

CHOICE PORTFOLIO

Comfort Inn | 2235 173rd St, Lansing, IL 60438

Sleep Inn | 2255 173rd St, Lansing, IL 60438

Hospitality
Investment Opportunity

Offering Memorandum



EXCLUSIVELY LISTED BY



Mitchell Glasson

First Vice President

(949) 432-4502

mitchell.glasson@matthews.com

License No. 02016029 (CA)

Matthew Fitzgerald

Broker of Record | Lic. No.: 478027547 (IL)



MATTHEWS™



Table of Contents

- 01 Comfort Inn
Property Overview
- 02 Sleep Inn
Property Overview
- 03 Market Overview

PROPERTY OVERVIEW

Comfort Inn | Lansing



THE OPPORTUNITY | COMFORT INN SUITES, LANSING IL

Property Details

Property Name	Comfort Inn
Total Keys	65
Address	2235 173rd St
City, St, Zip	South Holland, IL 60438
Year Built / Year Remodeled	1996 / 2013
GBA	±31,287 SF
Typical Floor	±10,429 SF
Land Acres	±1.29 AC
Land SF	±56,192 SF
Primary Corridors	Interior
All Suites	Yes



COMFORT SUITES | LANSING IL

Property Highlights

- **Premier Location in Chicago Metro** - Strategically placed near I-80 and I-94, the property offers effortless access to downtown Chicago and draws consistent traveler volume from both leisure and business segments.
- **Upside for Investors** - The property's solid operational foundation and potential for cosmetic upgrades open avenues for increased room rates and asset appreciation.
- **Proven Financial Performance** - Prior years' operating results, reflect steady occupancy and robust income, supported by a diverse customer mix and efficient operations.
- **Guest-Focused Amenities** - Modern suite layouts, a heated indoor pool, free high-speed internet, fitness facilities, and complimentary breakfast enhance guest satisfaction and drive repeat business.
- **Positioned for Sustainable Growth** - Located close to major employers, event spaces, and shopping centers, the hotel benefits from consistent regional demand drivers.
- **Property Tax Incentive for the new buyer**



STAY-READY INTERIORS



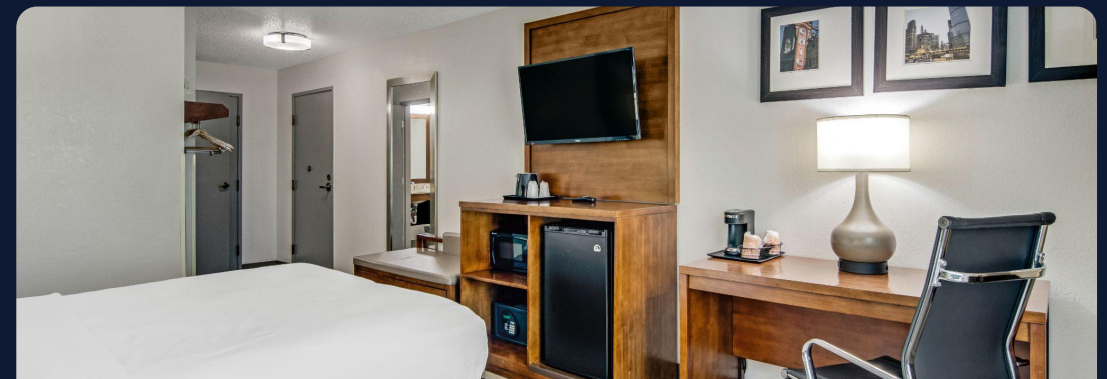
Granite vanity and updated fixtures enhance durability



Plush king bedding enhances comfort-driven leasing value



Spacious king suite with natural light and modern tones



Space-efficient design supports daily convenience

PROPERTY AMENITIES



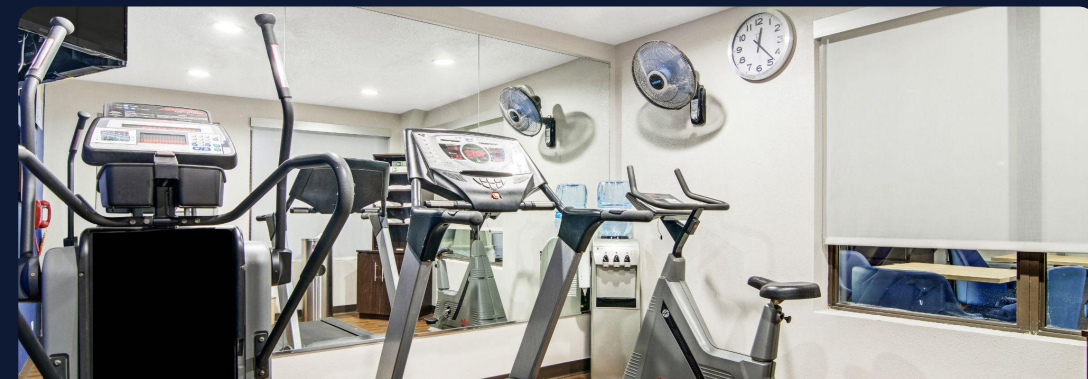
Welcoming lobby with high ceilings and natural light



Full-service breakfast station adds convenience value



Year-round indoor pool increases tenant satisfaction



On-site gym with essential equipment

PROPERTY OVERVIEW

Sleep Inn | Lansing



THE OPPORTUNITY | SLEEP INN, LANSING, IL

Property Details

Property Name	Sleep Inn near I-80 and I-94
Total Keys	69
Address	2235 173rd St
City, St, Zip	South Holland, IL 60438
Year Built / Year Remodeled	1997 / 2014
Building Size	±33,116 SF
Lot Size	±1.11 AC
Daily Traffic Counts	36,123
5-Mile Population	231,222
5-Mile Household Income	\$73,172



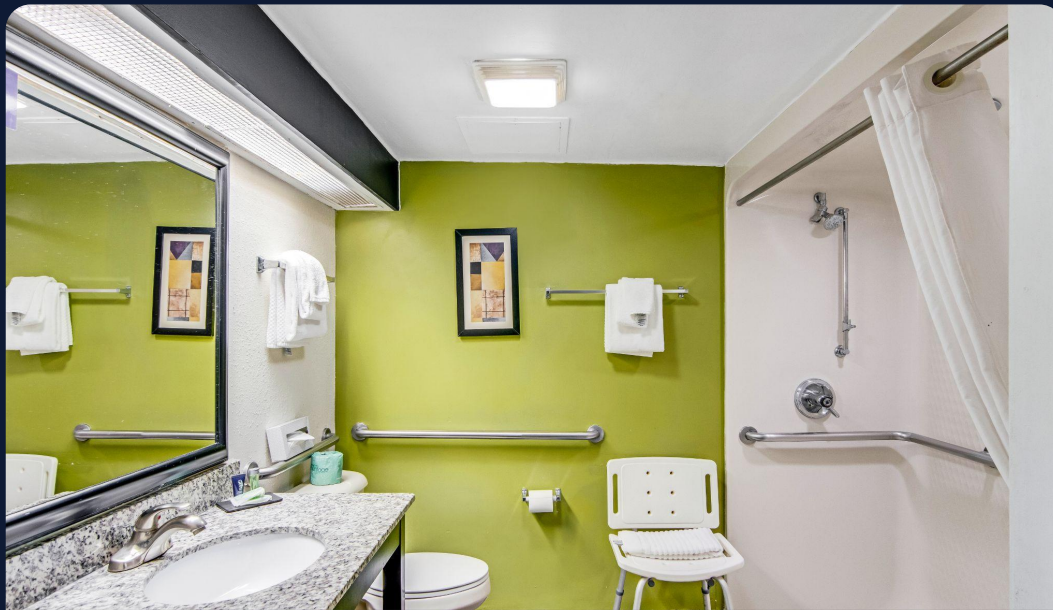
SLEEP INN | LANSING, IL

Property Highlights

- **Renovated and Ready** - This 69-room, interior corridor hotel boasts recent modernization, making it competitive among select-service properties in the market.
- **Attractive for Budget-Conscious Travelers** - Free hot breakfast, enhanced Wi-Fi, and spacious work areas uniquely position this property to attract business and extended-stay guests.
- **Steady Demand Generators** - Located in proximity to major businesses, event venues, and regional transportation nodes, Sleep Inn maintains broad appeal across traveler segments.
- **Strong Reputation** - Guests consistently endorse the property for its value, comfort, and professional service, reflected in favorable online ratings.
- **Property Tax Incentive for the new Buyer**



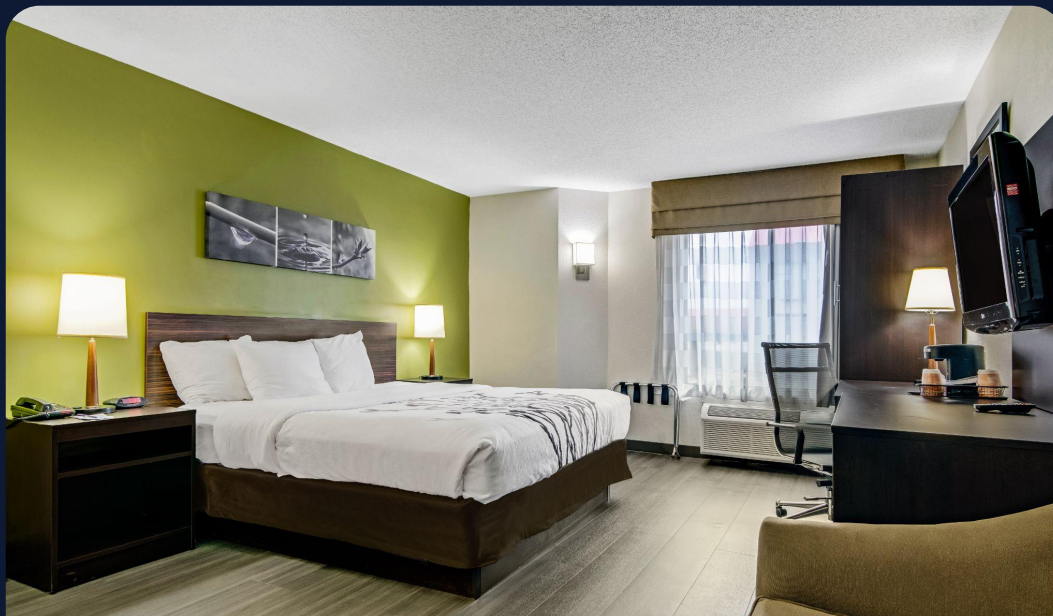
STAY-READY INTERIORS



ADA-compliant walk-in shower with grab bars



Streamlined modern headboard with accent wall pop



Coordinated lighting and finishes present turnkey quality



Built-in workspace and closet enhance function

PROPERTY AMENITIES



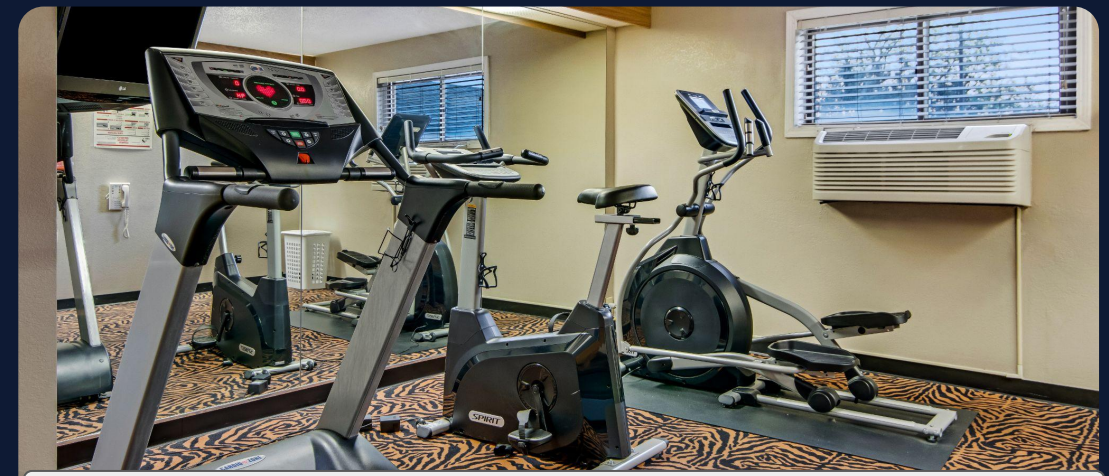
Durable wood accents add warmth and long-term appeal



Bright, open lobby with polished tile for easy maintenance



Full self-serve breakfast bar boosts extended-stay appeal



On-site fitness center supports tenant health and retention



ROSS Marshalls
DRESS FOR LESSSM **five BELOW**

Loves

ALDI

sam's club

River Oaks Center
JCPenney ★ **macy's**
Bath & Body Works **Auntie Anne's**
VICTORIA'S SECRET **FINISH LINE**

River Oaks Golf Course

Olive Garden

Schrum Memorial Middle School
±277 Students

THE HOME DEPOT

UChicago Medicine at Ingalls
±108 Beds

Reavis Elementary
±374 Students

Greenwood Elementary
±229 Students

Carlson's

Sleep Inn

HOOTERS **Wendy's**

Comfort Suites

Gordon
FOOD SERVICE STORE

Gary/Chicago International Airport
±13.4 Miles Away

Public Storage

QT **SKY ZONE**

±203,000 VPD

294

294

Checkers **DUNKIN'**
SUBWAY

Chick-fil-A

Walmart
Supercenter

Calvin Coolidge Elementary
±600 Students

McDonald's

planet fitness



Lansing Municipal Airport
±4.4 Miles Away

Lan-Oak Park

UNITED STATES POSTAL SERVICE

Google Earth

MARKET OVERVIEW

CHOICE PORTFOLIO

Comfort Inn | 2235 173rd St, South Holland, IL 60438
Sleep Inn | 2255 173rd St, Lansing, IL 60438

Chicago, MSA



Local Market Overview

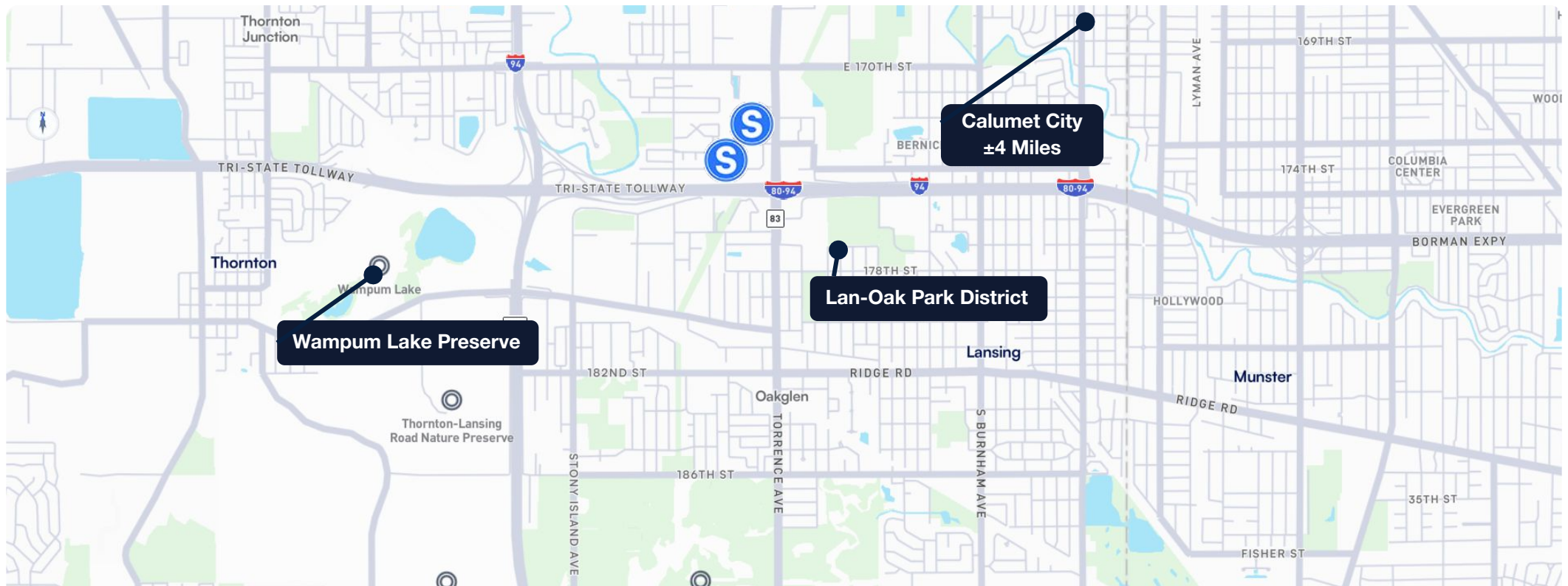
Lansing and South Holland are established suburban communities in Cook County, [located about 25 miles south of the Chicago Loop](#). Their access to major interstates—including I-80, I-94, and I-294—supports steady demand from regional travelers, logistics activity, and nearby employers. Both municipalities maintain diverse residential bases and stable median household income levels, helping sustain local retail, service, and hospitality needs throughout the week.

The area remains competitive compared with newer suburban markets, providing operators an attractive cost structure while still benefiting from connectivity to Chicago's broader economic network. Strong transportation access, proximity to corporate and industrial nodes, and recurring visitor activity from nearby events and regional attractions position Lansing and South Holland to serve business travelers, freight personnel, leisure guests, and workforce lodging needs with consistent reliability.

Demand Drivers

Lansing and South Holland benefit from strategic placement near major transportation corridors and close proximity to the greater Chicago metropolitan area. [Positioned along Interstates 80 and 94](#), these communities serve as convenient stopovers for regional travelers, logistics personnel, and business visitors. Local demand is supported by a mix of corporate activity, regional distribution centers, and healthcare facilities, while tourism gains momentum from nearby attractions such as [Lan-Oak Park District, Wampum Lake Preserve, and access to regional events throughout South Holland and Calumet City](#).

In addition, both municipalities host sports tournaments and community festivals that bring transient visitors, generating consistent weekend and seasonal lodging demand. The area's relatively affordable land and development costs create upside for branded select-service and extended-stay operators seeking to capture cost-conscious travelers and workforce lodging needs.



Chicago, MSA



Local Market Overview

Lansing, IL offers a strategic location within the southern Chicago suburbs, positioned just off Interstates 80, 294, and 94—key transportation arteries that support regional logistics, business travel, and transient lodging needs. The village serves as a cost-effective alternative to downtown Chicago accommodations, drawing overnight stays from freight operators, corporate travelers, and visiting families exploring the broader Southland corridor. With a solid median household income and stable residential base, Lansing supports demand for limited-service and extended-stay hotel products. Its proximity to major employment nodes—including distribution hubs and light industrial parks—along with convenient access to both Midway and O’Hare International Airports, ensures steady business-related travel and pass-through traffic.

Economic Drivers

Lansing’s economy is bolstered by its strategic location near major logistics corridors and its participation in regional economic development initiatives that promote commercial and industrial growth. Positioned at the intersection of Interstates 80, 294, and 94, the village is well-suited to support the transportation, warehousing, and light manufacturing sectors—key drivers of transient hotel demand. The surrounding market benefits from a mix of industrial parks, medical facilities, and administrative employers, creating consistent weekday lodging needs from contractors, corporate visitors, and shift-based personnel. Ongoing infrastructure enhancements, including roadway modernization and freight mobility projects, are set to further improve regional connectivity and sustain demand for select-service and extended-stay hospitality assets.

- Major Industries: Logistics & Distribution, Manufacturing, Healthcare, Business Services
- Nearby Employers: Industrial facilities, medical campuses, transportation and warehousing firms
- Development Highlights: I-80/I-294/I-94 access, Southland reinvestment zone programs, proximity to regional logistics hubs

CHICAGO, IL

Chicago's metro area is a leading U.S. economic hub, powered by a diverse mix of industries including finance, manufacturing, healthcare, education, and technology. A global transportation center, the region benefits from O'Hare International Airport,

major freight rail lines, and extensive highway connections. Its vibrant cultural scene, iconic architecture, and world-class dining draw millions of visitors annually, while a strong business climate and talent pool continue to attract corporate investment.

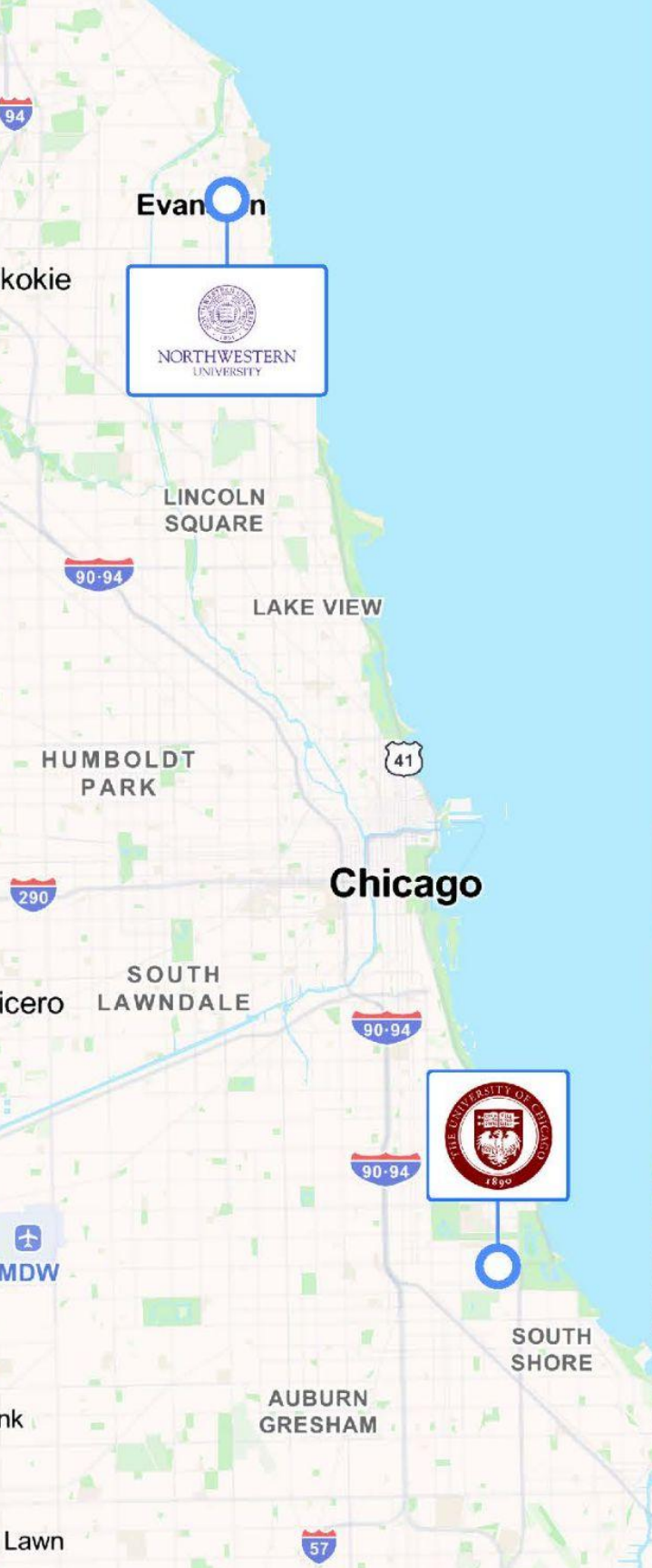
Total Population
9,441,957

Annual Visitors
52 Million

Tourism Economic Impact
\$20.6 Billion

GDP
\$894.9 Million





Higher Education

The Chicago MSA is home to a robust higher education network that fuels workforce development and economic growth. Top-tier institutions educate more than 90,000 students each year, preparing graduates to meet the demands of industries ranging from healthcare and finance to technology and research. Beyond academics, these universities contribute through innovation, partnerships, and community engagement, strengthening Chicago's long-term competitiveness on both a national and global scale.

University of Chicago
Enrollment (2024-2025)
19,287 Students
Graduation Rate: 95%

Northwestern University
Enrollment (2023-2024)
22,000 Students
Graduation Rate: 95.9%



I Tourism & Cultural Events

Chicago's tourism and cultural landscape is fueled by world-class festivals, marquee sporting events, and iconic teams that generate billions in economic impact. Major events like Lollapalooza, the Chicago Marathon, and NASCAR Chicago draw millions of visitors.

At the same time, Chicago's professional sports franchises — including the Bears, Bulls, Blackhawks, and Cubs — anchor the city's identity while driving significant revenue through stadium projects, redevelopment plans, and year-round fan engagement.



Lollapalooza

400,000+ Attendees in 2024

\$440M in Economic Impact for Chicago



Bank of America Chicago Marathon

52,129 Finishers | Over 1M Spectators

\$683 Million in Economic Activity



NASCAR Chicago

74,922 Spectators Attended

\$128M in Economic Activity



Chicago Bears (NFL)

Proposed \$5B Lakefront Stadium
Expected to Generate \$1.3B in Annual Impact



Chicago Bulls & Chicago Blackhawks (NBA/NHL)

Planned \$7B Redevelopment Could Add \$4.5B in Impact and 63,000 Jobs



Chicago Cubs (MLB)

Wrigley Field Anchors Lakeview and Remains One of Chicago's Largest Sports Tourism Draws



Transportation

Chicago's strategic location at the intersection of major interstate highways, rail corridors, and the Great Lakes makes it a premier logistics and transportation hub in the U.S., providing extensive regional, national, and international connectivity. The Chicago Transit Authority and Pace Suburban Bus offer comprehensive public transit options, including bus and rail service across the metro area, while Metra connects suburban communities to downtown Chicago. O'Hare International Airport and Midway Airport further enhance accessibility, supporting both passenger travel and cargo operations.



Port Cargo Volume
2 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
500,000 Jobs



Annual Ridership for Public
Transportation
279.1 Million Passengers

MATTHEWS™

Exclusively Listed By



Mitchell Glasson

First Vice President

(949) 432-4502

mitchell.glasson@matthews.com

License No. 02016029 (CA)

Matthew Fitzgerald | Broker of Record | License. No. 478027547 (IL)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 2235 173rd St, South Holland, IL, 60438, 2255 173rd St, Lansing, IL 60438 ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

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.