

THE HIVE HOTEL



OFFERING MEMORANDUM

505 N. 2nd Street, Wilmington, NC 20401



THE HIVE

Premier boutique hotel located in the heart of the vibrant tapestry of downtown Wilmington's top attractions. Featuring 15 exquisitely curated suites, this elite destination seamlessly blends historic elegance and modern sophistication, providing an extraordinarily indulgent guest experience. Renowned for its exclusivity and elegance, The Hive has become the preferred retreat for high-profile guests, including celebrated actors, music icons, and entertainment industry elites. The Hive beckons travelers with luxury, privacy, and unparalleled service. Located just steps away from the Wilmington Convention Center, Live Oak Pavilion, The Wilson Center, and an array of exceptional dining options, the location is unsurpassed. The Hive offers a unique lodging experience, a distinguished destination that redefines excellence in Wilmington's hospitality scene.

Property Overview

- Location: Downtown Wilmington, NC
- Property Type: Luxury Boutique Hotel
- Number of Units: 15
- Amenities:
 - Lobby with guest lounge and restroom
 - Equipped fitness center
 - Premium guest amenities and services
 - Outdoor guest common areas with seating
 - Laundry facilities
 - On-site parking lot lease

Property Details

- Year Built: Large Building 1948; Renovated in 2019;
Small Building New Construction, 6 Units 2019
- Lot Size: .118 acres
- Building Size: 10,401
- Zoning: CBD
- Current Occupancy/Beds: 44
- Potential Occupancy/Beds: 62



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Amenities and Features

- Guest Rooms:
 - Luxuriously appointed with premium bedding, modern décor, and advanced in-room technology.
 - Every suite boasts a fully equipped gourmet kitchen, complete with state-of-the-art appliances, sleek quartz countertops, and a handpicked collection of premium utensils and cookware.
 - En-suite bathrooms featuring upscale fixtures and spa-like amenities.
- Fitness Center:
 - State-of-the-art equipment catering to both casual and dedicated fitness enthusiasts.
- Lobby:
 - Elegant and inviting space with a lounge area and bathroom perfect for socializing or relaxation.
- Additional Features:
 - High-speed Wi-Fi throughout the property
 - Eco-friendly initiatives to align with sustainability trends
 - Security system
 - Keyless guest lock access control system

Market Overview

Downtown Wilmington is a thriving coastal hub with a blend of historic charm and modern appeal. Known for its vibrant arts scene, unique shops, waterfront attractions, and cinematic filming, the area draws a diverse range of visitors year-round. The consistent influx of tourists, combined with a robust local economy, positions this boutique hotel for long-term success.



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ASKING PRICE \$6,5000,000



1

Prime Location:

- Situated in the vibrant and bustling downtown area, surrounded by top dining, entertainment, and cultural attractions.
- Walking proximity to the Wilmington Riverwalk, the Wilson Center, Live Oak Pavilion, Thalian Hall, the Cotton Exchange, key tourist destinations.

2

High-Quality Design:

- Meticulously designed interiors blending luxury and comfort.
- High-end finishes, custom furnishings, and modern technology integrations.

3

Growing Market:

- Wilmington's reputation as a coastal destination continues to attract year-round visitors.
- Significant growth in tourism and business travel to the area.
- Significant growth in film industry, live performance industry, and sporting event travel to the area.

4

Operational Efficiency:

- Streamlined property management systems.
- Potential for value-added enhancements to maximize occupancy and revenue.

5

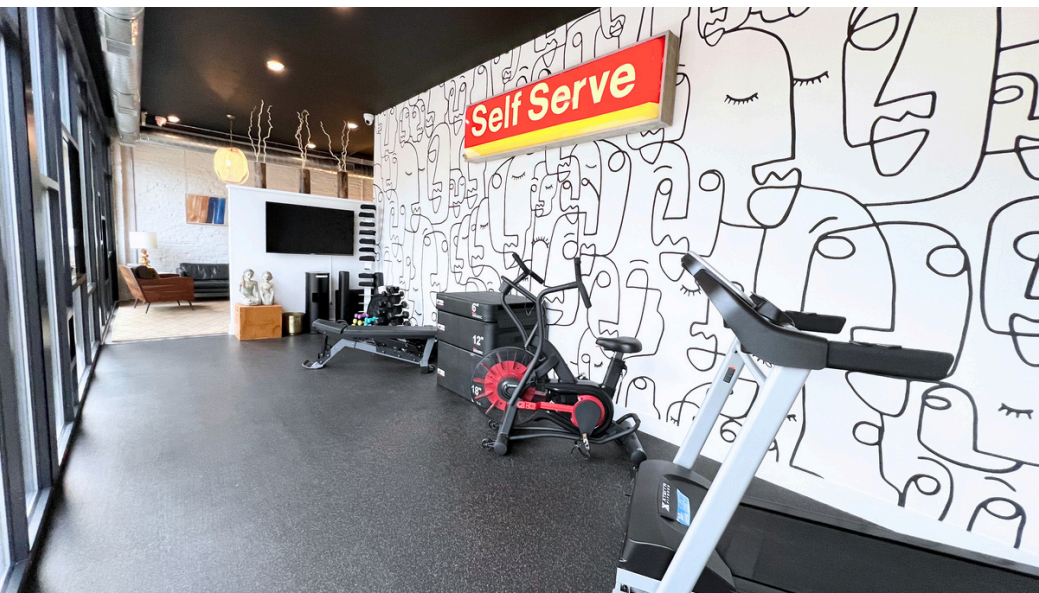
Strong Revenue Potential:

- Robust performance metrics with consistent demand from leisure, film industry, music industry and corporate travelers.
- Opportunities for revenue growth through additional services and experiences.

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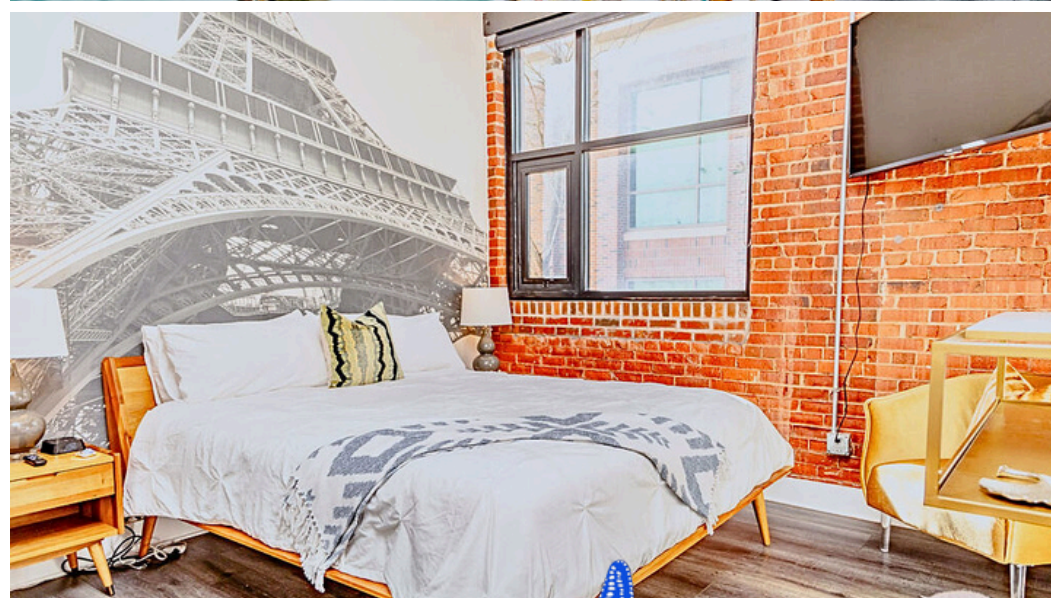
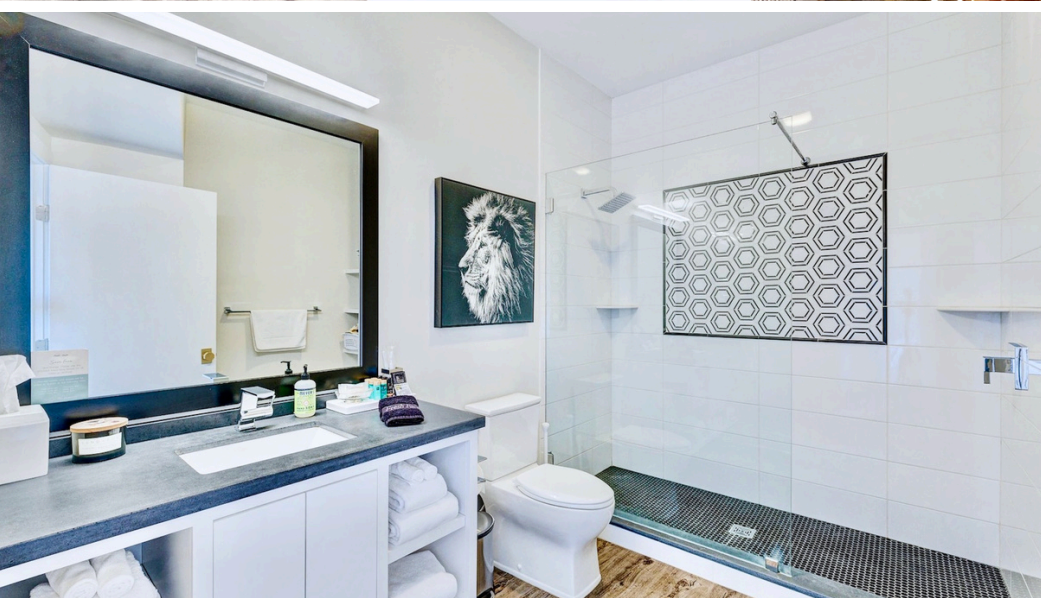




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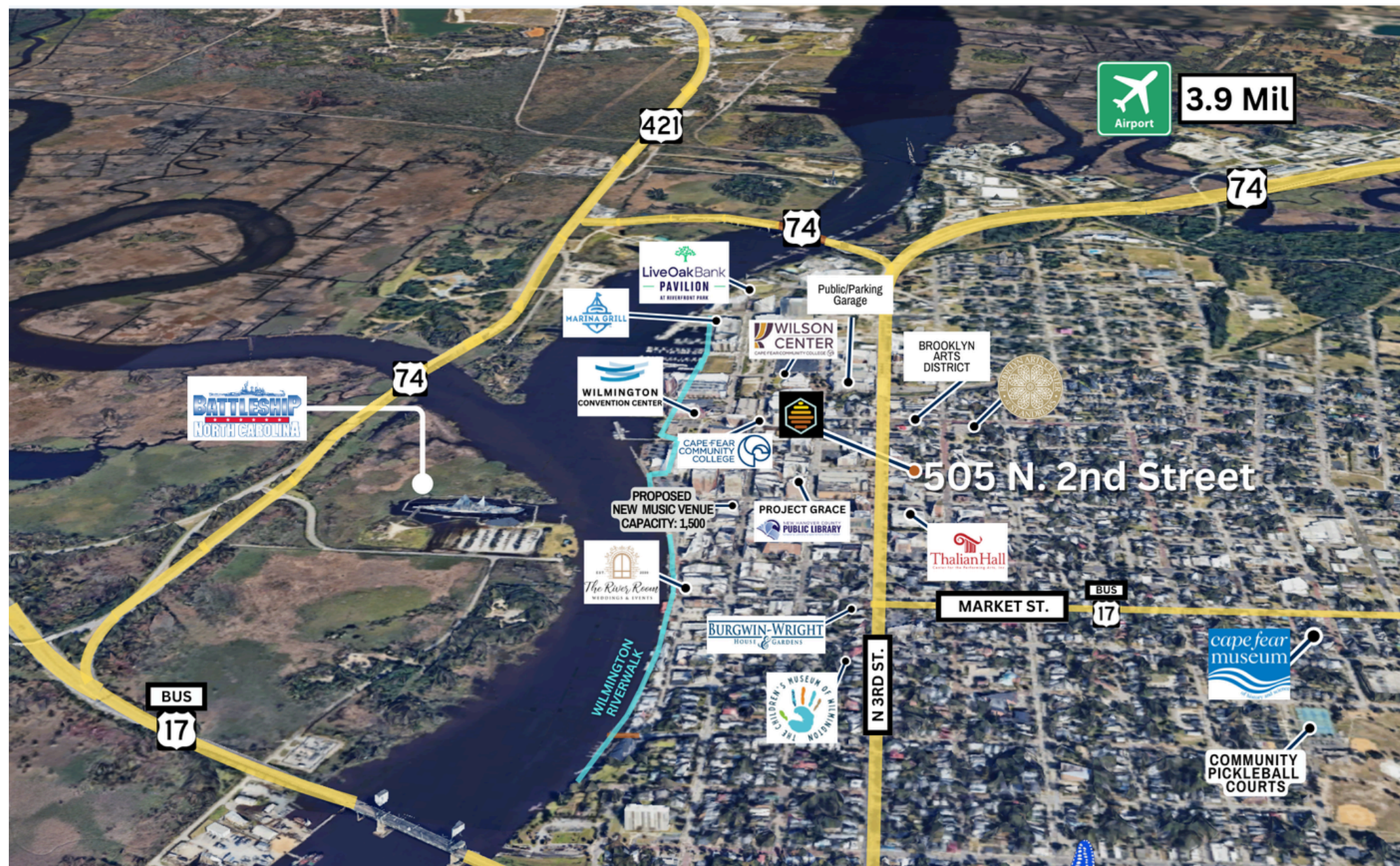
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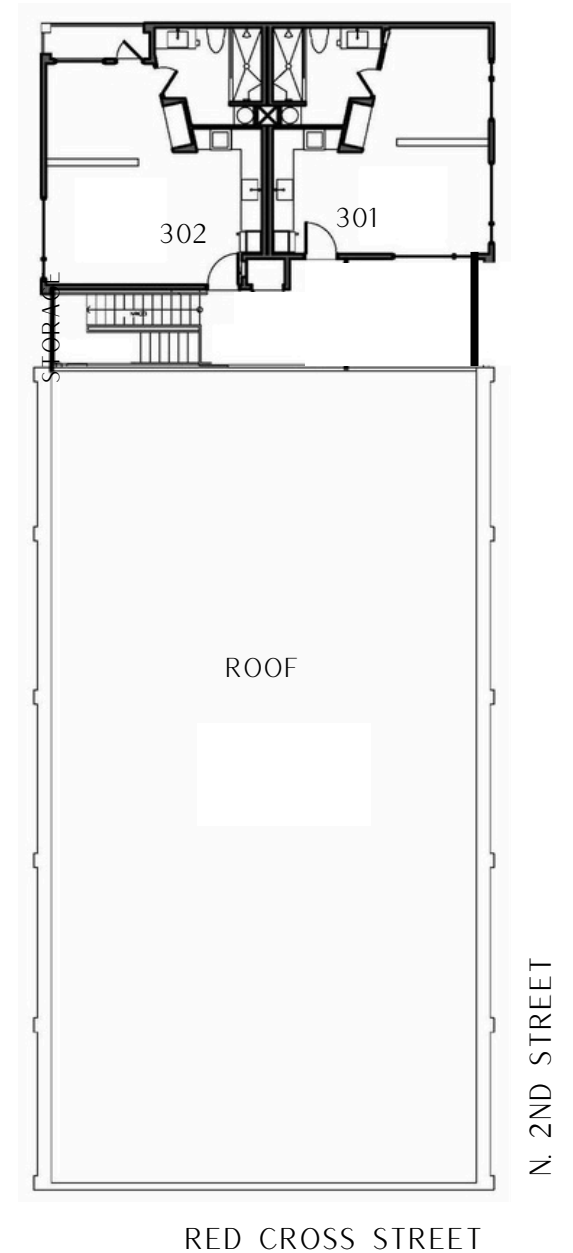
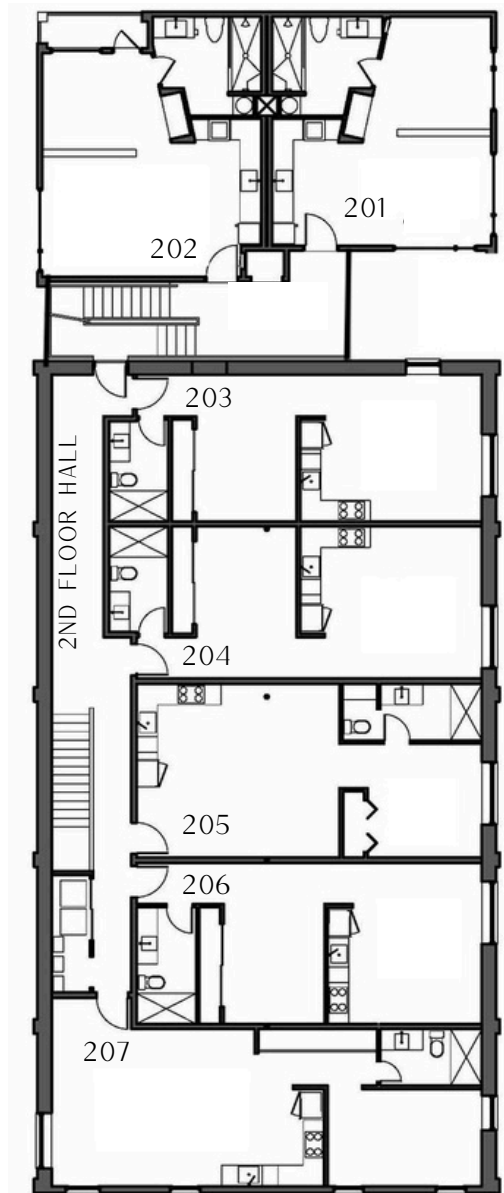
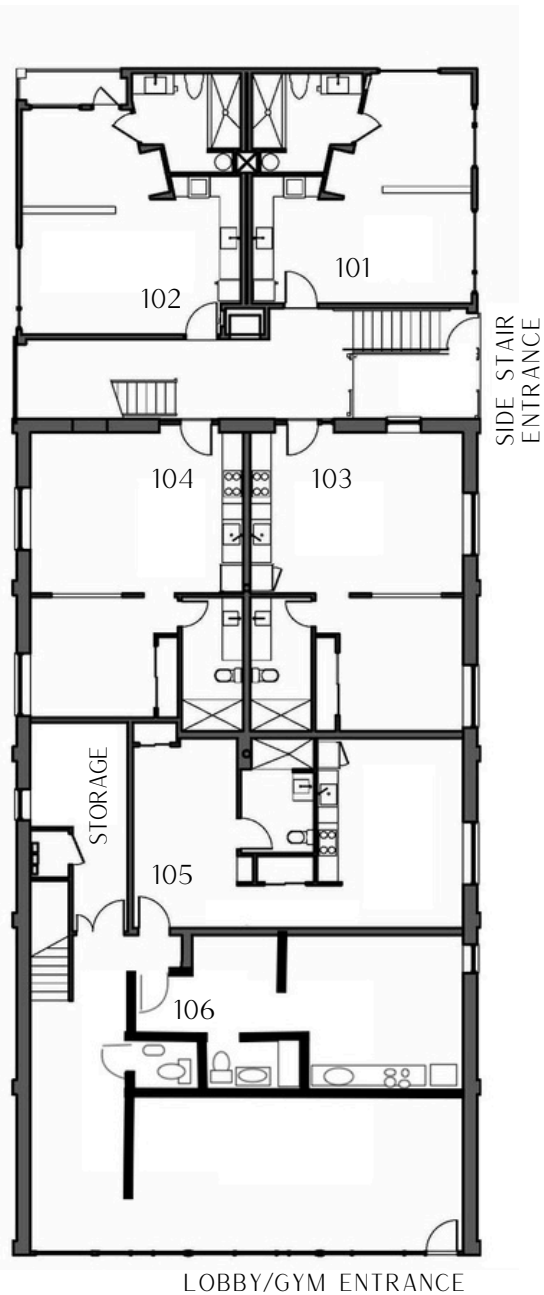


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FLOOR PLANS



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INCREASE YOUR EXPECTATIONS

and your Return on Investment

Kristin Kelly Freeman
Broker/Owner/BIC
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