

BRAND NEW BOUTIQUE HOTEL IN BEAUFORT SC HISTORIC DISTRICT  
 ADDRESS NOT DISCLOSED, BEAUFORT, SC



OFFERING SUMMARY

Sale Price:	\$1,900,000
Building Size:	2,737 SF
Available SF:	
Number of Rooms:	5
Price / SF:	\$694.19
Cap Rate:	8.58%
NOI:	\$163,000
Year Built:	1785
Renovated:	2023

PROPERTY OVERVIEW

Here is your chance to own a piece of history originally constructed in 1785 and extensive renovation completed in 2024, with Intercostal water views from the back porch. This brand new boutique hotel is located in the heart of Downtown Beaufort, SC historic district. The hotel has undergone a complete renovation with attention to every detail, and is now in operation. The property is being sold fully furnished as a operational & turn-key boutique hotel with professional website and branding package. Take advantage of a passive investment opportunity with the option for full service local management by All Hospitality Group, LLC .

The historic mansion has been expertly restored, including a full retrofit for commercial use, complete with a sprinkler system, monitored fire alarm, wireless wifi mesh system with smart door locks, an ADA lift, and hard-wired video camera system. Enjoy luxurious amenities such as three grand covered porches, 10+ foot ceilings, original plaster walls, vintage millwork, grand marble bathrooms and wide plank hardwood floors. Don't miss out on the chance to own a piece of history and invest in a unique boutique hotel in one of the most sought-after destinations in SC.

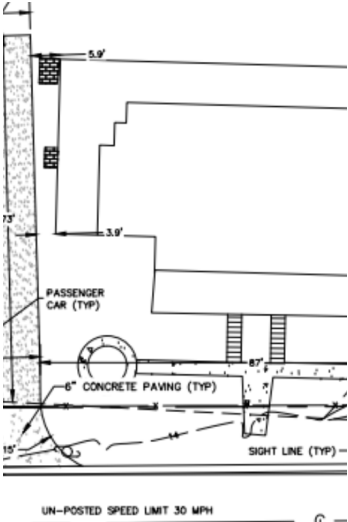
This property is on a corner lot with great visibility. It is directly across the street from USCB's downtown campus, and just a short walk from the historic districts shopping and dining.

Property was professionally designed and being offered for sale as a turn key investment opportunity.

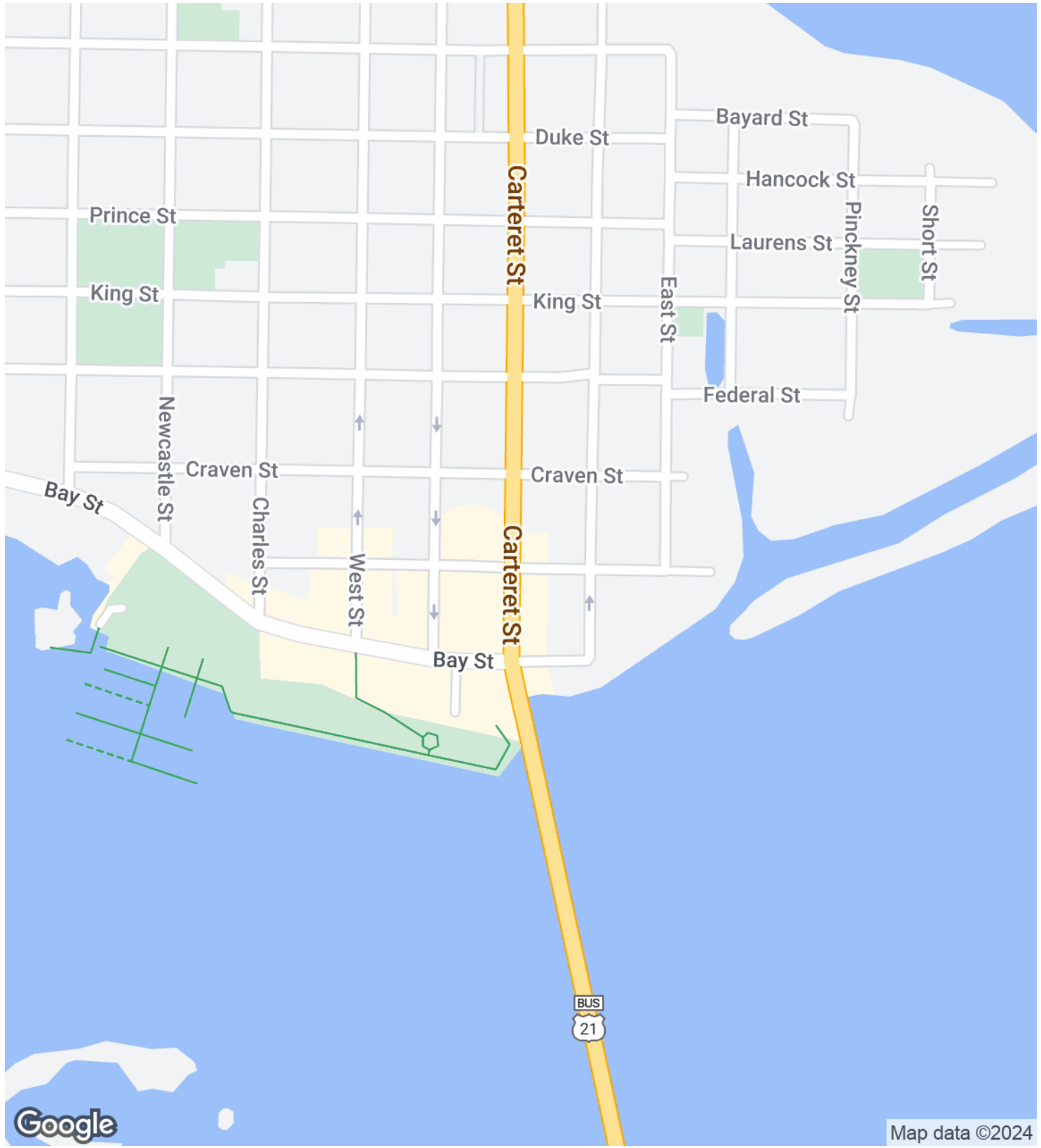
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ADDITIONAL PHOTOS

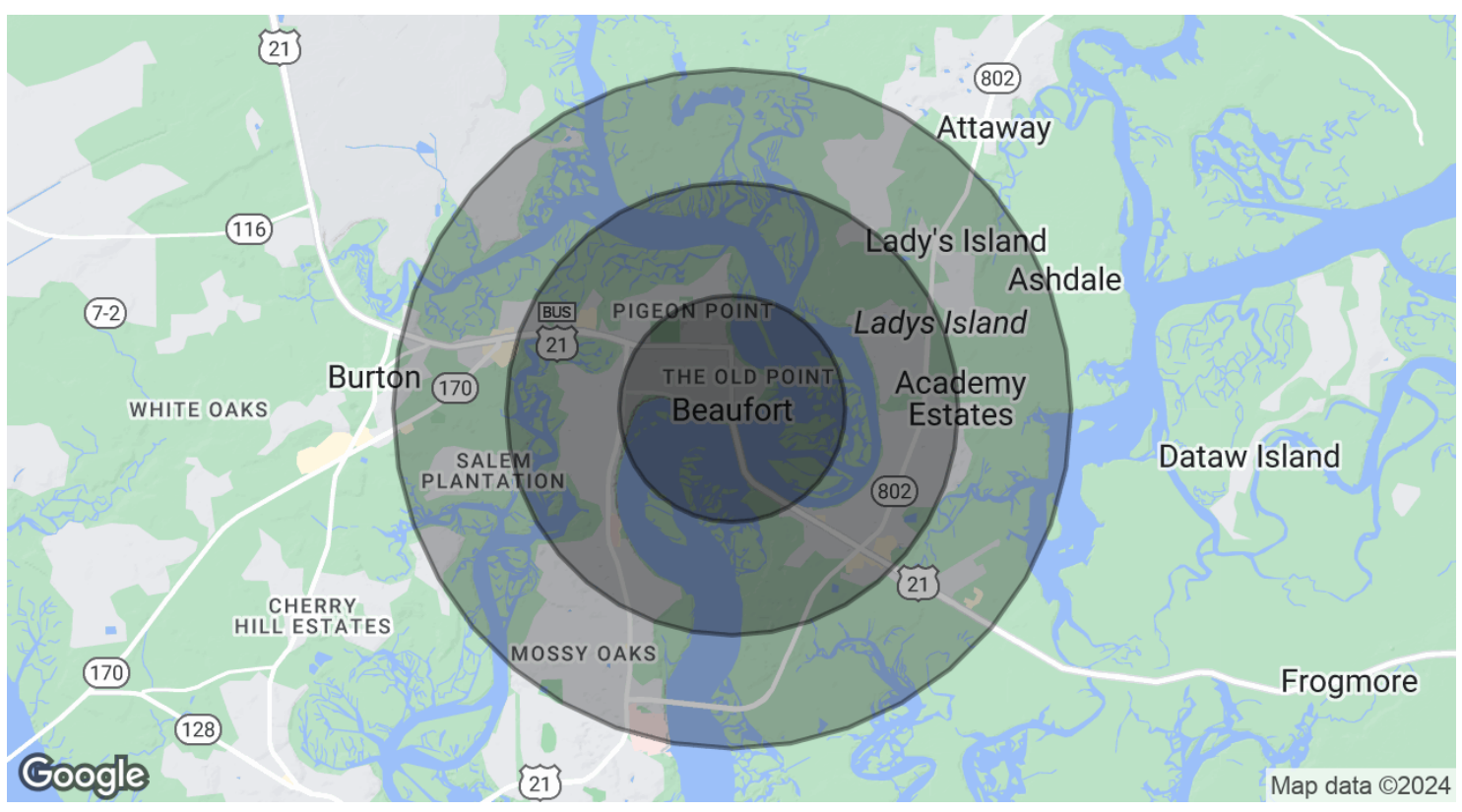
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,926	9,785	18,413
Average Age	48.6	41.7	40.9
Average Age (Male)	48.5	38.9	37.3
Average Age (Female)	50.0	46.4	45.3

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,669	4,426	7,969
# of Persons per HH	1.8	2.2	2.3
Average HH Income	\$60,555	\$70,499	\$75,902
Average House Value	\$347,452	\$288,202	\$280,252

2020 American Community Survey (ACS)