,000.00
Payroll Taxes	1,887.60
Pest Control Service	1,215.84
Professional Fees	6,085.85
Property Tax	35,071.23
Repairs & Maintenance	29,415.93
Royalty	34,648.21
Software/HWare&Internet Maint.	1,560.00
Telephone, Internet & TV Cable	16,580.19
Travel & Lodging	480.00
Travel Agent Commission	2,179.72
Utilities	51,246.01
Trash Removal	936.00
Onsite Residence Exp Reimb	(5,000.00)
Total Expense	289,490.23
Net Ordinary Income	101,555.96
Other Income/Expense	
Other Expense	
Amortization Expense	771.00
Depreciation Expense	49,135.00
Mortgage Interest	65,804.25
Total Other Expense	115,710.25
Net Other Income	(115,710.25)
Net Income	(14,154.29)



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PROFIT & LOSS 2024

Rudra LLC_ABVI Profit & Loss January through December 2024

	Jan - Dec 24
Ordinary Income/Expense	
Income	
Total Room Revenue	
Room Revenue	449,786.40
Total Total Room Revenue	449,786.40
Sales Tax Taxable Revenue	0.00
Sales Tax Exempt Revenue	3,049.00
Deposit Short/Over	1,423.04
Total Income	454,258.44
Expense	
Payroll Processing Fees	33.99
Bank Service Charges	3.00
CC Chargeback & Adjustment	0.00
Contact Labor	2,291.20
Credit card commission	8,558.74
Guaranteed Payments	39,900.00
Insurance Property & Work Comp	55,822.98
Licenses and Permits	300.00
Motel Supply	14,419.38
Payroll Expenses	
Manager Salary	22,100.00
Total Payroll Expenses	22,100.00
Payroll Taxes	1,757.49
Pest Control Service	1,122.36
Property Tax	56,379.95
Professional Fees	
Accounting	3,946.00
Total Professional Fees	3,946.00



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PROFIT & LOSS 2024

Rudra LLC_ABVI
Profit & Loss
January through December 2024

	Jan - Dec 24
Repairs & Maintenance	12,468.27
Royalty	36,501.70
Software/HWare&Internet Maint.	1,560.00
Telephone, Internet & TV Cable	16,075.29
Travel Agent Commission	4,252.29
Utilities	49,611.44
Trash Removal	936.00
Onsite Residence Exp Reimb	(5,000.00)
Total Expense	323,040.08
Net Ordinary Income	131,218.36
Other Income/Expense	
Other Income	
Tax Collection Shortage/Overage	44.69
Total Other Income	44.69
Other Expense	
Amortization Expense	771.04
Depreciation Expense	29,062.04
Mortgage Interest	41,098.36
Total Other Expense	70,931.44
Net Other Income	(70,886.75)
Net Income	60,331.61



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PROFIT & LOSS 2023

Rudra LLC_ABVI Profit & Loss

January through December 2023

	Jan - Dec 23
Ordinary Income/Expense	
Income	
Total Room Revenue	
Room Revenue	268,391.64
Total Total Room Revenue	268,391.64
Sales Tax Exempt Revenue	3,550.04
Deposit Short/Over	514.39
Total Income	272,456.07
Expense	
Advertising & Marketing	2,350.00
Bank Service Charges	15.00
CC Chargeback & Adjustment	215.41
Credit card commission	5,777.45
Dues and Subscriptions	551.48
Guaranteed Payments	20,500.00
Insurance Property & Work Comp	1,419.00
Licenses and Permits	383.00
Motel Supply	11,231.01
Payroll Expenses	
Manager Salary	24,000.00
Front Desk	938.00
Total Payroll Expenses	24,938.00
Payroll Taxes	2,247.92
Pest Control Service	1,296.36
Professional Fees	
Accounting	4,412.00
Other Professional Fees	100.00
Total Professional Fees	4,512.00



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PROFIT & LOSS 2023

Rudra LLC_ABVI
Profit & Loss
January through December 2023

	Jan - Dec 23
Repairs & Maintenance	15,760.98
Royalty	34,578.27
Software/HWare&Internet Maint.	1,560.00
Telephone, Internet & TV Cable	15,015.70
Travel Agent Commission	5,127.09
Utilities	43,622.94
Trash Removal	858.00
Onsite Residence Exp Reimb	(5,000.00)
Total Expense	186,959.61
Net Ordinary Income	85,496.46
Other Income/Expense	
Other Income	
Miscellaneous Income	141.29
Total Other Income	141.29
Other Expense	
Amortization Expense	771.00
Depreciation Expense	44,982.00
Mortgage Interest	41,673.77
Total Other Expense	87,426.77
Net Other Income	(87,285.48)
Net Income	(1,789.02)



Americas Best Value Inn

E-mail: abviiola@gmail.com; Website: <https://www.redlion.com/>

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HOTEL STATISTICS REPORT 2025

Daily Summary Report For 12/31/2025

Item Name	Today	Month To Date (MTD)	Year To Date (YTD)
Business Source Analysis (Check-In)			
Web Reservation			
Expedia	0	29	308
Agoda	0	6	220
SynXis Web	0	6	179
Booking.com	0	0	5
Anand Systems Booking Engine	0	13	54
Total	0	54	766
Business Source Analysis (No Show)			
Web Reservation			
Expedia	0.00	0.00	3.00
Agoda	0.00	0.00	1.00
Total	0.00	0.00	4.00
Room Summary			
Total Rooms	58	1798	21170
V/Maint Rooms	0	11	196
R/Ready Rooms	0	14	38
V/Clean Rooms	0	0	0
V/Ready Rooms	56	1274	12995
O/Clean Rooms	2	495	7894
V/Dirty Rooms	0	4	48
Statistics			
Room Sold (With Occupancy)	2.00	495.00	7895.00
Room Sold (With Out Occupancy)	2.00	495.00	7895.00
Occupancy Rate (%)	3.45	27.70	37.64
Average Daily Rate (ADR)	(98.38 / 2) 49.19	(27020.91 / 495) 54.59	(386712.47 / 7895) 48.98
Revenue Per Available Room	1.70	15.12	18.44

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~ Only Rent or Tax Adjustment in current year



Operating Motel Real Estate & Business

1315 N. State Street, Iola, Kansas

HOTEL STATISTICS REPORT 2024

Americas Best Value Inn

1315 N State St,, Iola, Kansas, 66749, United States

Phone: 620-365-5161; Fax: 620-365-6808

E-mail: abviola@gmail.com; Website: <https://www.redlion.com/>

Daily Summary Report For 12/31/2024

Item Name	Today	Month To Date (MTD)	Year To Date (YTD)
Rent & Occupancy Tax			
Total Gross Rent (W/ Exemptions)	639.78	37359.16	449786.40
Room Rental	574.78	37244.15	449451.81
No-Show/Cancel Rent	65.00	115.01	334.59
~Sales Tax (8.7500%)			
Taxable Rent	639.78	37359.16	447577.22
Exempted Rent	0.00	0.00	2252.68
Non-Taxable Rent	0.00	0.00	-43.50
Tax	55.98	3268.91	39162.85
Exempted Tax	0.00	0.00	197.11
Tax Only Adjustment	-0.12	-4.22	-18.32
~Guest Tax (6.0000%)			
Taxable Rent	549.78	31324.16	409784.90
Exempted Rent	90.00	6035.00	40045.00
Non-Taxable Rent	0.00	0.00	-43.50
Tax	32.99	1918.01	24625.66
Exempted Tax	5.40	362.10	2402.70
Tax Only Adjustment	-0.08	-2.90	-12.57
Other Charges			
Other Charges	0.00	225.00	3049.00
Total	0.00	225.00	3049.00
Payment			
Cash	147.01	7851.90	77224.05
Check	0.00	1721.40	7424.70
Visa	63.11	18786.92	222897.34
Master Card	191.64	12558.74	188805.35
Discover	0.00	2193.97	14912.29
American Express	0.00	0.00	7923.00
Total	401.76	43112.93	519186.73
Others			
Discount	0.00	0.00	39.67
Total	0.00	0.00	39.67
Business Source Analysis (Check-In)			
Web Reservation			

HOTEL STATISTICS REPORT 2024

Daily Summary Report For 12/31/2024

Item Name	Today	Month To Date (MTD)	Year To Date (YTD)
SynXis Web	1	10	187
Expedia	0	18	312
Agoda	1	9	205
Booking.com	0	0	107
Total	2	37	811
Room Summary			
Total Rooms	58	1798	20998
V/Maint Rooms	1	4	430
R/Ready Rooms	0	17	76
V/Clean Rooms	0	0	0
V/Ready Rooms	41	958	11160
O/Clean Rooms	15	814	9271
V/Dirty Rooms	1	5	60
Statistics			
Room Sold (With Occupancy)	15.00	814.00	9274.00
Room Sold (With Out Occupancy)	15.00	814.00	9275.00
Occupancy Rate (%)	26.32	45.37	45.09
Average Daily Rate (ADR)	(574.78 / 15) 38.32	(37244.15 / 814) 45.75	(449409.81 / 9274) 48.46
Revenue Per Available Room	10.08	20.76	21.85

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HOTEL STATISTICS REPORT 2023

Americas Best Value Inn

1315 N State St,, Iola, Kansas, 66749, United States

Phone: 620-365-5161; Fax: 620-365-6808

E-mail: abviola@gmail.com; Website: <https://www.redlion.com/>

Daily Summary Report For 12/31/2023

Item Name	Today	Month To Date (MTD)	Year To Date (YTD)
Rent & Occupancy Tax			
Total Gross Rent (W/ Exemptions)	211.18	16275.63	268391.63
Room Rental	211.18	16275.63	267837.33
No-Show/Cancel Rent	0.00	0.00	554.30
~Sales Tax (8.7500%)			
Taxable Rent	211.18	16275.63	254318.97
Exempted Rent	0.00	0.00	14072.66
Tax	18.48	1424.11	22252.80
Exempted Tax	0.00	0.00	1231.36
Tax Only Adjustment	0.00	-1.20	-21.60
~Guest Tax (6.0000%)			
Taxable Rent	211.18	16275.63	255856.62
Exempted Rent	0.00	0.00	12535.01
Tax	12.67	976.54	15351.40
Exempted Tax	0.00	0.00	752.10
Tax Only Adjustment	0.00	-0.83	-14.81
Other Charges			
Other Charges	10.00	360.00	3550.04
Total	10.00	360.00	3550.04
Payment			
Cash	0.00	1114.48	39911.65
Check	0.00	0.00	1825.82
Visa	123.48	8116.97	137413.99
Master Card	68.85	7177.53	110152.87
Discover	0.00	228.55	7814.85
American Express	0.00	1384.81	9229.68
Direct Deposit	0.00	0.00	229.52
Total	192.33	18022.34	306578.38
Others			
Discount	0.00	0.00	9.00
Total	0.00	0.00	9.00
Business Source Analysis (Check-In)			
Web Reservation			
SynXis Web	0	9	214

HOTEL STATISTICS REPORT 2023

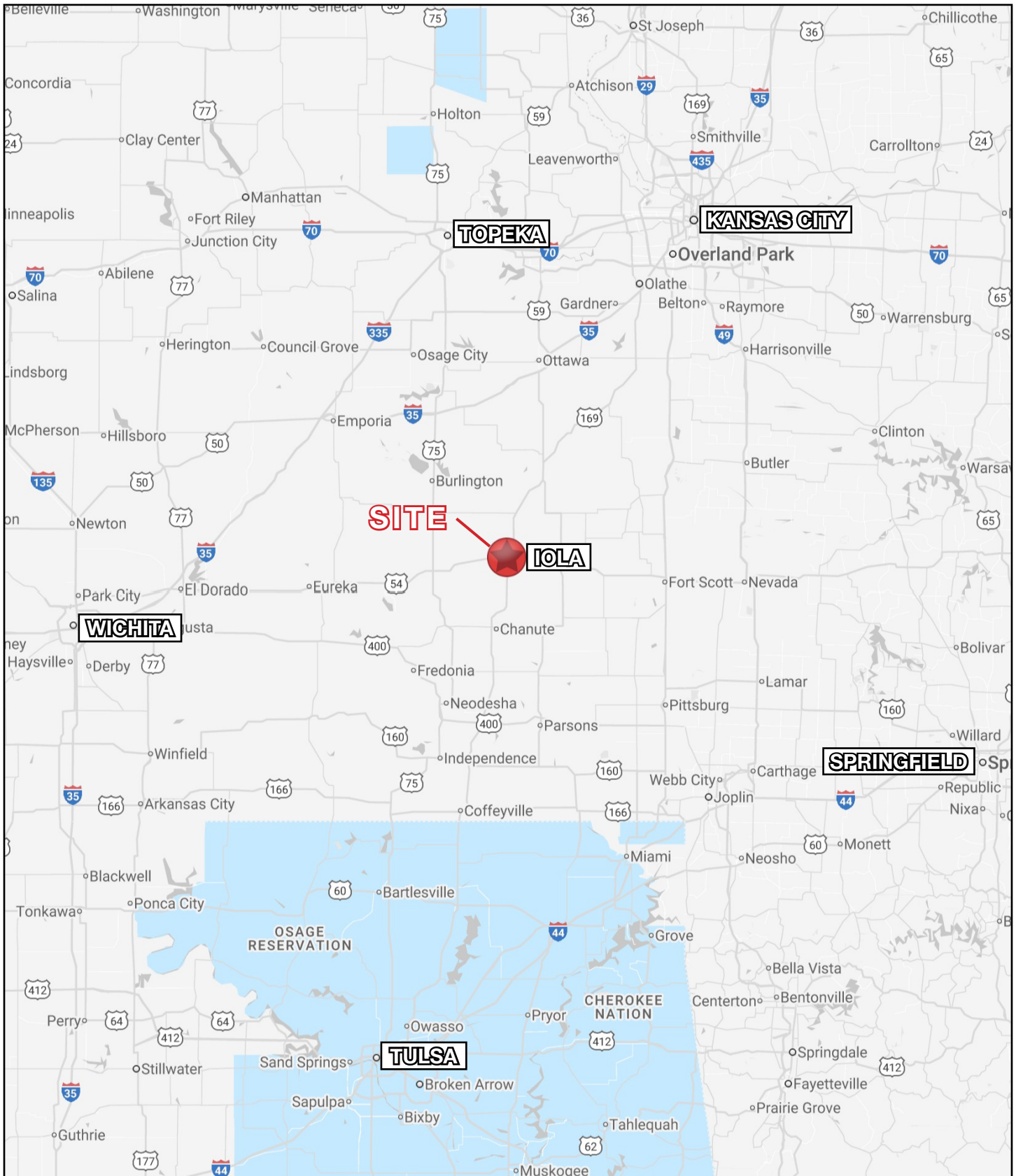
Daily Summary Report For 12/31/2023

Item Name	Today	Month To Date (MTD)	Year To Date (YTD)
Booking.com	1	22	173
Expedia	0	12	269
Agoda	0	8	132
Total	1	51	788
Room Summary			
Total Rooms	57	1767	20761
V/Maint Rooms	2	71	377
R/Ready Rooms	0	5	50
V/Clean Rooms	0	0	0
V/Ready Rooms	51	1357	14869
O/Clean Rooms	4	314	5341
V/Dirty Rooms	0	20	125
Statistics			
Room Sold (With Occupancy)	4.00	314.00	5342.00
Room Sold (With Out Occupancy)	4.00	314.00	5420.00
Occupancy Rate (%)	7.27	18.51	26.21
Average Daily Rate (ADR)	(211.18 / 4) 52.80	(16275.63 / 314) 51.83	(264468.02 / 5342) 49.51
Revenue Per Available Room	3.84	9.60	12.97

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Operating Motel Real Estate & Business

1315 N. State Street, Iola, Kansas

1315 N. State Street Iola, KS 66749	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,992	6,045	7,148
2030 Projected Population	2,743	5,600	6,671
2020 Census Population	3,016	6,212	7,376
2010 Census Population	3,157	6,497	7,743
Projected Annual Growth 2025 to 2030	-1.7%	-1.5%	-1.3%
Historical Annual Growth 2010 to 2025	-0.3%	-0.5%	-0.5%
2025 Median Age	34.4	35.9	36.9
Households			
2025 Estimated Households	1,243	2,535	2,994
2030 Projected Households	1,125	2,312	2,742
2020 Census Households	1,258	2,609	3,092
2010 Census Households	1,291	2,659	3,160
Projected Annual Growth 2025 to 2030	-1.9%	-1.8%	-1.7%
Historical Annual Growth 2010 to 2025	-0.2%	-0.3%	-0.4%
Race and Ethnicity			
2025 Estimated White	87.9%	88.7%	89.5%
2025 Estimated Black or African American	3.7%	3.2%	2.8%
2025 Estimated Asian or Pacific Islander	1.2%	1.3%	1.2%
2025 Estimated American Indian or Native Alaskan	0.8%	0.8%	0.8%
2025 Estimated Other Races	6.4%	6.1%	5.7%
2025 Estimated Hispanic	4.9%	4.8%	4.5%
Income			
2025 Estimated Average Household Income	\$63,649	\$67,270	\$70,424
2025 Estimated Median Household Income	\$50,997	\$53,147	\$55,416
2025 Estimated Per Capita Income	\$26,915	\$28,612	\$29,828
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.2%	1.8%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	3.9%	6.2%	5.8%
2025 Estimated High School Graduate	40.4%	37.2%	36.3%
2025 Estimated Some College	22.8%	23.1%	24.0%
2025 Estimated Associates Degree Only	7.1%	7.7%	8.1%
2025 Estimated Bachelors Degree Only	16.0%	16.9%	16.8%
2025 Estimated Graduate Degree	7.6%	7.1%	7.3%
Business			
2025 Estimated Total Businesses	187	288	300
2025 Estimated Total Employees	2,030	3,469	3,533
2025 Estimated Employee Population per Business	10.9	12.0	11.8
2025 Estimated Residential Population per Business	16.0	21.0	23.8

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