



FOR SALE OPERATING HOTEL

1950 E. Napier Avenue
Benton Harbor, MI 49022



\$849,000

Real Estate and Personal Property

- The 22,161 square foot 45 room hotel is situated on 2.610 acres
- Located on a high traffic exit off interstate 94
- The property is adjacent to a 24 hour full service Pilot Truck Stop
- The hotel has two owner/operator living spaces, a two and a three room apartment
- Open rooms are equipped with heating & cooling units, television, refrigerator, microwave and free Wi-Fi
- On site self-service guest laundry

Real Property

1950 E. Napier Ave., Benton Harbor, MI 49022

Parcel No. 03-0028-0012-03-02

Township of Benton Harbor, Berrien County

2018 Winter taxes \$6,460.34

2018 Summer taxes \$13,811.14

Personal Property

Parcel No. 03-9999-4220-00-0

2018 Winter personal property taxes \$192.03

2018 Summer personal property taxes \$404.25



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* ATTENTION: Please be advised that this property is subject to a court appointed receivership and all sales are contingent upon Court approval. Cooperating brokerage fees will only be paid to brokers who represent a client that closes on the transaction. A full price offer does not entitle a cooperating broker to a commission unless its client is the party approved by the Court and closes on the transaction. All information provided is deemed reliable but is not guaranteed and should be independently verified.



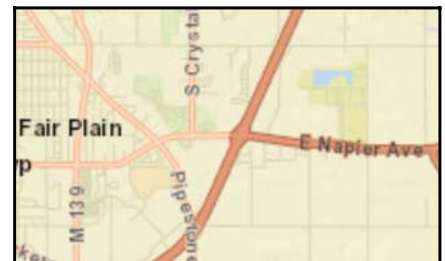
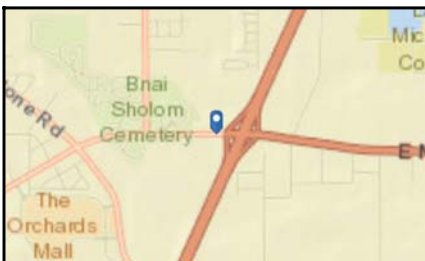
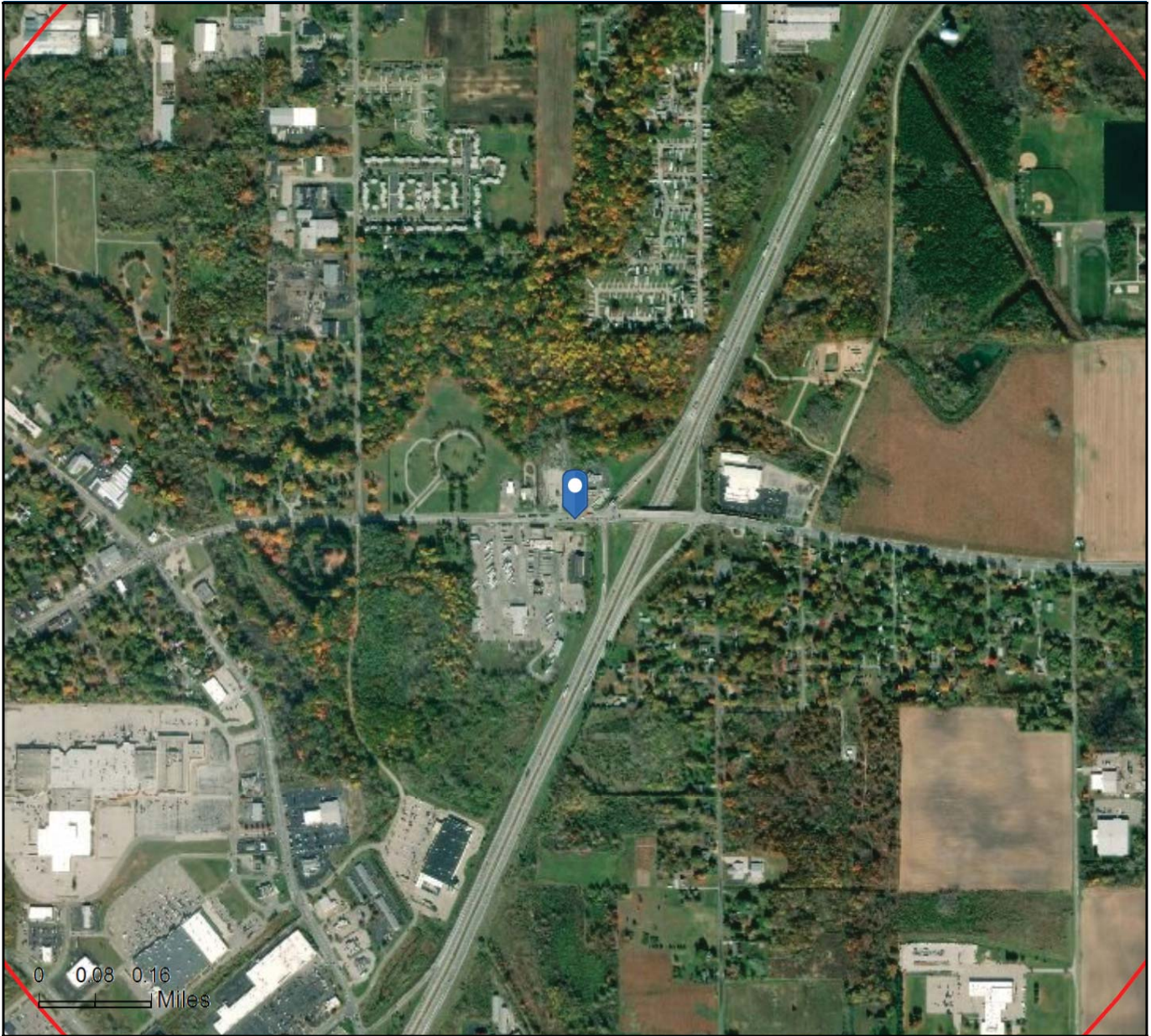




Site Map on Satellite Imagery - 1.6 Miles Wide

1950 E Napier Ave, Benton Harbor, Michigan, 49022
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 42.09063
Longitude: -86.41135



Source: ArcGIS Online World Imagery Basemap



Demographic and Income Profile

1950 E Napier Ave, Benton Harbor, Michigan, 49022
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 42.09063
 Longitude: -86.41135

Summary	Census 2010	2018	2023			
Population	1,897	1,821	1,790			
Households	775	747	735			
Families	467	441	430			
Average Household Size	2.44	2.43	2.43			
Owner Occupied Housing Units	387	339	348			
Renter Occupied Housing Units	388	408	388			
Median Age	34.0	35.3	36.5			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.34%	0.25%	0.83%			
Households	-0.32%	0.29%	0.79%			
Families	-0.50%	0.16%	0.71%			
Owner HHs	0.53%	0.40%	1.16%			
Median Household Income	3.37%	2.56%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	258	34.5%	218	29.7%		
\$15,000 - \$24,999	123	16.5%	115	15.6%		
\$25,000 - \$34,999	82	11.0%	81	11.0%		
\$35,000 - \$49,999	94	12.6%	94	12.8%		
\$50,000 - \$74,999	116	15.5%	127	17.3%		
\$75,000 - \$99,999	34	4.6%	42	5.7%		
\$100,000 - \$149,999	10	1.3%	19	2.6%		
\$150,000 - \$199,999	9	1.2%	15	2.0%		
\$200,000+	22	2.9%	23	3.1%		
Median Household Income	\$24,179		\$28,531			
Average Household Income	\$39,275		\$46,699			
Per Capita Income	\$15,701		\$18,653			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	207	10.9%	186	10.2%	181	10.1%
5 - 9	148	7.8%	151	8.3%	144	8.0%
10 - 14	148	7.8%	129	7.1%	123	6.9%
15 - 19	139	7.3%	121	6.6%	117	6.5%
20 - 24	108	5.7%	103	5.7%	94	5.3%
25 - 34	219	11.5%	215	11.8%	207	11.6%
35 - 44	204	10.8%	188	10.3%	192	10.7%
45 - 54	232	12.2%	183	10.0%	168	9.4%
55 - 64	211	11.1%	218	12.0%	201	11.2%
65 - 74	142	7.5%	179	9.8%	196	10.9%
75 - 84	96	5.1%	104	5.7%	122	6.8%
85+	43	2.3%	45	2.5%	45	2.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	815	43.0%	792	43.5%	783	43.8%
Black Alone	968	51.0%	897	49.3%	857	47.9%
American Indian Alone	11	0.6%	11	0.6%	10	0.6%
Asian Alone	8	0.4%	10	0.5%	12	0.7%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	42	2.2%	51	2.8%	59	3.3%
Two or More Races	53	2.8%	60	3.3%	68	3.8%
Hispanic Origin (Any Race)	116	6.1%	139	7.6%	158	8.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

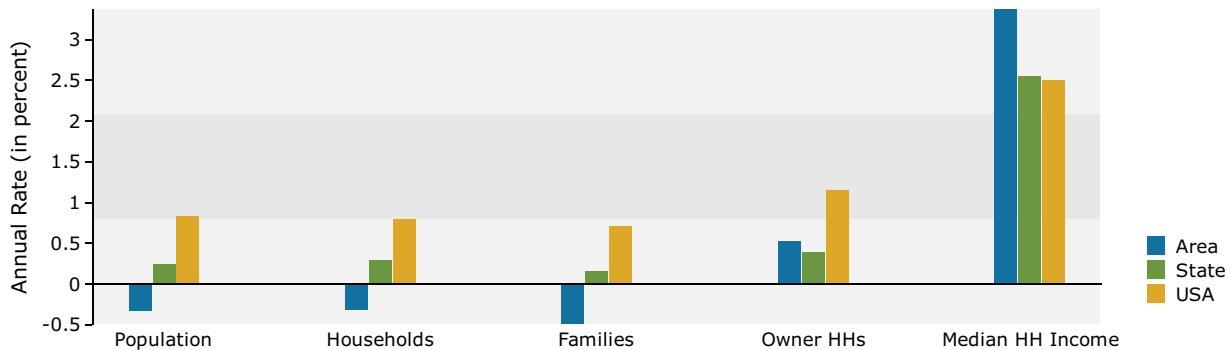


Demographic and Income Profile

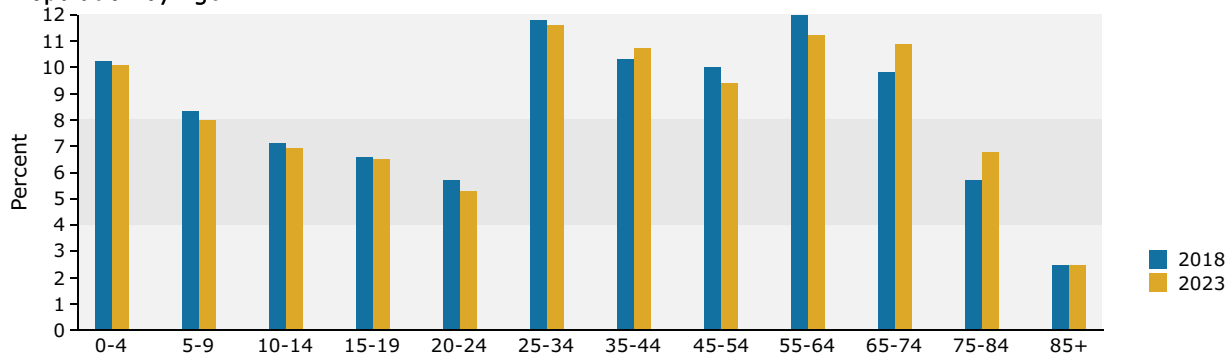
1950 E Napier Ave, Benton Harbor, Michigan, 49022
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 42.09063
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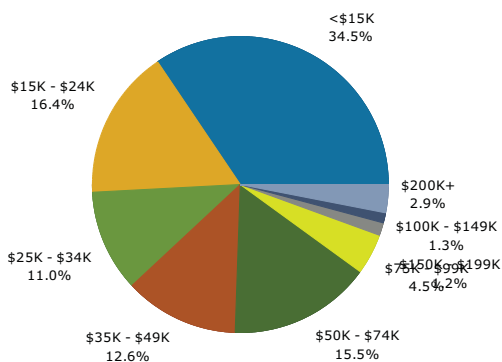
Trends 2018-2023



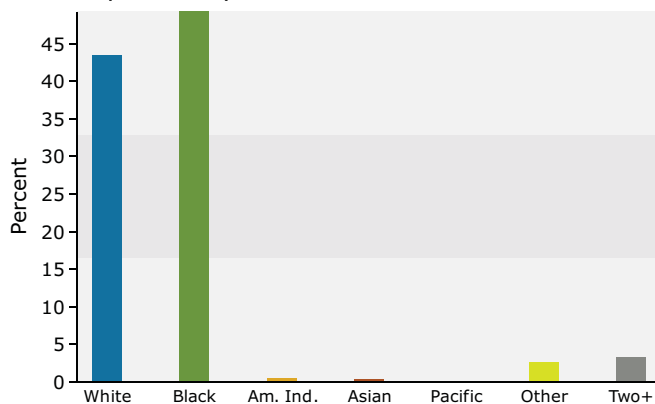
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 7.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

1950 E Napier Ave, Benton Harbor, Michigan, 49022
 Ring: 3 mile radius

Prepared by Esri
 Latitude: 42.09063
 Longitude: -86.41135

Summary	Census 2010	2018	2023			
Population	25,787	25,145	24,840			
Households	9,837	9,574	9,454			
Families	6,262	5,981	5,864			
Average Household Size	2.58	2.58	2.58			
Owner Occupied Housing Units	4,999	4,493	4,500			
Renter Occupied Housing Units	4,838	5,081	4,954			
Median Age	33.7	35.3	36.5			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.24%	0.25%	0.83%			
Households	-0.25%	0.29%	0.79%			
Families	-0.39%	0.16%	0.71%			
Owner HHs	0.03%	0.40%	1.16%			
Median Household Income	3.24%	2.56%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	2,743	28.7%	2,330	24.6%		
\$15,000 - \$24,999	1,721	18.0%	1,588	16.8%		
\$25,000 - \$34,999	1,093	11.4%	1,057	11.2%		
\$35,000 - \$49,999	1,256	13.1%	1,269	13.4%		
\$50,000 - \$74,999	1,320	13.8%	1,408	14.9%		
\$75,000 - \$99,999	650	6.8%	755	8.0%		
\$100,000 - \$149,999	474	5.0%	634	6.7%		
\$150,000 - \$199,999	150	1.6%	195	2.1%		
\$200,000+	168	1.8%	218	2.3%		
Median Household Income		\$27,394		\$32,129		
Average Household Income		\$43,081		\$51,395		
Per Capita Income		\$16,852		\$20,012		
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,301	8.9%	2,072	8.2%	2,015	8.1%
5 - 9	2,073	8.0%	1,960	7.8%	1,857	7.5%
10 - 14	2,071	8.0%	1,880	7.5%	1,804	7.3%
15 - 19	2,125	8.2%	1,765	7.0%	1,731	7.0%
20 - 24	1,584	6.1%	1,612	6.4%	1,473	5.9%
25 - 34	3,147	12.2%	3,201	12.7%	3,085	12.4%
35 - 44	2,989	11.6%	2,834	11.3%	2,941	11.8%
45 - 54	3,562	13.8%	2,973	11.8%	2,724	11.0%
55 - 64	2,840	11.0%	3,125	12.4%	2,985	12.0%
65 - 74	1,640	6.4%	2,207	8.8%	2,490	10.0%
75 - 84	1,041	4.0%	1,085	4.3%	1,305	5.3%
85+	413	1.6%	433	1.7%	430	1.7%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	7,552	29.3%	7,434	29.6%	7,366	29.7%
Black Alone	16,793	65.1%	16,013	63.7%	15,532	62.5%
American Indian Alone	107	0.4%	108	0.4%	111	0.4%
Asian Alone	123	0.5%	163	0.6%	193	0.8%
Pacific Islander Alone	6	0.0%	6	0.0%	7	0.0%
Some Other Race Alone	555	2.2%	669	2.7%	779	3.1%
Two or More Races	651	2.5%	752	3.0%	852	3.4%
Hispanic Origin (Any Race)	1,163	4.5%	1,386	5.5%	1,600	6.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

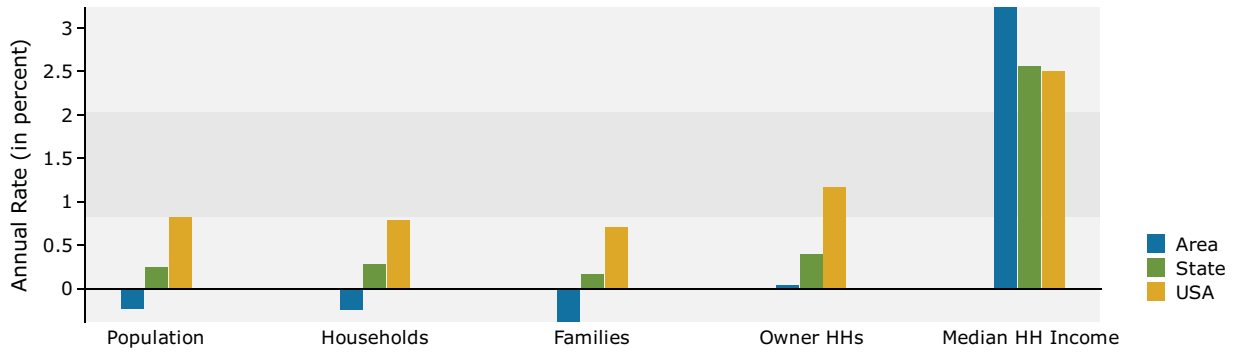


Demographic and Income Profile

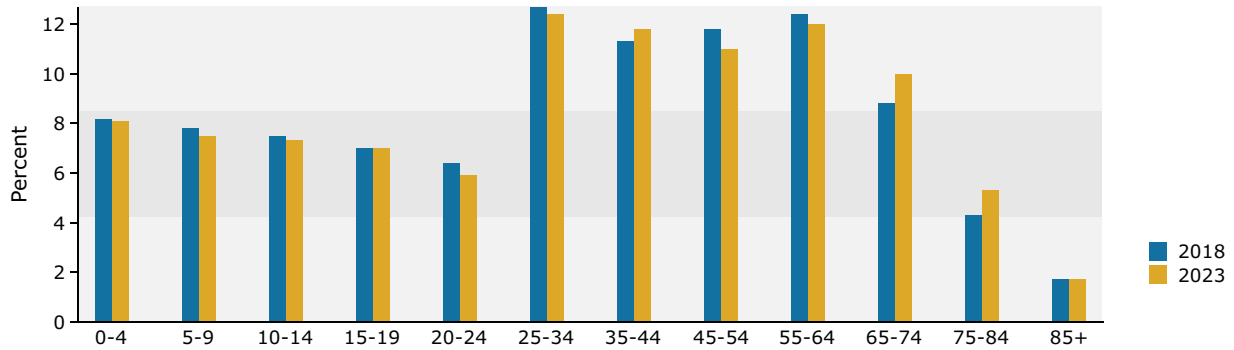
1950 E Napier Ave, Benton Harbor, Michigan, 49022
 Ring: 3 mile radius

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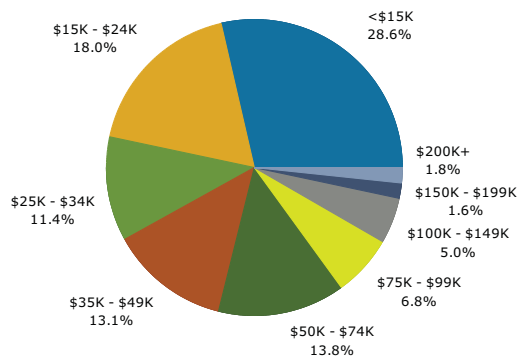
Trends 2018-2023



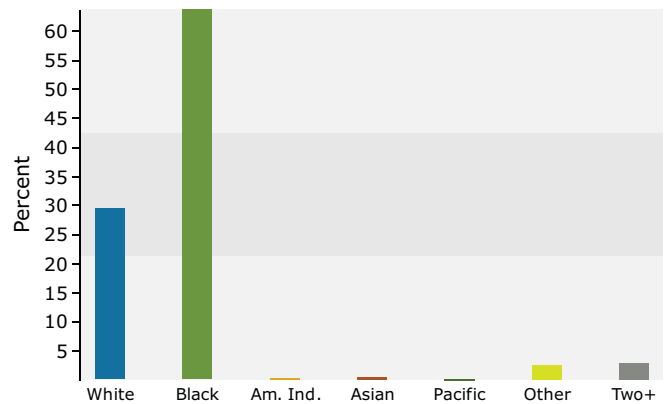
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 5.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

1950 E Napier Ave, Benton Harbor, Michigan, 49022
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 42.09063
 Longitude: -86.41135

Summary	Census 2010	2018	2023			
Population	48,717	48,309	47,971			
Households	19,537	19,379	19,251			
Families	12,354	12,025	11,859			
Average Household Size	2.43	2.43	2.43			
Owner Occupied Housing Units	12,293	11,503	11,536			
Renter Occupied Housing Units	7,244	7,876	7,716			
Median Age	38.6	40.0	41.0			
Trends: 2018 - 2023 Annual Rate	Area	State	National			
Population	-0.14%	0.25%	0.83%			
Households	-0.13%	0.29%	0.79%			
Families	-0.28%	0.16%	0.71%			
Owner HHs	0.06%	0.40%	1.16%			
Median Household Income	3.17%	2.56%	2.50%			
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	3,622	18.7%	2,999	15.6%		
\$15,000 - \$24,999	2,645	13.6%	2,329	12.1%		
\$25,000 - \$34,999	2,083	10.7%	1,967	10.2%		
\$35,000 - \$49,999	2,629	13.6%	2,528	13.1%		
\$50,000 - \$74,999	2,948	15.2%	2,918	15.2%		
\$75,000 - \$99,999	1,948	10.1%	2,077	10.8%		
\$100,000 - \$149,999	2,012	10.4%	2,495	13.0%		
\$150,000 - \$199,999	725	3.7%	881	4.6%		
\$200,000+	768	4.0%	1,056	5.5%		
Median Household Income	\$41,472		\$48,464			
Average Household Income	\$62,880		\$75,642			
Per Capita Income	\$25,974		\$31,125			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,475	7.1%	3,166	6.6%	3,083	6.4%
5 - 9	3,313	6.8%	3,161	6.5%	3,058	6.4%
10 - 14	3,484	7.2%	3,144	6.5%	3,080	6.4%
15 - 19	3,519	7.2%	2,995	6.2%	2,949	6.1%
20 - 24	2,768	5.7%	2,904	6.0%	2,587	5.4%
25 - 34	5,775	11.9%	5,919	12.3%	5,722	11.9%
35 - 44	5,806	11.9%	5,555	11.5%	5,810	12.1%
45 - 54	7,195	14.8%	6,005	12.4%	5,471	11.4%
55 - 64	5,969	12.3%	6,605	13.7%	6,246	13.0%
65 - 74	3,628	7.4%	4,896	10.1%	5,527	11.5%
75 - 84	2,492	5.1%	2,589	5.4%	3,105	6.5%
85+	1,293	2.7%	1,369	2.8%	1,333	2.8%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,385	56.2%	27,124	56.1%	26,782	55.8%
Black Alone	18,589	38.2%	17,834	36.9%	17,316	36.1%
American Indian Alone	192	0.4%	197	0.4%	203	0.4%
Asian Alone	701	1.4%	944	2.0%	1,134	2.4%
Pacific Islander Alone	9	0.0%	9	0.0%	10	0.0%
Some Other Race Alone	806	1.7%	985	2.0%	1,147	2.4%
Two or More Races	1,035	2.1%	1,216	2.5%	1,377	2.9%
Hispanic Origin (Any Race)	1,922	3.9%	2,351	4.9%	2,732	5.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

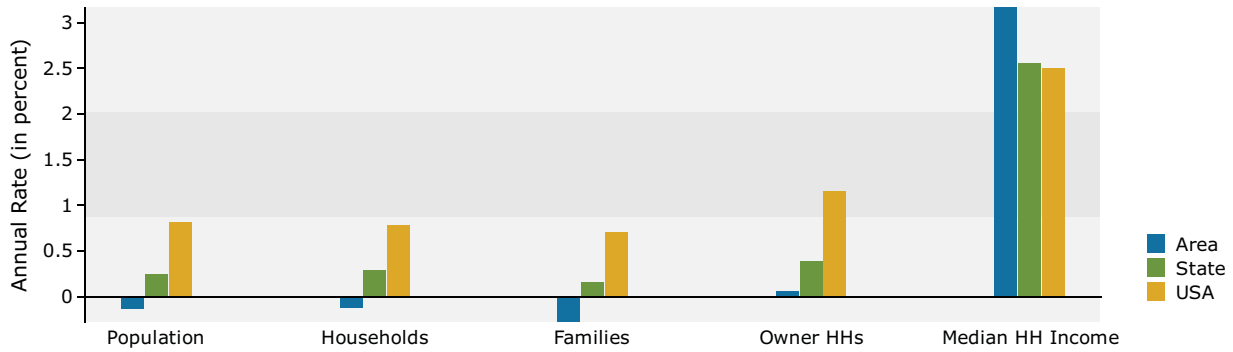


Demographic and Income Profile

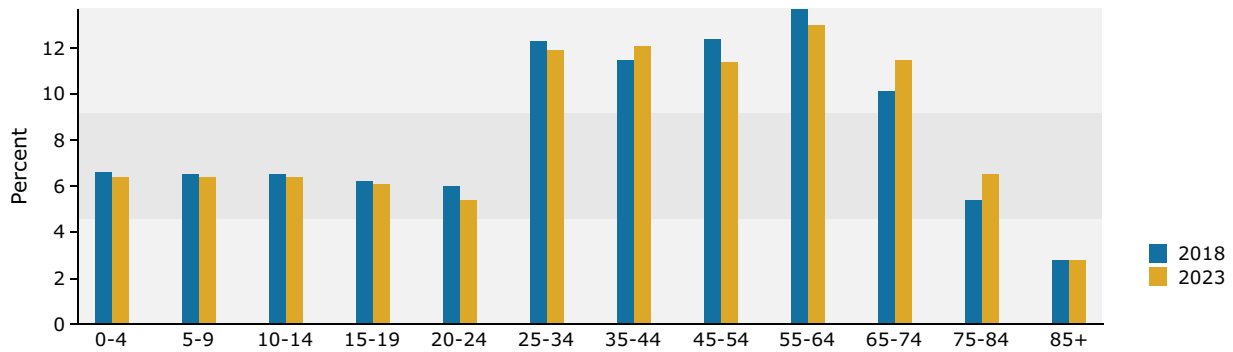
1950 E Napier Ave, Benton Harbor, Michigan, 49022
 Ring: 5 mile radius

Prepared by Esri
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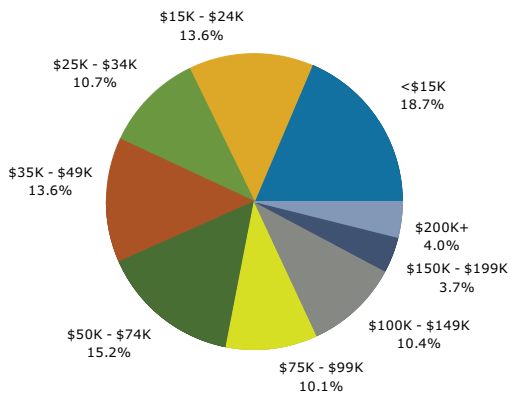
Trends 2018-2023



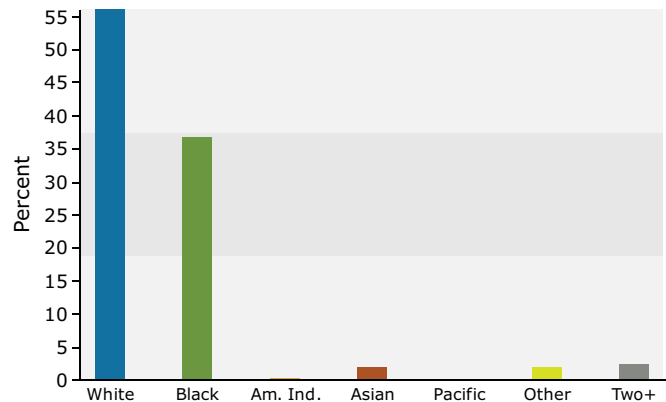
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 4.9%

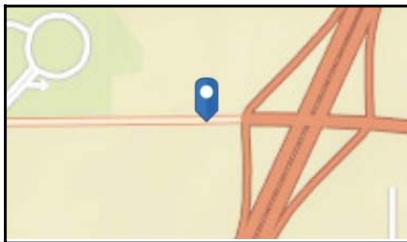
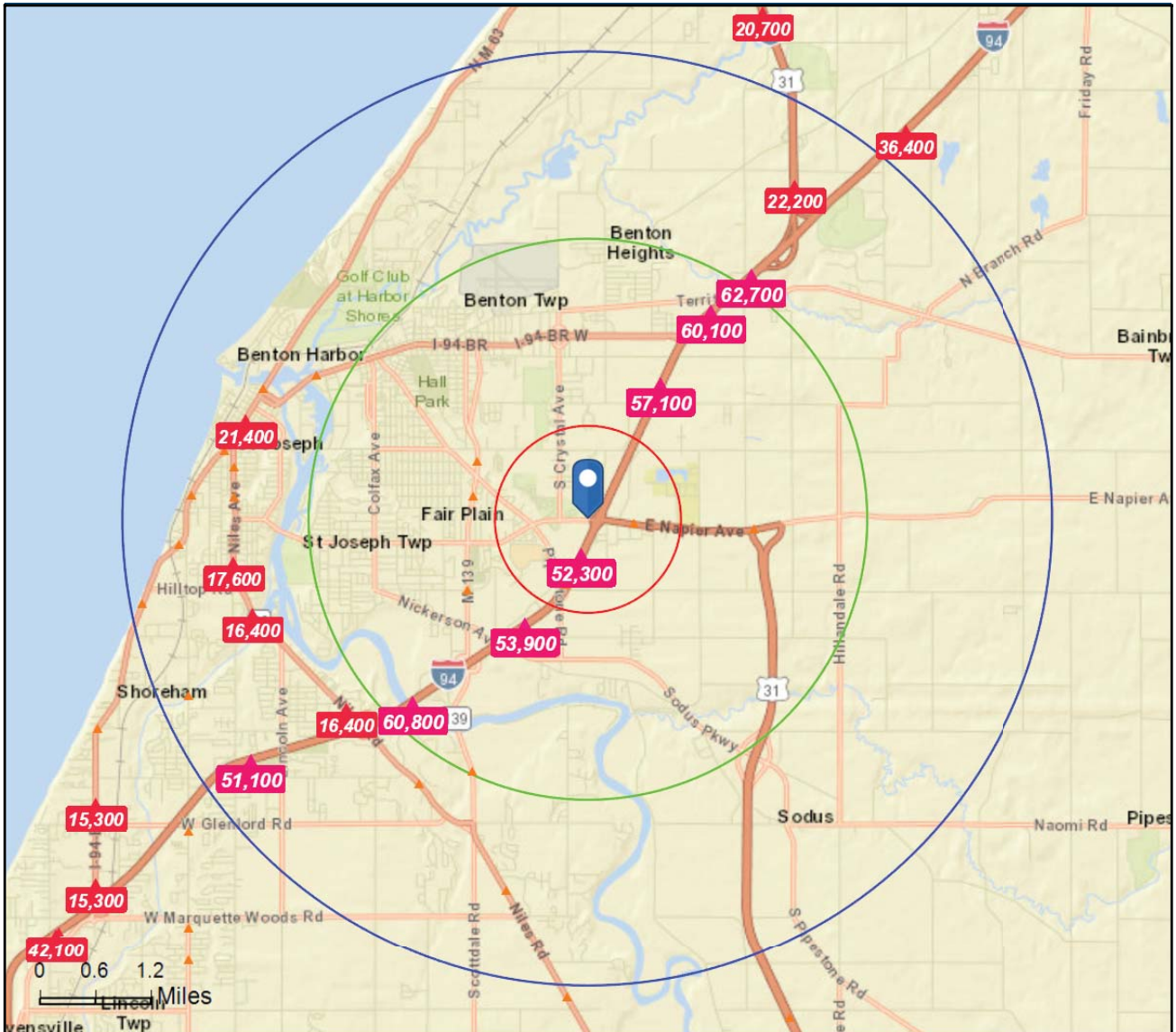
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Traffic Count Map

1950 E Napier Ave, Benton Harbor, Michigan, 49022
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 42.09063
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

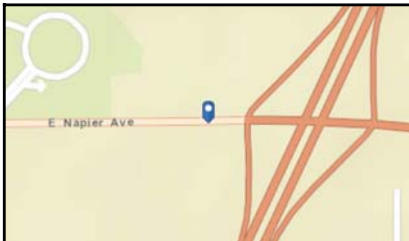
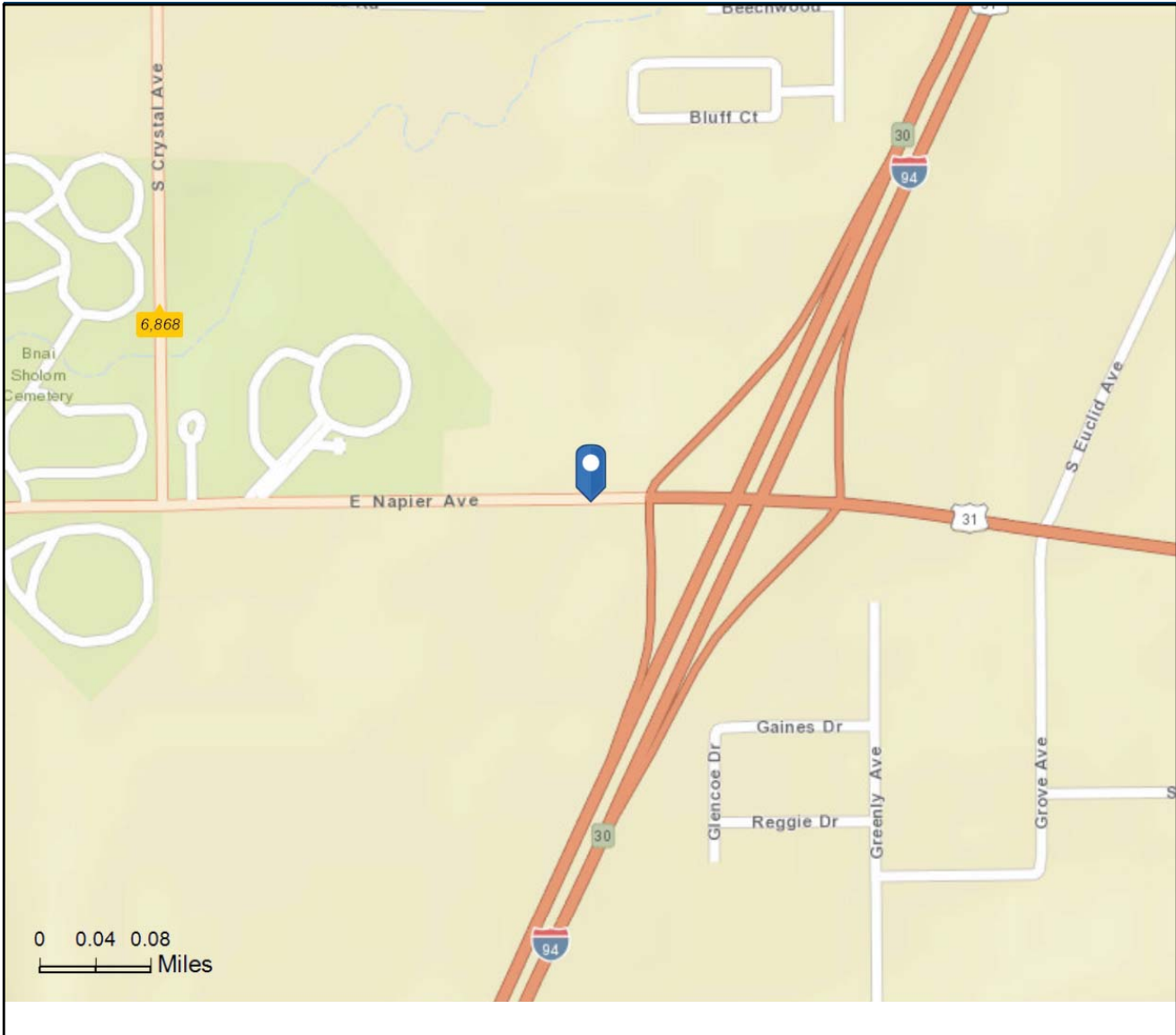
March 08, 2019



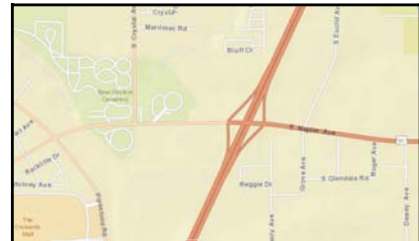
Traffic Count Map - Close Up

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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
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 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).

March 08, 2019