

CHA-DAI PET MOTEL

1255 Hickox Drive | Lincoln, IL

OFFERING MEMORANDUM



CHA-DAI PET MOTEL

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Exclusively Marketed by:



Jon Fisher
MR LANDMAN
Designated Managing Broker
(217) 202-0924
jonfisher1991@gmail.com
Lic: Illinois #471.020503



www.mrlandman.com



01

Executive Summary

Investment Summary

CHA-DAI PET MOTEL

OFFERING SUMMARY

ADDRESS	1255 Hickox Drive Lincoln IL 62656
COUNTY	Logan
MARKET	Lincoln, IL Micropolitan Statistical Area
SUBMARKET	Springfield, Illinois Metropolitan Statistical Area
BUILDING SF	5,100 SF
LAND ACRES	2.20
LAND SF	95,832 SF
YEAR BUILT	1982
YEAR RENOVATED	Ongoing
APN	11334753
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$369,000
PRICE PSF	\$72.35
OCCUPANCY	100%
NOI (CURRENT)	\$62,479
NOI (Pro Forma)	\$78,452
CAP RATE (CURRENT)	16.93%
CAP RATE (PRO FORMA)	21.26%

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2023 Population	17,767	20,027	28,248
2023 Median HH Income	\$59,027	\$61,806	\$64,974
2023 Average HH Income	\$84,137	\$86,568	\$88,056



CHA-DAI PET MOTEL

- Are you passionate about pets and looking for a profitable business opportunity? Look no further! CHA-DAI PET MOTEL, a well-established and thriving pet care facility, is now available for purchase.

CHA-DAI PET MOTEL (Business Features)

- Services Offered: Dog kennels, dog and cat day care, and dog grooming.
- Building Details: Built in 1982 and meticulously maintained, the facility boasts approximately 5,100 sq. ft. of space.
- Land Area: Situated on a spacious 2.2-acre lot, providing ample room for expansion or outdoor activities.
- Location Advantage: Conveniently located right off N Lincoln Parkway, with an average daily traffic count of 6,000 vehicles, ensuring high visibility and easy accessibility.

CHA-DAI PET MOTEL (Additional Information)

- Included with Purchase: All equipment and inventory necessary for the continued operation of the business.
- Financials: The business is profitable, making it a sound investment opportunity.
- Community: Located in Lincoln, IL, a vibrant community with a population of 15,000.

CHA-DAI PET MOTEL

- This is a rare chance to acquire a turn-key pet care business with a loyal customer base and an excellent reputation. Whether you're an experienced pet care professional or looking to enter the industry, CHA-DAI PET MOTEL offers the perfect blend of location, facilities, and profitability.

Don't miss out on this unique opportunity! Contact us today for more information or to schedule a viewing.



CHA-DAI PET MOTEL

02

Location

Location Summary

Locator Map

Regional Map

Aerial Map

Drive Times

Drive Times (Heat Map)

Lincoln, IL

- Lincoln is a city in Logan County, Illinois, United States. First settled in the 1830s, it is the only town in the U.S. that was named for Abraham Lincoln before he became president; he practiced law there from 1847 to 1859. Lincoln is home to two prisons. It is also the home of the world's largest covered wagon and numerous other historical sites along the Route 66 corridor.

The population was 13,288 at the 2020 census. It is the county seat of Logan County.

- Lincoln has an unemployment rate of 5.2%. The US average is 6.0%.
- Lincoln has seen the job market decrease by -7.0% over the last year. Future job growth over the next ten years is predicted to be 23.5%.
- The average salary in Lincoln is \$51,915.
- The cost of living in Lincoln, IL is fairly affordable compared to other parts of the country. Housing costs in particular are particularly attractive, with an average cost of a two-bedroom apartment costing only around \$650 per month. Food costs and transportation costs are also affordable, with the local grocery store offering quality products at very reasonable prices and public transportation options being limited but available. Overall, living in Lincoln, IL can provide its residents with a comfortable lifestyle on an economical budget.
- Lincoln violent crime is 16.3. (The US average is 22.7)
Lincoln property crime is 38.4. (The US average is 35.4)

- Lincoln is located:

32 miles SW of Bloomington, IL
33 miles NE of Springfield, IL
44 miles SE of Peoria, IL
61 miles W of Champaign, IL

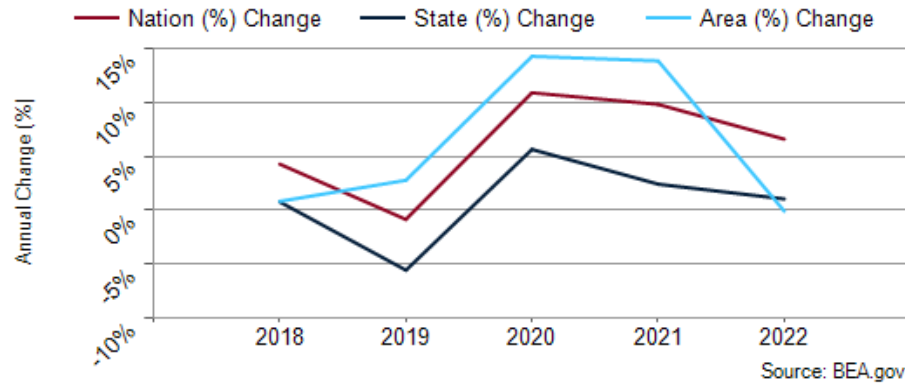
Logan County, IL

- Logan County is a county located in the U.S. state of Illinois. According to the 2020 census, it had a population of 27,987. Its county seat is Lincoln.

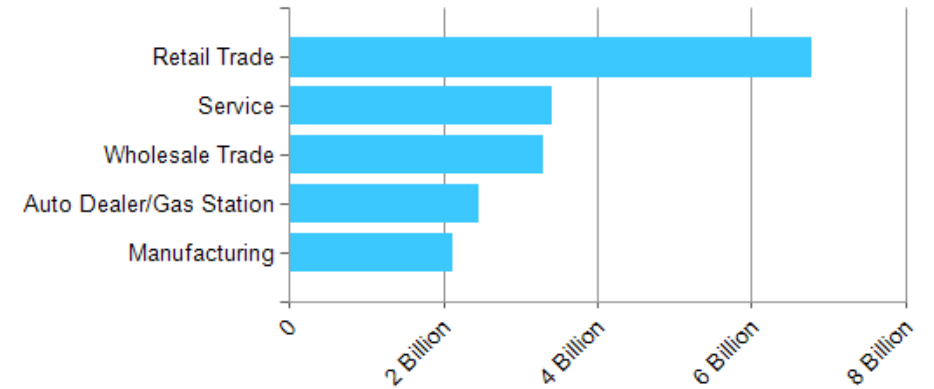
Logan County comprises the Lincoln, IL Micropolitan Statistical Area, which is included in the Springfield-Jacksonville-Lincoln, IL Combined Statistical Area.

- Here are the five largest employers in Logan County:
 - Lincoln Correctional Center: Approximately 350 employees.
 - Abraham Lincoln Memorial Hospital: Approximately 300 employees.
 - Lincoln Community High School District 404: Approximately 150 employees.
 - International Paper: Approximately 200 employees at their local facility.
 - Heritage Packaging Corporation: Approximately 100 employees.

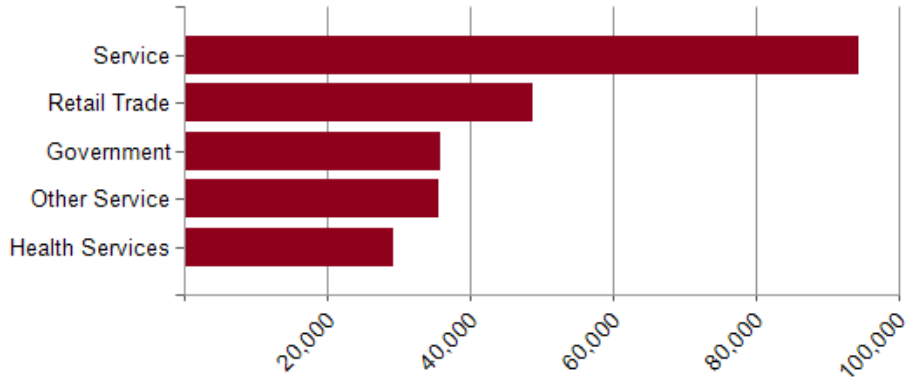
Logan County GDP Trend



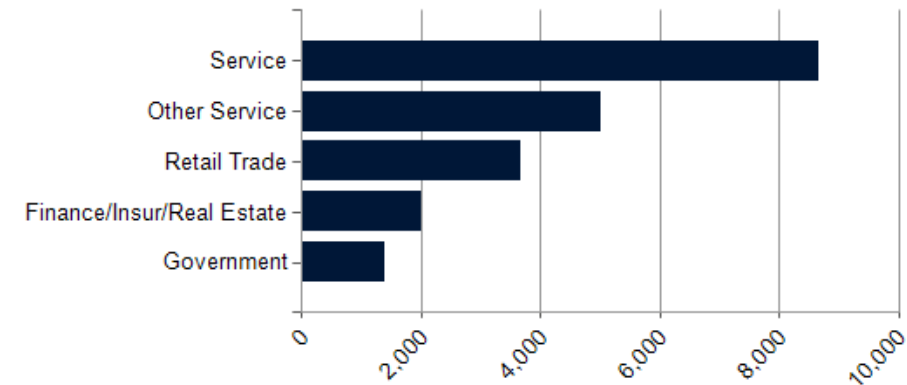
Major Industries by Sales Amount

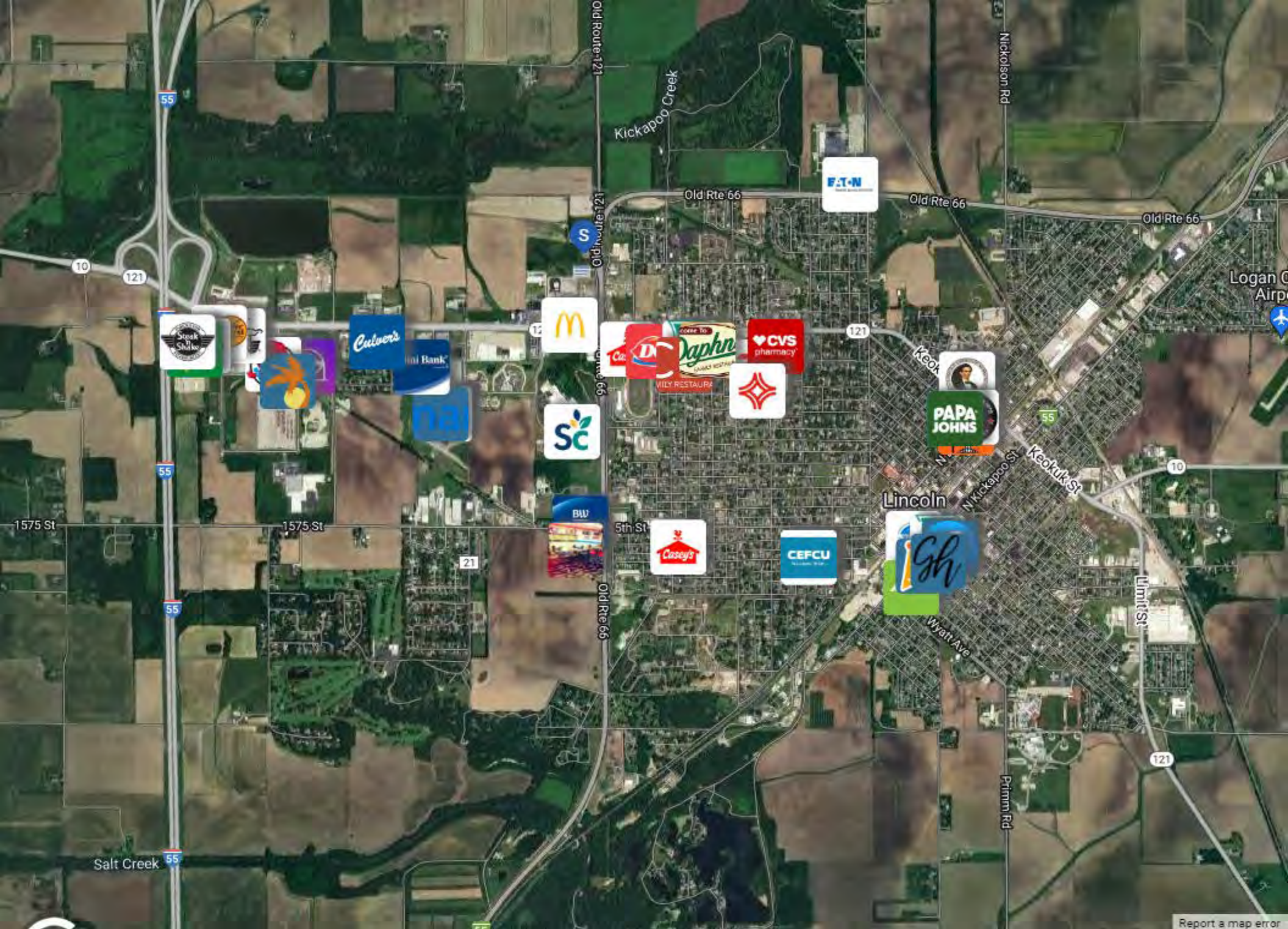


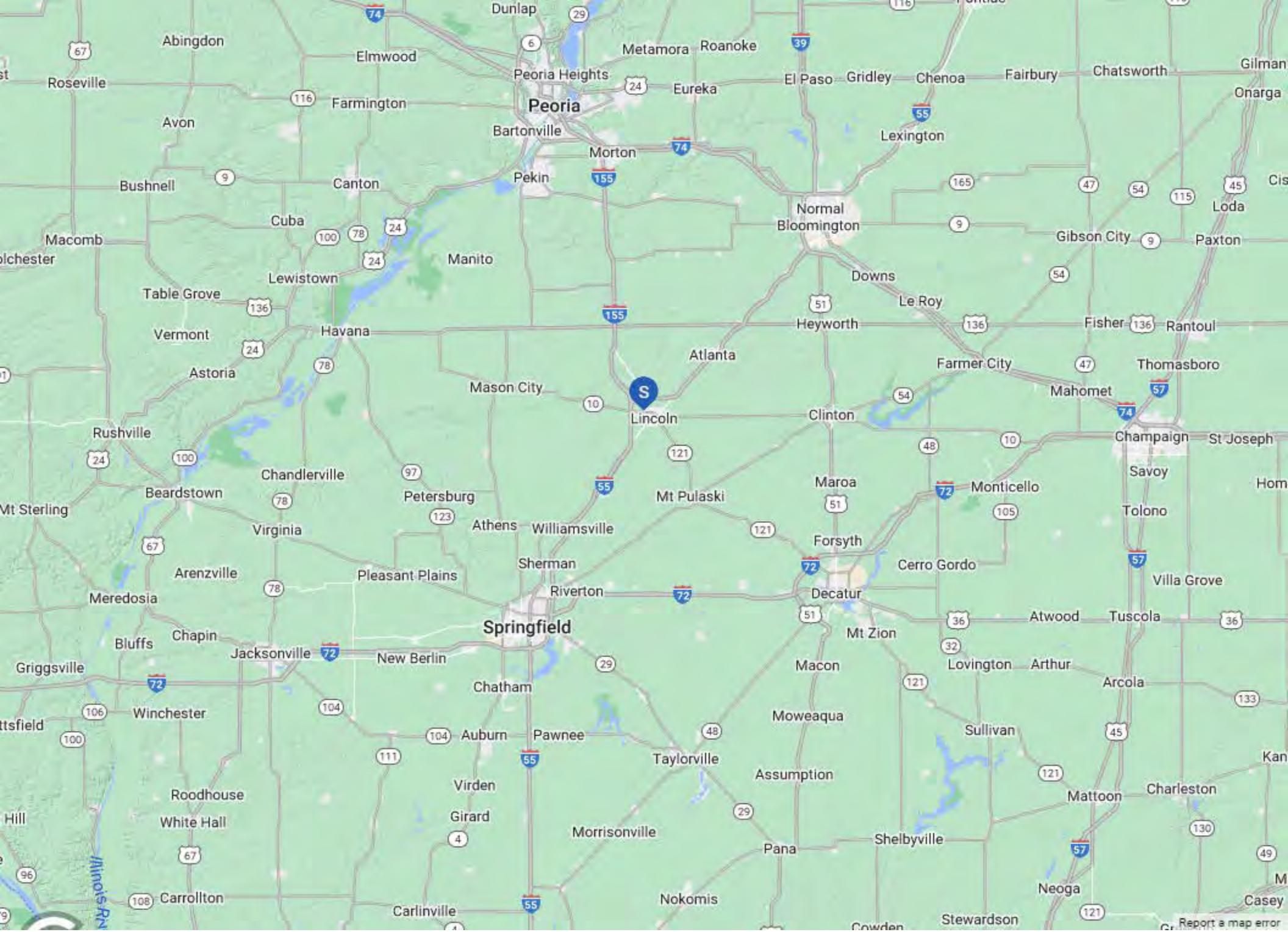
Major Industries by Employee Count



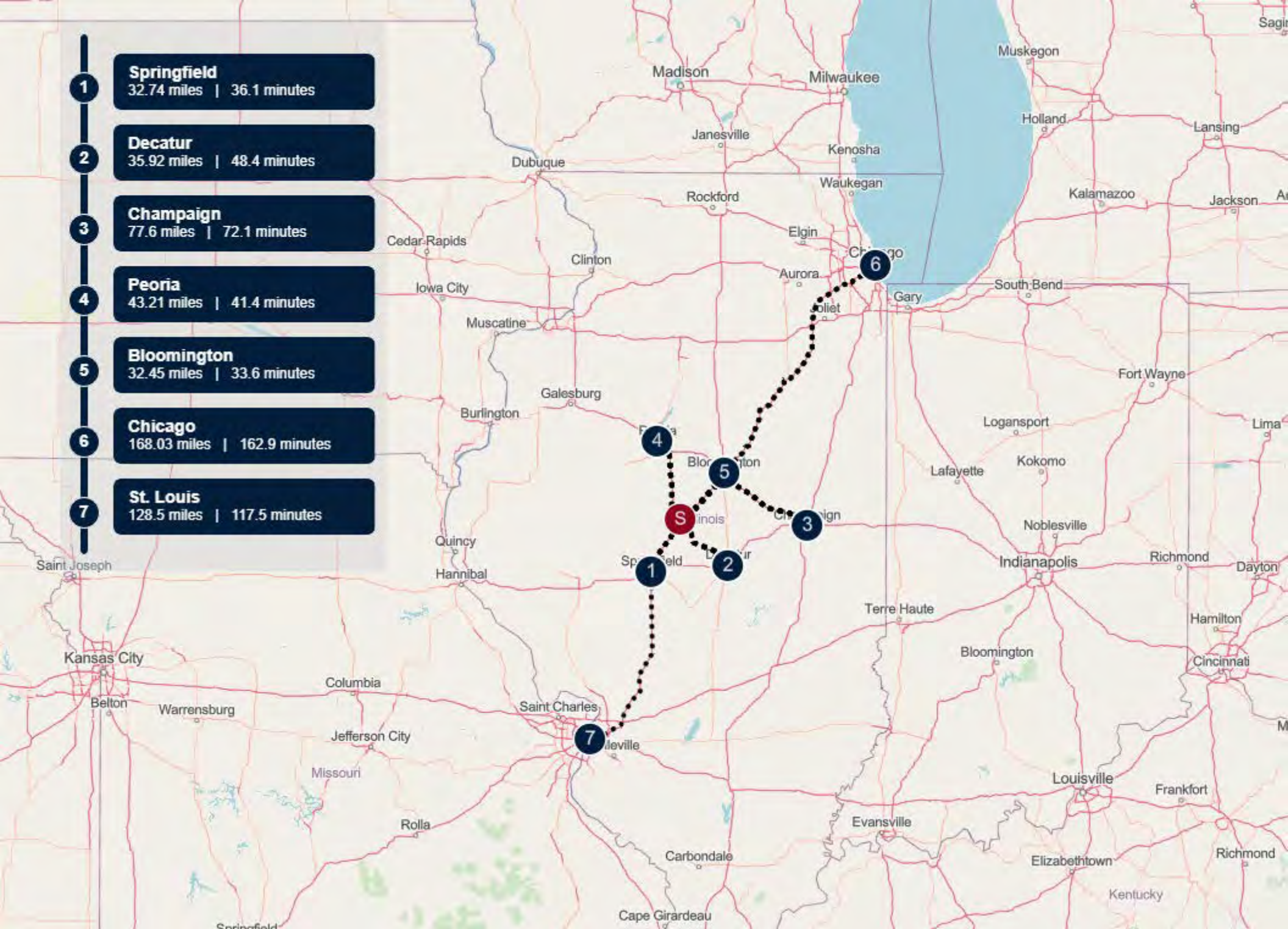
Major Industries by Business Count

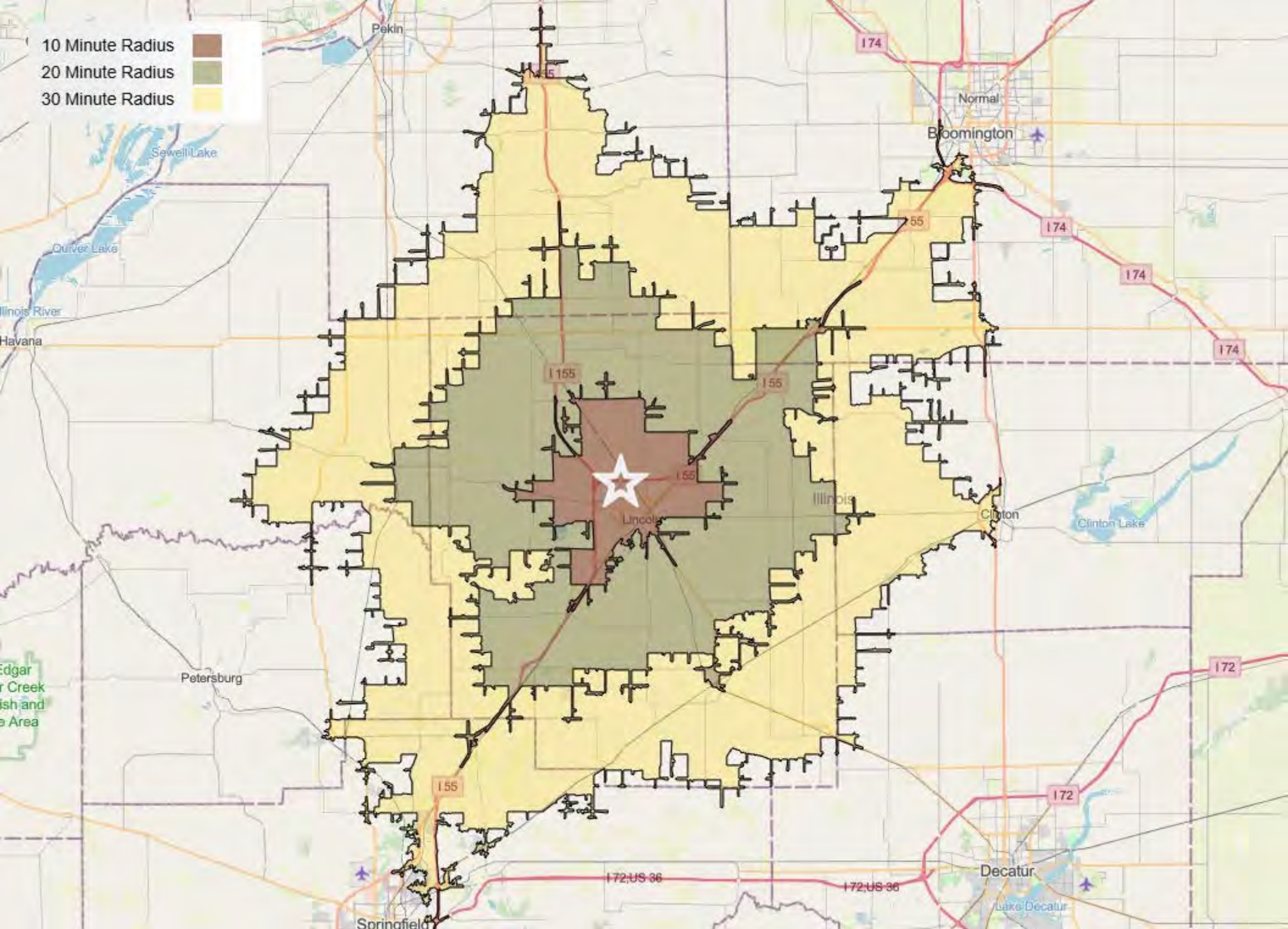














03

Property Description

Property Features

Property Images

CHA-DAI PET MOTEL

PROPERTY FEATURES

BUILDING SF	5,100
LAND SF	95,832
LAND ACRES	2.20
YEAR BUILT	1982
YEAR RENOVATED	Ongoing
# OF PARCELS	1
ZONING TYPE	Improved Commercial (0060)
BUILDING CLASS	B
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	410 x 250 x 377 x 402
NUMBER OF PARKING SPACES	8
STREET FRONTAGE	410 feet on Hickox
TRAFFIC COUNTS	6000 VPD (N. Lincoln Parkway)
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

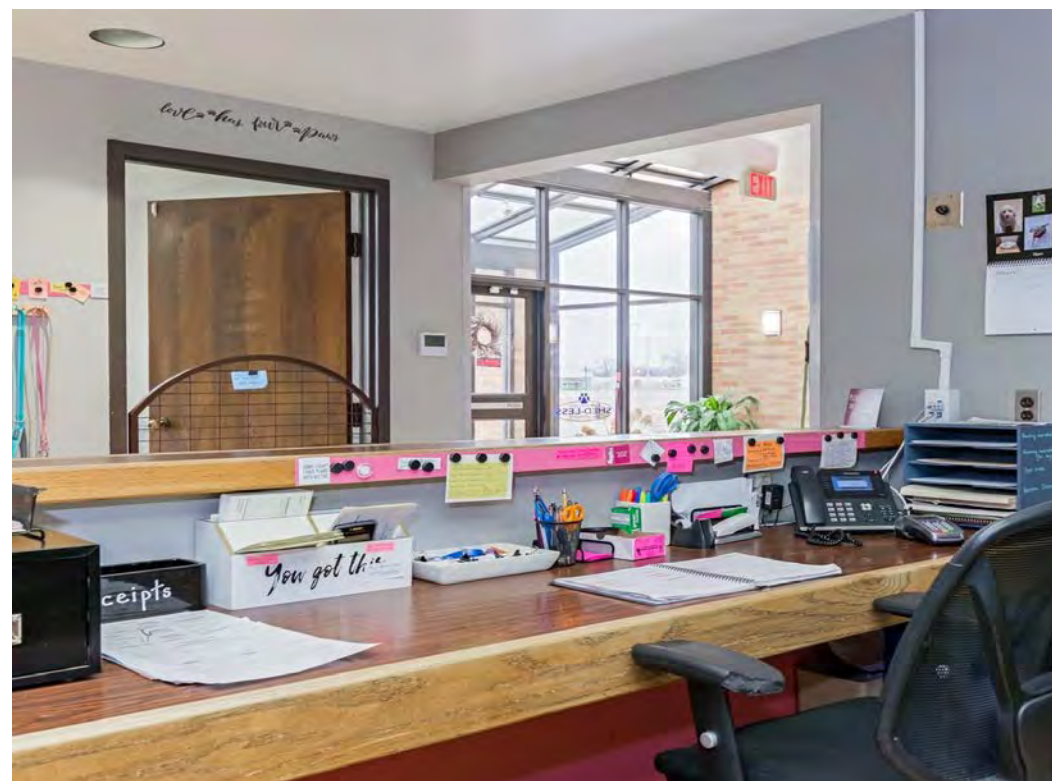
NEIGHBORING PROPERTIES

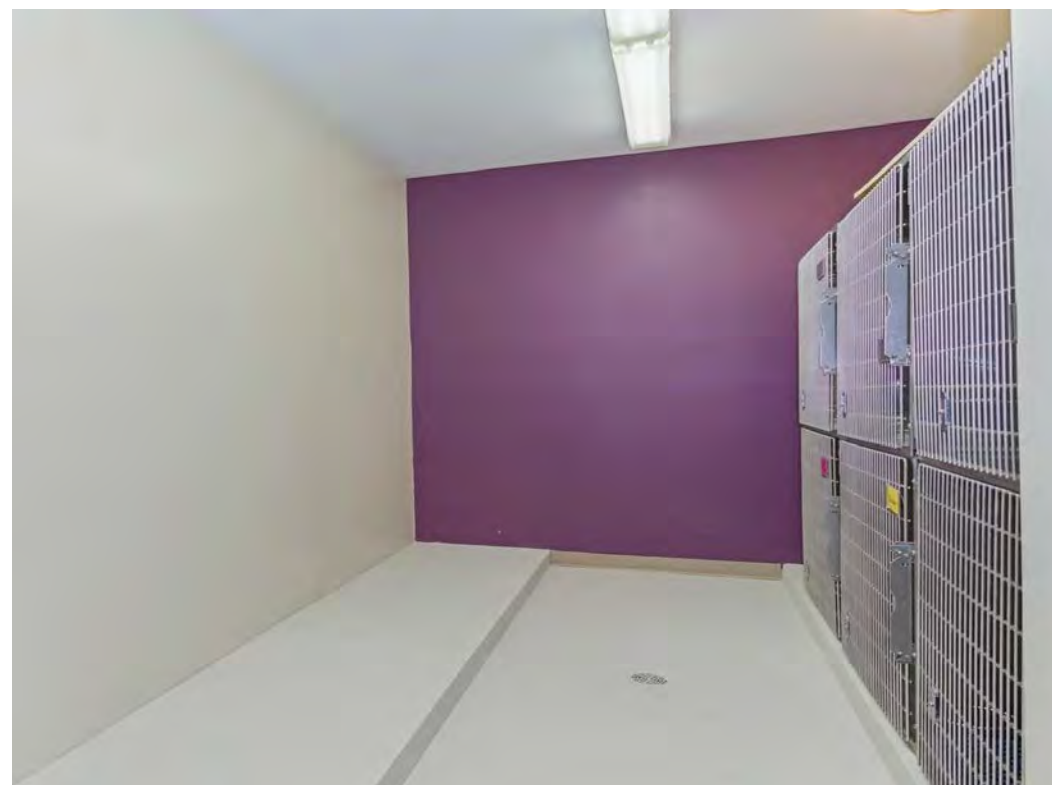
NORTH	Farm/Residence
SOUTH	Self Storage
EAST	Public Roadways
WEST	Farm Fields

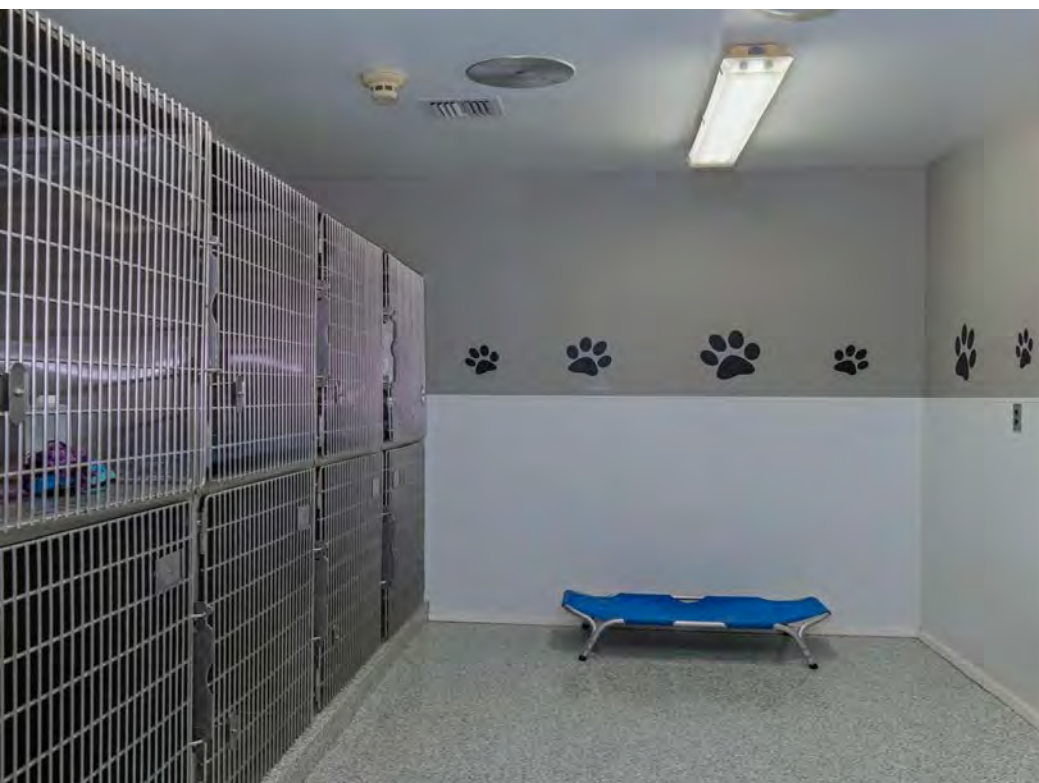
MECHANICAL

HVAC	Four HVAC Systems
FIRE SPRINKLERS	N/A
ELECTRICAL / POWER	220 amp
LIGHTING	Predominantly LED





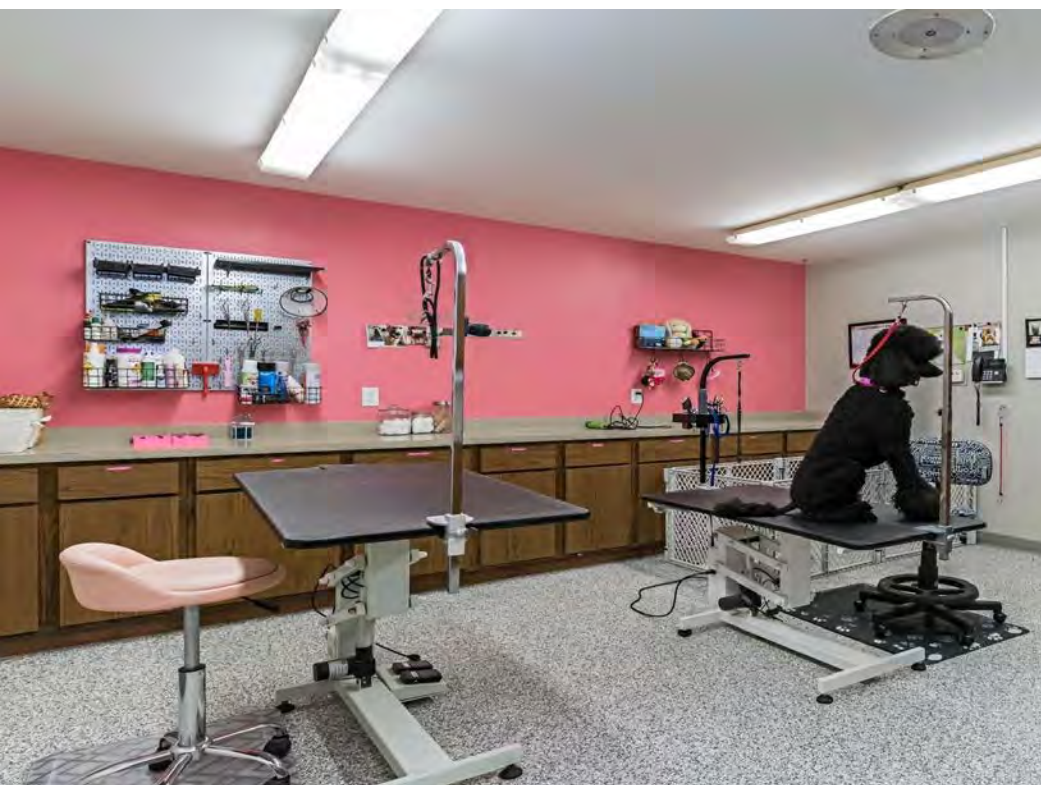














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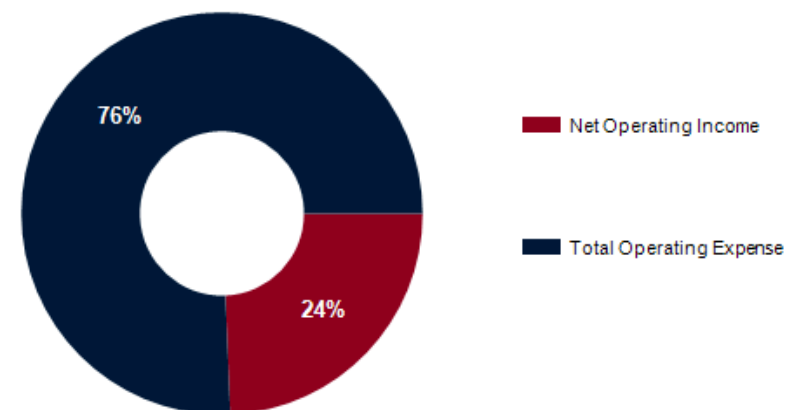
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$256,735		\$282,408	
Effective Gross Income	\$256,735		\$282,408	
Less Expenses	\$194,256	75.66%	\$203,956	72.22%
Net Operating Income	\$62,479		\$78,452	

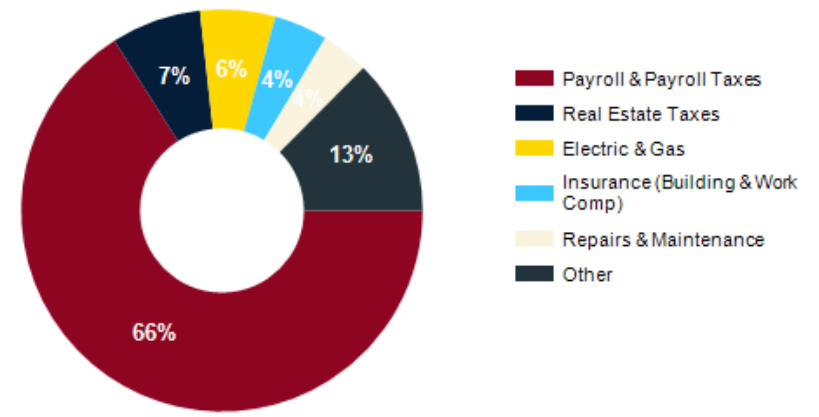


EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$14,062	\$14,765
Insurance (Building & Work Comp)	\$8,381	\$8,800
Credit Card Processing Fees	\$4,294	\$4,508
Garbage	\$3,630	\$3,811
Repairs & Maintenance	\$7,445	\$7,817
Water / Sewer	\$2,611	\$2,741
Dog & Cat Food	\$305	\$320
Electric & Gas	\$11,777	\$12,365
Payroll & Payroll Taxes	\$128,208	\$134,613
Mowing/Lawn Care	\$3,960	\$4,158
Marketing	\$1,375	\$1,443
Legal & Professional	\$2,168	\$2,276
Office Supplies	\$856	\$898
Security System Monitoring	\$734	\$770
Telephone	\$2,500	\$2,625
License & Permits	\$204	\$214
Miscellaneous	\$1,198	\$1,257
Contributions	\$548	\$575
Total Operating Expense	\$194,256	\$203,956
Expense / SF	\$38.09	\$39.99
% of EGI	75.66%	72.22%

Expense Notes: The owner also took distributions in the amount of \$31,200 that do not show up in the 2024 P & L.

DISTRIBUTION OF EXPENSES

CURRENT





05

Demographics

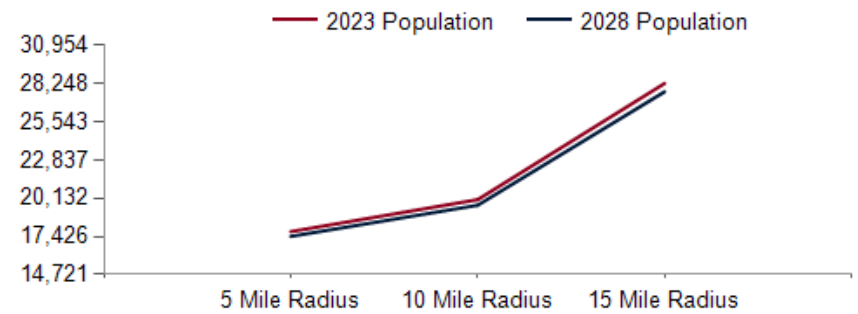
Demographics

CHA-DAI PET MOTEL

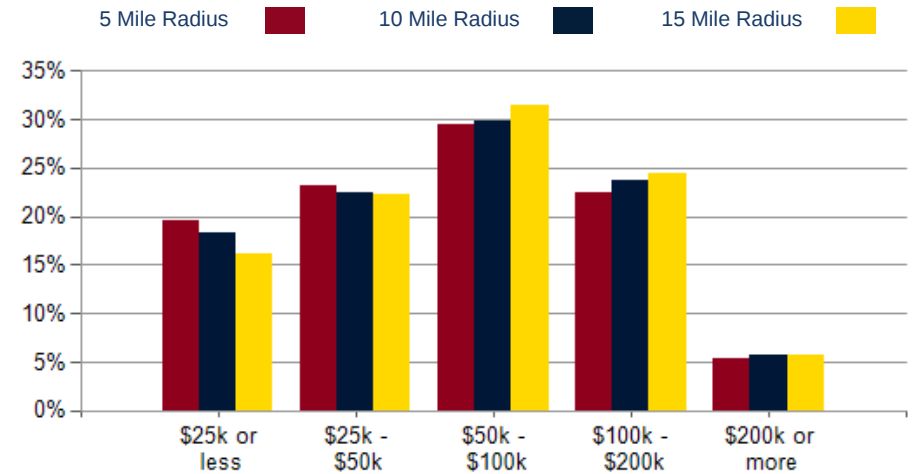
POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	20,032	22,663	32,188
2010 Population	19,736	22,302	31,246
2023 Population	17,767	20,027	28,248
2028 Population	17,426	19,628	27,657
2023-2028: Population: Growth Rate	-1.95%	-2.00%	-2.10%

2023 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	750	792	1,011
\$15,000-\$24,999	531	579	772
\$25,000-\$34,999	580	630	909
\$35,000-\$49,999	940	1,054	1,542
\$50,000-\$74,999	1,076	1,224	1,849
\$75,000-\$99,999	862	1,014	1,595
\$100,000-\$149,999	961	1,142	1,832
\$150,000-\$199,999	515	631	855
\$200,000 or greater	356	422	625
Median HH Income	\$59,027	\$61,806	\$64,974
Average HH Income	\$84,137	\$86,568	\$88,056

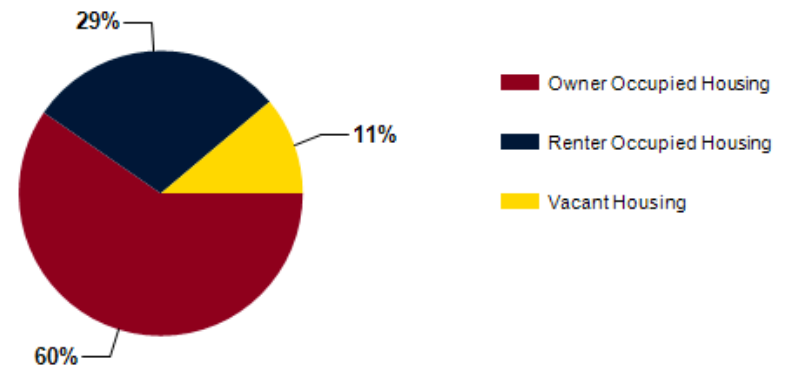
HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	7,276	8,309	12,289
2010 Total Households	6,789	7,759	11,420
2023 Total Households	6,570	7,489	10,991
2028 Total Households	6,567	7,480	11,000
2023 Average Household Size	2.31	2.26	2.28
2023-2028: Households: Growth Rate	-0.05%	-0.10%	0.10%



2023 Household Income



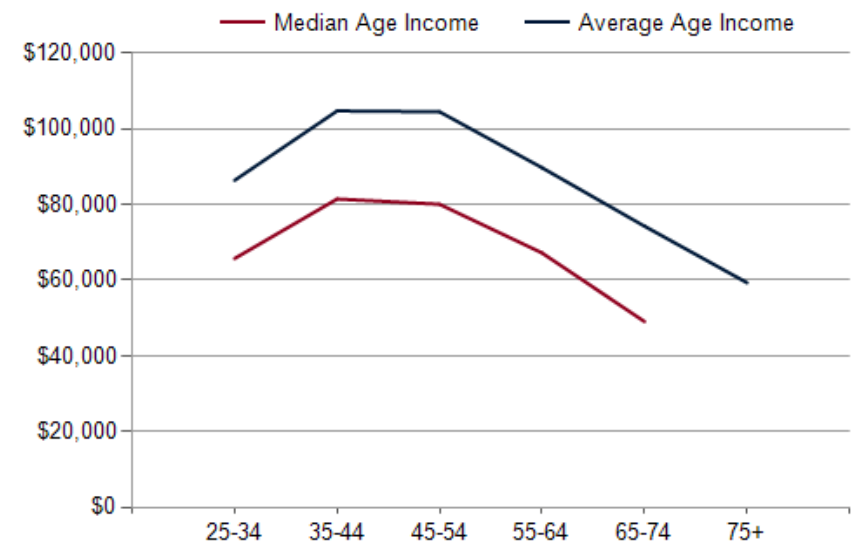
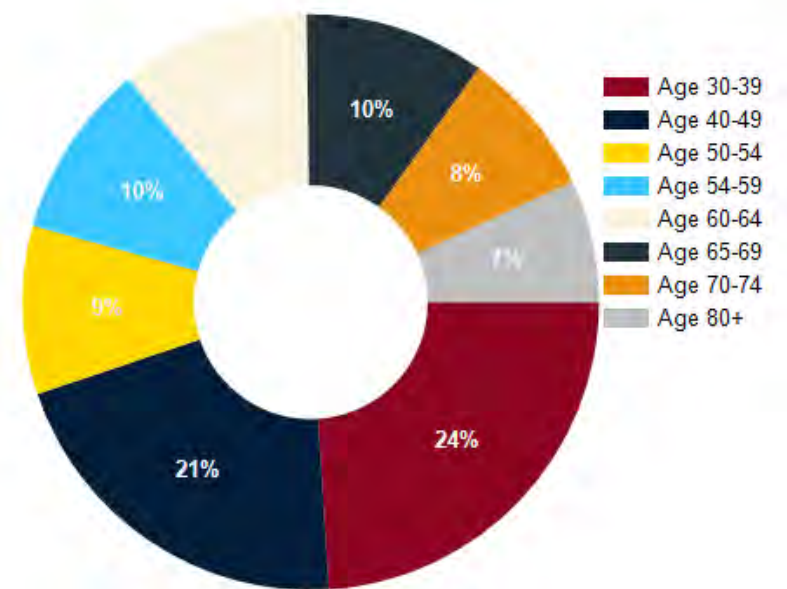
2023 Own vs. Rent - 5 Mile Radius



Source: esri

2023 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2023 Population Age 30-34	1,362	1,535	2,025
2023 Population Age 35-39	1,262	1,440	1,908
2023 Population Age 40-44	1,263	1,423	1,926
2023 Population Age 45-49	1,016	1,158	1,630
2023 Population Age 50-54	1,033	1,180	1,665
2023 Population Age 55-59	1,077	1,213	1,708
2023 Population Age 60-64	1,163	1,318	1,979
2023 Population Age 65-69	1,109	1,266	1,815
2023 Population Age 70-74	900	998	1,458
2023 Population Age 75-79	750	823	1,164
2023 Population Age 80-84	457	508	774
2023 Population Age 85+	537	583	827
2023 Population Age 18+	14,561	16,462	22,935
2023 Median Age	42	42	42
2028 Median Age	43	42	43

2023 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$65,715	\$68,134	\$71,448
Average Household Income 25-34	\$86,375	\$88,511	\$91,062
Median Household Income 35-44	\$81,451	\$83,482	\$85,761
Average Household Income 35-44	\$104,731	\$107,360	\$110,230
Median Household Income 45-54	\$80,065	\$82,600	\$84,414
Average Household Income 45-54	\$104,501	\$107,196	\$107,396
Median Household Income 55-64	\$67,211	\$71,345	\$74,172
Average Household Income 55-64	\$89,714	\$92,035	\$92,197
Median Household Income 65-74	\$49,056	\$51,802	\$54,926
Average Household Income 65-74	\$74,264	\$76,980	\$77,342
Average Household Income 75+	\$59,324	\$60,986	\$62,645





06

Company Profile

Advisor Profile



Jon Fisher
Designated Managing Broker

I was raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

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Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
Licensed Alabama Qualifying Broker, MR LANDMAN, LLC, License #000134713-0
Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
Licensed Tennessee Broker, MR. LANDMAN, LLC, License #358759
Licensed South Carolina Broker In Charge, MR. LANDMAN, LLC, License #117228
Licensed Georgia Broker, MR. LANDMAN, LLC, License #403701
Licensed North Carolina Broker In Charge, MR. LANDMAN, LLC, License #325370
Licensed Colorado Responsible Broker, MR. LANDMAN, License #100090363
Licensed Wisconsin Broker, MR. LANDMAN, LLC, License #59034-90
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Licensed Missouri Broker, MR. LANDMAN, LLC, License #2021009405
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Licensed Kentucky Principal Broker, MR. LANDMAN, LLC, License #284073
Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440



07

Additional Information

Asset List

CHA-DAI PET MOTEL

Cha Dai Asset List

Medium stainless steel cages - 4
Large Stainless Cages – 56
Stainless Steel Dog Runs – 16
Stainless Steel/Cinder Block Dog Runs – 8
Stainless Steel Cat Runs – 6
Rabbit Hutch - 1
Stainless Cat Food & Water Bowls & Litter Pans
Stainless Dog Food and Water Bowls
Cat & Dog Toys
Seasonal dog outfits for photos (Christmas, Halloween, etc.)
Dog Beds and Blankets & leashes
Raised Platform Dog Beds – 10+
Penn Dog Dryer cage (holds two dogs) with three upper holding cages
3 Box cage Dryers
2 high velocity cage dryers
2 high velocity handheld dog dryers
Hydraulic Grooming/Drying Tables – 2
Non hydraulic grooming table – 1
Grooming Equipment (scissors, clippers, blades, brushes, combs, FURminator tools, nail trimmers, Dremel, muzzles)
Shampoo, Conditioner, Cologne, bath towels
Shampoo/towel Carts – 2
Grooming Chairs - 2
Washer/Dryer
Stove/Refrigerator/Microwave
Kitchen Table with 4 chairs
Dishes/silverware, Keurig Coffee Maker
Office Furniture
File Cabinet with client records
Copier and Printer, Office Supplies
Time clock
Mop-It industrial floor cleaner, purchased in April of 2023 \$3018.00
General Cleaning Supplies/mops/buckets
Paper Products – toilet paper, paper towels, Kleenex, garbage bags
2 Shop Vacs & 1 upright vac
Seasonal wreaths and decorations & Christmas Tree
Cha Dai Sign – Photos and pictures on walls, plants

***Exclusions – 4 antique furniture pieces located in lobby, computer, Water Cooler, and personal grooming equipment (scissors, clippers, blades)

CHA-DAI PET MOTEL

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from MR LANDMAN and it should not be made available to any other person or entity without the written consent of MR LANDMAN.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to MR LANDMAN. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. MR LANDMAN has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, MR LANDMAN has not verified, and will not verify, any of the information contained herein, nor has MR LANDMAN conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



Jon Fisher

MR LANDMAN

Designated Managing Broker

(217) 202-0924

jonfisher1991@gmail.com

Lic: Illinois #471.020503



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