

BEVERLY INN MOTEL

1140 W 95th St, Chicago, IL 60643

Hospitality
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

\$3,500,000

LIST PRICE

Value-Oriented, Budget Segment Positioning

- The motel is positioned as a budget-friendly property catering to guests seeking affordability, comfort, and convenient access. Online reviews highlight clean rooms, friendly service, and essentials like free parking and Wi-Fi, supporting a loyal customer base with opportunity for growth under professional management.

Simple Operating Model

- The motel follows a streamlined, limited-service model with a 24-hour front desk and weekly housekeeping, minimizing operational complexity. Complimentary Wi-Fi and basic in-room amenities deliver essential comfort without added overhead.

Independent Branding and Repositioning Upside

- As an independent property, the motel carries no franchise agreement or brand fees, offering full operational flexibility. A new owner can pursue soft-branding, refreshed independent positioning, or repositioning to capture higher-rated transient and extended-stay demand.

On-Site Parking and Drive-To Convenience

- Free on-site parking provides a competitive edge over many Chicago hotels that charge for parking or lack it entirely. Direct access from 95th Street positions the property well for drive-in guests, contractors, medical visitors, and short-notice stays.



INVESTMENT HIGHLIGHTS

Proximity to Downtown Chicago

- Located less than 10 miles from downtown Chicago, the motel offers guests a more affordable alternative to core CBD hotels while still providing reasonable drive times to central business and leisure attractions. This positioning allows an owner to capture overflow demand from citywide events, contractors, and budget-oriented visitors who prefer accessible, off-core lodging.

Digital Presence and Marketing Potential

- The property maintains an official website and social media presence showcasing rooms, executive suites, and family-oriented accommodations, providing a foundation for enhanced digital marketing and revenue management. Optimizing distribution across OTAs, Google Hotel Ads, and review platforms such as Yelp and other directories can materially increase visibility and improve both ADR and occupancy.

Operational and Reputation Value-Add

- The motel has an established operating history in the market, with online business records and third-party profiles indicating years of continuous operation. With a non-accredited BBB profile and room to improve online review volume and ratings, a hands-on owner/operator can capture upside by addressing guest pain points, upgrading room finishes, tightening security protocols, and enhancing service standards.

Affordable Entry Point in a Major Market

- As a small, limited-service independent property in Chicago, the asset offers an approachable total investment size relative to branded midscale or CBD assets, appealing to first-time hotel owners, 1031 exchange buyers, and local investors. The South Side location and budget positioning help insulate the property from some cyclical volatility by focusing on essential, price-sensitive demand rather than purely discretionary upscale travel.

Strategic Chicago South Side Location

- The property sits on 95th Street in the Beverly/Washington Heights/Brainerd trade area, providing strong visibility and drive-by traffic from local residents, commuters, and regional travelers. The site offers convenient access to major area demand drivers, including Beverly neighborhood retail, nearby medical, religious, and educational institutions, and is within a short drive to Midway Airport and other South Side commercial corridors.

 **Chicago Midway International Airport**
±8.6 Miles Away

 **Chicago**
±13 Miles Away



 **Marquette Park Golf Course**
Golf Course

Green Line

 **St. Bernard Hospital**
±196 Beds

Walmart Supercenter
TARGET
COSTCO WHOLESALE

 **Marquette Park**
Park



±274,228 VPD

Ford City Mall

JCPenney **AMCROSS** DRESS FOR LESS
Marshalls **SEPHORA** **FIVE BELOW**
claire's **CHAMPS** **OLD NAVY** **FAMOUS** THE CHILDREN'S PLACE
AuntieAnne's **Foot Locker** **Bath & Body Works**

 **Wrightwood**
Train Station

 **Gresham**
Train Station

Walmart Supercenter
sam's club
Michaels **Burlington**
MENARDS **WHOLE FOODS MARKET** **five BELOW**
meijer **Cane's** **ULTA** BEAUTY



Saint Xavier University
±3,500 Students

Subject Property



± 24,000 VPD

Red Line

PROPERTY PHOTOS



Standard double size room with king bed and en-suite vanity area



Comfortable guest room featuring classic wood finishes



Castle-style exterior with high-visibility signage along a main thoroughfare



Well-appointed contemporary double queen with bedside lighting

MARKET OVERVIEW

Beverly Inn Motel
1140 W 95th St, Chicago, IL 60643



CHICAGO, IL

Market Demographics



±2.71M
Total Population

\$75,134
Median HH Income

1,062,000
of Households

36–40%
Homeownership Rate

1,200,000+
Employed Population

33%
% Bachelor's Degree

35.7
Median Age

\$317,000
Median Property Value

Neighborhood Overview

Situated along the 95th Street commercial corridor in Southwest Chicago, the property benefits from steady neighborhood demand and strong connectivity to the broader South Side. The surrounding Beverly and Washington Heights communities are characterized by stable residential density, established retail corridors, and a mix of single-family homes and neighborhood-serving businesses. The area draws consistent local traffic from nearby schools, churches, healthcare facilities, and small businesses, supporting reliable demand from visiting families, contractors, and regional travelers.

The location offers convenient access to major transportation routes including Interstate 57, Interstate 94 (Dan Ryan Expressway), and U.S. Route 20, as well as CTA bus lines and nearby Metra stations. Midway International Airport and Downtown Chicago are accessible within a reasonable drive, enhancing the property's appeal to value-oriented travelers seeking proximity to the city without downtown pricing. The combination of residential stability, transit access, and established commercial activity positions the immediate neighborhood as a practical, service-oriented lodging submarket within Chicago's South Side.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	27,275	223,477	598,023
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,487	88,844	231,677
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$105,288	\$90,421	\$83,832



Economic Drivers

Chicago, Illinois, is one of the most economically diverse metropolitan areas in the United States, making it a strong market for retail property investment. The city's economy is supported by major sectors such as finance, manufacturing, technology, transportation, and healthcare, which drive steady business activity and consumer spending. Its location as a national transportation hub—centered around O'Hare International Airport, extensive rail connections, and major interstate highways—enables efficient logistics and distribution. This network supports both traditional retail and e-commerce operations, increasing demand for retail and mixed-use properties throughout the metropolitan area.

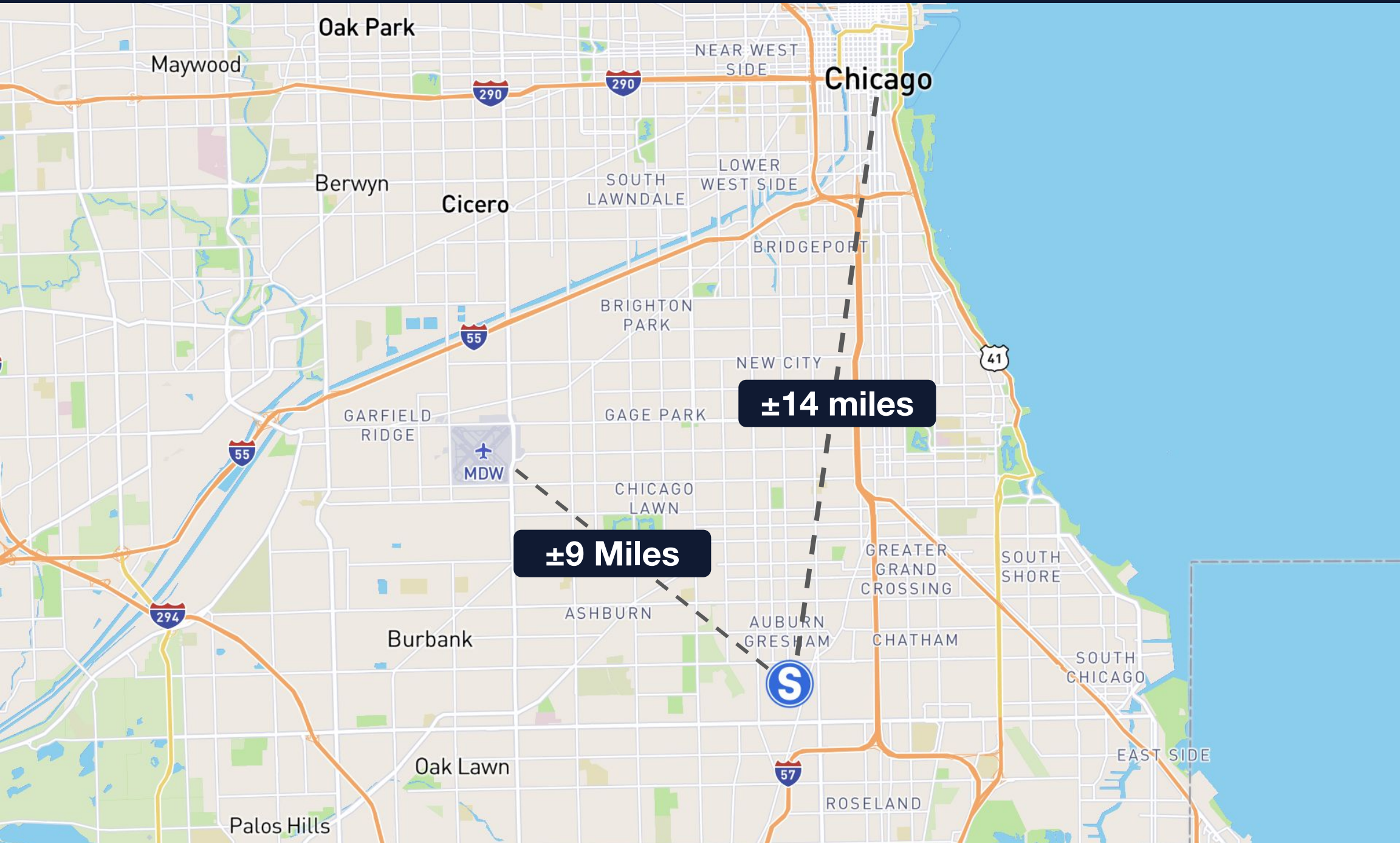
Chicago's large and varied population provides a dependable consumer base with significant purchasing power. The city's residents, students, and visitors support a range of retail properties, from national chains and luxury stores along Michigan Avenue to local shops and neighborhood centers. Ongoing redevelopment in areas such as Fulton Market, the South Loop, and the West Loop has encouraged new retail growth by adding housing and office space near established commercial corridors. For retail property owners, these conditions create opportunities for consistent occupancy, stable rental income, and long-term asset value supported by a diverse urban economy.

Attractions

Chicago, Illinois, is home to major attractions that bring millions of visitors each year, supporting the city's retail and hospitality sectors. Landmarks such as Millennium Park, Navy Pier, and Willis Tower attract steady tourism, while cultural institutions like the Art Institute of Chicago and Field Museum add year-round activity. The lakefront parks, beaches, and trails also draw residents and tourists, keeping nearby retail areas active and profitable.

The city's entertainment, sports, and dining scenes further strengthen its appeal. Events such as the Chicago Air and Water Show, Taste of Chicago, and Lollapalooza generate high foot traffic that benefits local businesses. Combined with the city's theaters, music venues, and restaurants, these attractions create consistent demand for retail and service-oriented spaces across downtown and surrounding neighborhoods.

REGIONAL LOCATION



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