

# OFFERING MEMORANDUM



1824 E Main St , Danville, IL 61832

***AMERICAN INN MOTEL***



MoHall Commercial  
& Urban Development

## *Executive Summary*

The American Inn Motel is a 34-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 roof replaced in 2023 under a 30-year 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:** \$500,000 (includes Motel business, real estate, and two adjacent vacant parcels).
- **Price Per Key:** Approximately \$14,706 per room – a highly competitive entry point into the hospitality sector.
- **Growth Potential:** Opportunity to increase revenue through renovations, operational improvements, and strategic marketing.



# *Investment Highlights*



## 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: Two-story, 34-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 (+25% YoY)

## 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.

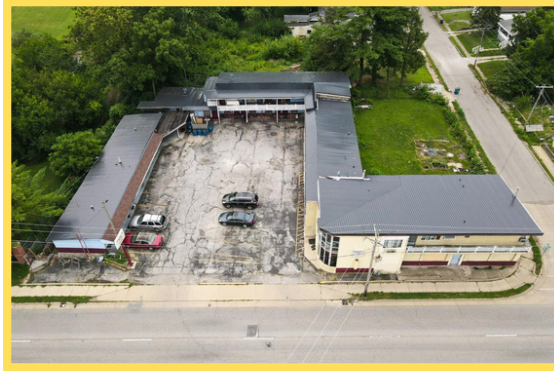
## **Nearby Demand Generators:**

- 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



# Professional Photos



# Demographic Info

## COMMUNITY SUMMARY

1824 E Main St, Danville, Illinois, 61832  
Ring: 1 mile radius

7,054	-1.26%	2.45	68.1	32.2	\$30,380	\$59,275	\$14,087	31.0%	55.1%	13.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



29.8%  
Services

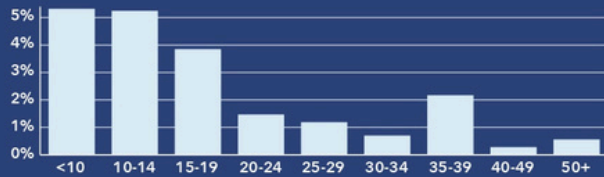


37.7%  
Blue Collar

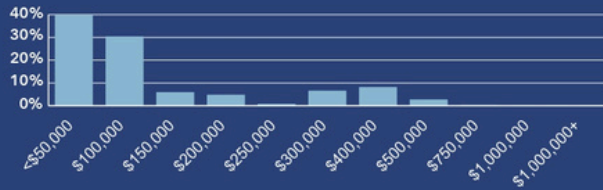


32.4%  
White Collar

Mortgage as Percent of Salary



Home Value



Household Income

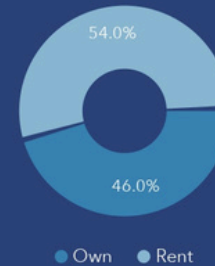


Age Profile: 5 Year Increments

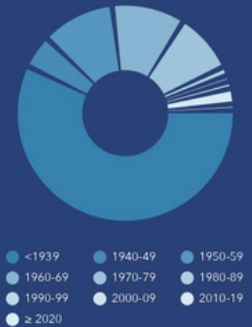


Dots show comparison to Vermilion County

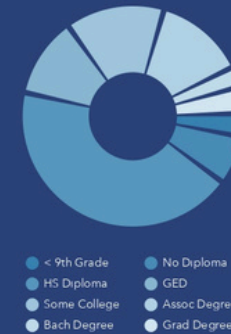
Home Ownership



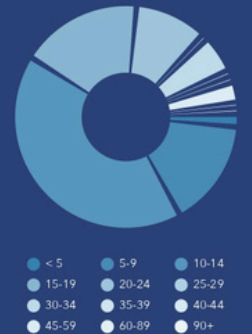
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

# Demographic Info

## COMMUNITY SUMMARY

1824 E Main St, Danville, Illinois, 61832  
Ring: 3 mile radius

23,767	-1.10%	2.23	65.9	37.8	\$36,932	\$82,991	\$30,383	25.2%	56.0%	18.9%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



23.8%  
Services

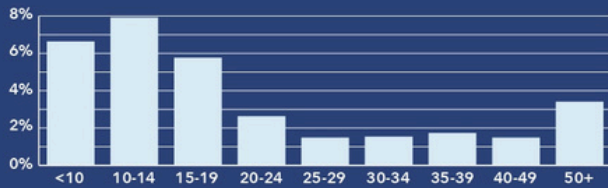


32.0%  
Blue Collar

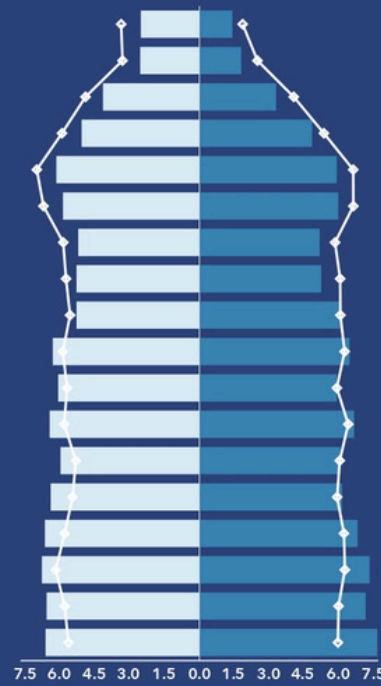


44.2%  
White Collar

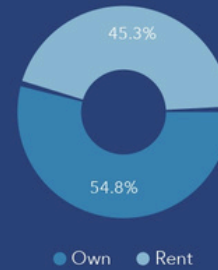
Mortgage as Percent of Salary



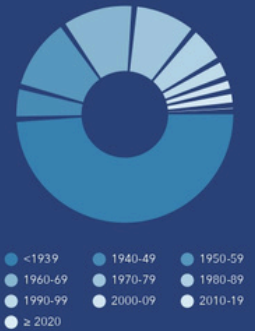
Age Profile: 5 Year Increments



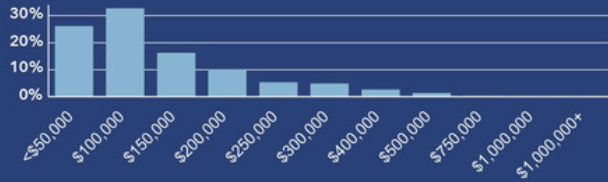
Home Ownership



Housing: Year Built



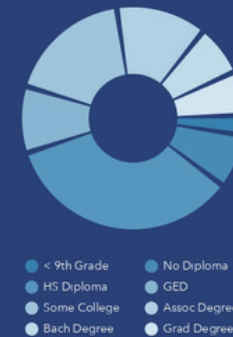
Home Value



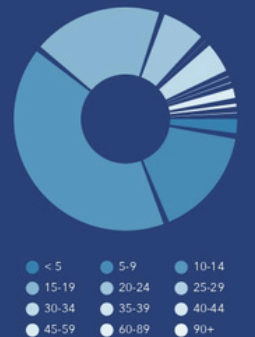
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

Dots show comparison to **Vermilion County**

# Demographic Info

## COMMUNITY SUMMARY

1824 E Main St, Danville, Illinois, 61832  
Ring: 5 mile radius

36,795	-1.02%	2.21	60.6	40.9	\$42,396	\$96,952	\$68,801	21.8%	56.4%	21.8%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



22.1%  
Services

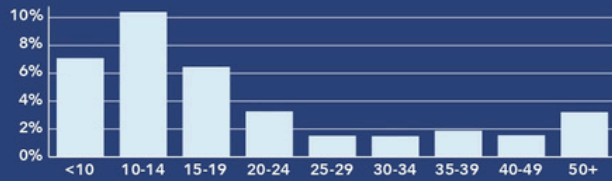


31.9%  
Blue Collar



46.0%  
White Collar

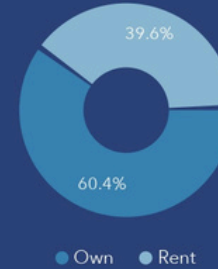
Mortgage as Percent of Salary



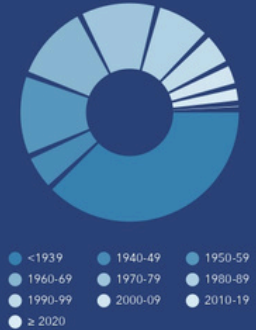
Age Profile: 5 Year Increments



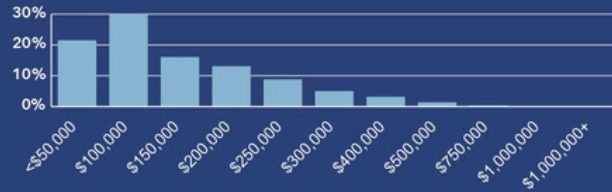
Home Ownership



Housing: Year Built



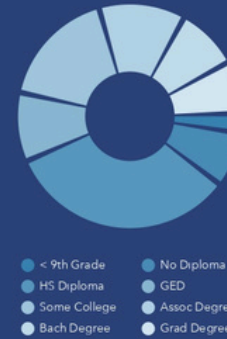
Home Value



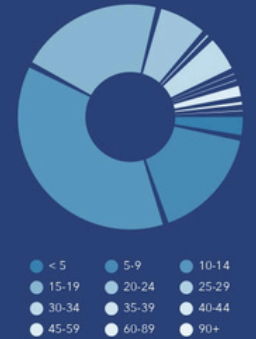
Household Income



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2025), ACS (2019-2023).

Dots show comparison to

Vermilion County

These Frequently Asked Questions are designed to highlight the unique strengths of 1824 E Main St. and answer common questions from interested buyers. The American Inn is a well-run, income-producing property with a loyal customer base, strong community ties, and an enviable location near major employers and amenities.

### **Community partnerships**

- **Does the motel operate as a shelter?**
  - No. The American Inn is a traditional motel that also serves as a valued community resource. In addition to hosting travelers, veterans, students, and families, we occasionally provide short-stay rooms for local agencies, such as the Salvation Army or nearby churches, when they need temporary accommodations for their clients. There are no long-term contracts or exclusive arrangements; this flexibility supports community needs while maintaining a diverse and steady guest mix.

### **City relations and redevelopment**

- **What is the city's position on the property?**
  - The City of Danville values the American Inn as part of its lodging inventory and appreciates how it serves the community and visitors. While a previous administration once

floated a concept for a green space in the corridor, nothing materialized, and city leadership has since changed. There are no redevelopment plans involving this property. We have good communication with local officials and can connect you with them to discuss future opportunities or simply to reassure you of the city's supportive stance.

### **Licensing and Regulatory Matters**

- How do motel licenses work?
  - Operating licenses in Danville are issued annually and are tied to the operating company rather than the building itself. When you acquire the property, you simply apply for your own license under your LLC or corporation, pay a modest fee, and complete a routine inspection. The current owners have a spotless record and no unresolved issues with the city, so you can expect a smooth transition.

### **Current Operations**

- **Is the motel currently operating?**
  - Yes, the American Inn is open and welcoming guests.

### **Current operations**

- **What are the room mix and amenities?**
  - The motel features 34 guest rooms: 33 standard rooms with tub/shower combos and one room with a shower-only. One of the rooms includes a kitchenette. Every room comes equipped with a refrigerator and microwave, providing added convenience that sets us apart from many budget competitors.
- **How is occupancy currently split?**
  - Occupancy is balanced to provide both stability and flexibility. Currently, 16 rooms are rented every month, and seven rooms are rented weekly, while the remaining rooms are available for daily guests. We do not sign long-term leases, which allows the property to adapt to market demand and maintain healthy cash flow.
- **Have any rooms been updated?**
  - Yes. Three rooms have been renovated recently, and two more are in the process of being refreshed. Ongoing improvements ensure the property remains competitive and appealing to guests.

### **Financial documentation**

- **How can I verify revenues and NOI?**
  - Transparency is important to us. The listing agent can provide tax returns to verify revenues and net operating income, and we can also make bank statements and guest folios available during due diligence. These records demonstrate consistent income and strong occupancy, even during challenging economic times, underscoring the motel's resilience and appeal as an investment.

### **Adjacent parcels and development potential**

- **Are there opportunities beyond the existing motel?**
  - Absolutely. The sale includes adjacent parcels that offer space for expansion, additional structures, or other commercial uses. These lots can be subdivided or developed according to your vision, and local officials are enthusiastic about growth in this corridor. This flexibility opens the door to creative enhancements that could further increase revenue and property value.

### **Current operations**

- **Has the roof been recently updated?**
  - Yes. The roof was replaced in 2023, and we are working with the contractor to confirm warranty details and whether the warranty can be transferred to a new owner. A new roof reduces near-term capital expenditure requirements and adds value to the property.
- **Is there an on-site apartment?**
  - Yes. The property includes a three-bedroom apartment that is currently used by management. This space could continue as on-site housing for an owner or manager or be converted to another use.
- **How are utilities handled?**
  - The motel pays for its own water, sewer, electricity, and other utilities. This structure simplifies operations and keeps billing straightforward for guests.
- **Are there any liens or code issues?**
  - No. There are no outstanding liens or back taxes. The owners have addressed previous code items, and a walkthrough with the city inspector is scheduled after final window upgrades to ensure everything remains up to date.

### **Market positioning and competition**

- **How does the American Inn compare to other lodging options?**
  - The American Inn occupies a unique niche in Danville's lodging market. While there are higher-end hotels about three miles east along Lynch Road, no comparable motels serve this immediate neighborhood. Our location next to the VA hospital and Danville Area Community College, near the East Gate industrial area, and just under three miles from the casino, consistently drives demand. The next locally oriented motels are nearly six miles away, so the American Inn enjoys strong occupancy without close competition.

We hope these Frequently Asked Questions encourage you to explore the opportunity and see the value in this property. If you would like more information, a tour, or an introduction to local officials, we would be delighted to arrange it. The American Inn offers stable cash flow, room to grow, and a strategic location — a combination that makes it an attractive investment.

## Motel License

- Included

## Ameren Electricity

- Split into two areas
- Accounts under one login automatically charge to the credit card
  - <https://www.ameren.com/>
  - telephone: +1 800 755 5000

## Aqua

- **Water** - Charges from the bank account, example included.
  - (217) 443-8538
  - 322 N. Gilbert St., PO Box 1130, Danville, IL 61834-1130

## Danville Sanitary District Water

- **Water** - In Dropbox
- Estimated \$99 monthly, example included.

## Republic Bill

- **Trash** - In Dropbox
- \$253.90 monthly, example included.

## George's Alarm

- Monitors ADT Fire Alarm System
  - (Only installation bill included, monthly automatically charges to credit card)

- Dawn Hampson
  - Account Manager
  - 217-525-1334
- \$40 a month

## Comcast Cable Internet

- Estimated \$335 monthly charged to credit card (example included)

## Hawk Insurance Company

- Every four months
- \$9,000 for motel business policy; checks are written

## Direct TV

- Hooked to a credit card directly
- Estimated \$635 Monthly automatically charges to the credit card

## Curb Appeal & Exterior

- ADT Fire Alarm System installed in 2013
- New roof installed with 30-year warranty in 2023
- **Exterior siding and window sills:**
  - Prepped and repainted
- **Parking lot:**
  - seal-coated
- **Gutters and downspouts:**
  - Fully replaced with new materials
- **Soffits:**
  - Replaced and installed

## **Curb Appeal & Exterior**

- **Doors:**
  - All doors repainted; replacements installed where needed.
- **Door sills and locks:**
  - Replaced/installed where needed
- Gutters and downspouts:
- Safety & Code Compliance
- New illuminated fire exit signs installed
- Exterior electrical updated to current city code standards
- Plumbing brought up to the current city code standards
- **Windows:**
  - Large window and other required units are being upgraded to meet code (in progress)
- Guest room enhancements
- Three guest rooms fully refreshed with new flooring and paint
- TVs, Refrigerators, Beds, and frames replaced as needed for comfort and durability, Buyer Value
- Reduced Near
  - Term capital expenditures on exterior envelope drainage, and life-safety items
- Improved curb appeal and guest experience
- (In progress) Lower compliance risk thanks to:
  - Electrical
  - Plumbing
  - Egress Upgrades
- Back Wall of the property to be painted, estimated completion October 2025
- Code-compliant window upgrades underway; estimated completion: October 2025

Note: The License renewal is in process



**CITY OF DANVILLE  
BUSINESS LICENSE CERTIFICATE**

NOT TRANSFERABLE

**HOTEL/MOTEL LICENSE**

**BUSINESS LICENSE #80001**

**AMERICAN INN**

**1824 E MAIN ST  
DANVILLE, IL 61832**

EFFECTIVE DATE: 05/01/2025

EXPIRATION DATE: 04/30/2026

*Ricky Williams, Jr.*

MAYOR

*Lisa K. Monson*

CITY CLERK

BUSINESS LICENSE MUST BE DISPLAYED IN A CONSPICUOUS PLACE




MoHall Commercial  
& Urban Development



**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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