



Upscale Investment Opportunity

Historic Downtown
Wilmington, NC

**CONFIDENTIAL INFORMATION
MEMORANDUM
JUNE 2026**





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www.rbbnc.com

The purpose of this Confidential Information Memorandum is to acquaint a prospective buyer with preliminary information regarding a client of Resource Business Brokerage, LLC also referred to as “Broker.”

Subsequent financial records, furniture and equipment list, operating reports, and all other information received from management of the Client Company and forwarded at any time to prospective buyers is assumed to be accurate. While reasonable tests are applied and unusual results queried, the prospective purchaser should verify the accuracy of these numbers. Unless stated otherwise, the financial summaries prepared by the Broker reflect only the regrouping of those prepared by management. By accepting this Confidential Memorandum, the recipient acknowledges the responsibility to perform a due diligence review and make its own evaluation and judgment before any final decision about the investment. Unless stated otherwise, the underlying assets have not been appraised.

Prospective buyers having separately signed a Non-Disclosure Agreement will be required to provide proof of funds to meet the offered price.

Executive Summary

Positioned in the heart of historic downtown Wilmington, 216-220 N. Front Street is a rare turn-key opportunity blending architectural heritage with an emerging diversified revenue model. This mixed-use gem features a premier street-level retail space with a 10-year NNN lease in place and four meticulously designed, fully furnished short-term rental suites known as Luxe 220 on floors two and three. With professional management in place and a location that captures the city's best foot traffic, this isn't just a building—it's a premier lifestyle investment.

Listing Highlights & Features

The Suites (Floors 2 & 3)

- *Four Designer Units: Fully furnished and "stay-ready" with upscale finishes*
- *Turn-key Hospitality: Currently operated by a professional property management firm*
- *Modern Access: Rare downtown amenity—a full-service elevator serving all residential floors.*

The Commercial Space (Floor 1)

- *Prime Retail: Long-term retail tenant providing a stable, foundational income stream.*
- *High Visibility: Exceptional street frontage in Wilmington's historic district.*

Building Amenities

- *The Courtyard: A private, serene outdoor escape for guests.*
- *Alley Access: Convenient secondary access point, a logistical luxury in a dense downtown setting.*
- *Historic Charm: Preserved architectural details that command premium nightly rates.*

Investment Highlights

216 -220 N. Front St. Wilmington NC 28401

Purchase Price

\$3,950,000

Building Size

\$10,800 SF

Retail Lease

10 years

Retail Rent

\$101,432

Projected STR Gross

\$130,000

Projected Gross Revenue

\$231,432

Projected Owner Expenses

\$37,000

Projected NOI

\$194,432

Projected CAP Rate

4.92%

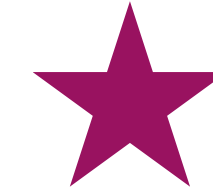
- Diversified Revenue
- Turn-Key Operation
- Prime Downtown Location
- Long-Term NNN retail income
- Owner Occupancy Opportunity

\$3,950,000

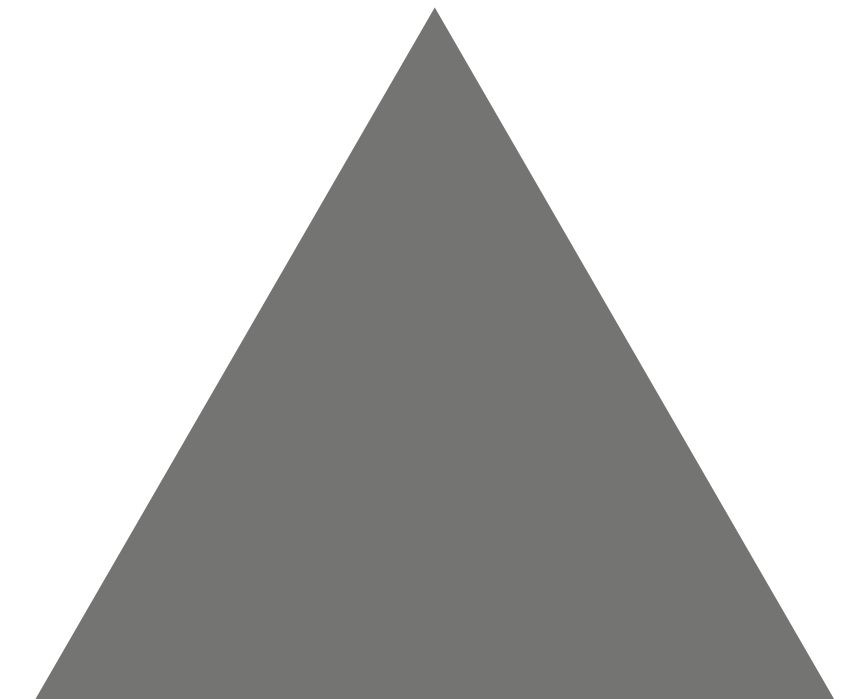
Buyer Profile

- ✓ 1031 Exchange
- ✓ Passive Investor
- ✓ Vacation Rental Portfolio
- ✓ Downtown Investor
- ✓ Boutique Hospitality Investor

www.luxe220.com



Combining established long-term commercial income with an emerging professionally managed luxury hospitality operation, this property offers investors diversified income potential and long-term appreciation potential in one of North Carolina's fastest growing coastal markets.



Financial Performance Snapshot

Luxe 220 Suites

\$68,253 in booked rent for 2026. The \$68,253 is not a projection of what the property will ultimately earn. It is the total rent represented by reservations currently on the books as of 8/10/26. The suites are still building their operating history. Guest reviews to date reflect positive guest satisfaction and an emerging review profile; however, the property does not yet have sufficient review volume to establish a mature, statistically meaningful rating.

2027 Reservations Currently on the Books: \$13,044

Month	Rent Booked	Adjusted RevPAR	ADR
Feb	\$390	\$13	\$220
Mar	\$5,201	\$14	\$329
Apr	\$5,017	\$24	\$1,254
May	\$9,041	\$42	\$532
Jun	\$12,388	\$60	\$729
Jul	\$8,793	\$47	\$417
Aug	\$9,016	\$36	\$521
Sep	\$4,977	\$24	\$415
Oct	\$8,901	\$41	\$556
Nov	\$2,492	\$12	\$623
Dec	\$2,037	\$9	\$679

216 Retail Lease

A 10 year NNN lease with *4% annual increases* in place with a personal guarantor. Tenant is in their 2nd year and has the option for (2) 5 year renewals. Tenant is in good standing with on-time payments.

	Base Rent	Base Rent Monthly	TICAM Monthly	Monthly Total	Annual Total
Year One 4/1/25-3/31/26	\$25.94	\$7,049.20	\$994.63	\$8,043.83	\$96,525.90
Year Two 4/1/26-3/31/27	\$26.98	\$7,331.16	\$1,121.54	\$8,452.70	\$101,432.40
Year Three 4/1/27-3/31/28	\$28.06	\$7,624.41			
Year Four 4/1/28-3/31/29	\$29.18	\$7,929.38			
Year Five 4/1/29-3/31/30	\$30.35	\$8,246.56			
Year Six 4/1/30-3/31/31	\$31.56	\$8,576.42			
Year Seven 4/1/31-3/31/32	\$32.82	\$8,919.48			
Year Eight 4/1/32-3/31/33	\$34.14	\$9,276.26			
Year Nine 4/1/33-3/31/34	\$35.50	\$9,647.31			
Year Ten 4/1/34-3/31/35	\$36.92	\$10,033.20			

2026 TICAM = 1/3rd

Taxes Annual	Insurance	CAM Annual	Total Annual
\$5,597.04	\$6,861.43	\$999.99	\$13,458.46

The Suites at Luxe 220

The uniquely designed suites blend historic character with modern sophistication. Luxe 220 provides a secluded escape just steps away from the scenic riverfront, acclaimed restaurants, charming boutiques, vibrant coffee shops, and exciting nightlife. Guests can reserve one suite or the entire property. It's ideal for larger groups, comfortably accommodating up to 20 guests across 4 stylish suites, with 6 spacious bedrooms and 4 1/2 bathrooms. One of the suites is pet-friendly, making it perfect for families traveling with furry companions. Each suite has been thoughtfully appointed, featuring spacious living rooms with large windows, exposed brick walls, beautifully refinished original hardwood floors, luxury leather sofas, club chairs, and large flat-screen TVs, comfortable king beds, and luxury linens for ultimate relaxation, spa-inspired baths with walk-in showers, and dedicated workspaces for modern convenience.



*Tours of the property are
available to qualified
prospective buyers.
CALL 732-691-7834*

Downtown Wilmington – The Heart of the Port City

LUXE 220

Located in the heart of Historic Downtown Wilmington, 216 N. Front Street is surrounded by the energy, character and activity that make the downtown district one of the region's most desirable destinations. The property sits directly across from Bijou Park and is just steps from the Cape Fear River and Wilmington's scenic 1.75-mile Riverwalk, with an exceptional concentration of locally owned restaurants, bars, boutiques, galleries, entertainment venues and professional services all within an easy walk. Downtown has become a true live-work-play destination, with approximately 880 businesses and more than 13,500 residents, while significant private investment has added new apartments, condominiums, hotels and businesses throughout the district. The area stays active throughout the year with live music, theater, festivals, cultural events, waterfront activities and a steady calendar of community gatherings, drawing both local residents and visitors. With its historic architecture, walkable streets, riverfront setting and continually evolving mix of dining, entertainment, arts and residential development, Downtown Wilmington offers an unusually strong environment for businesses seeking visibility, foot traffic and a connection to the community.

INVESTMENT INQUIRIES
216–220 N. Front Street
Wilmington, NC 28401

Contact Joan Loch, Broker
732-691-7834

joanloch@rbbnc.com

Qualified buyers may contact RBB to:

- **Receive detailed financial information**
 - **Review supporting documentation**
 - **Discuss financing options**
- **Schedule a confidential property tour**



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