



Upscale Investment Opportunity

Historic Downtown
Wilmington, NC

**CONFIDENTIAL INFORMATION
MEMORANDUM
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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 - www.luxe220.com

Positioned in the heart of historic downtown Wilmington, 216-220 N. Front Street is a rare turn-key opportunity blending architectural heritage with a high-performing revenue model. This mixed-use gem features a premier street-level retail space with a 10-year lease in place and four meticulously designed, fully furnished short-term rental suites known as Luxe 220. With professional management already 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 that honor the building's historic character while providing modern luxury.***
- ***Turn-key Hospitality: Currently operated by a professional property management firm; enjoy passive income from day one.***
- ***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 and high tenant retention.***

Investment Overview

The Property Investment 216-220 North Front Street -

Before its modern transformation, the building was known as a classic turn-of-the-century commercial structure within Wilmington's central business district, built in 1906. The building's architectural style features classic historic masonry, including 14-inch-thick brick exterior walls and high arching windows. During recent renovations, many original elements were preserved, such as the heart pine flooring and exposed brickwork. It is a three-story building with approximately 10,800 total square feet, including a mezzanine on the ground floor.

The Income Investment - Luxe 220 captures the essence of Wilmington's revival. Guests enjoy the convenience of a boutique hotel with the privacy of a luxury residence. Investors enjoy the security of a managed, multi-stream income property. The four suites are described in detail on the next page. Property Management's annual projection for 2026 is \$130,000.00 gross income. [Visit www.luxe220.com](http://www.luxe220.com)

Ground Floor NNN lease at 216 N. Front for 2026 is \$101,432.40.



Offered at
\$3,950,000

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. Four of the bedrooms feature king-size beds, while 2 offer queen-size beds. One of the suites is pet-friendly, making it perfect for families traveling with furry companions. Three of the suites include a queen sleeper sofa in the living room, while the fourth boasts a queen-size Murphy bed, providing plenty of sleeping space. 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.



A sampling of suite interiors.

Tours of the property are available for qualified prospective buyers.

The Lease - Wicked Bull Trading Post



Offering a one-of-a-kind collection of handcrafted and culturally significant goods. As native Montanans, opening a store in Downtown Wilmington, North Carolina, is a meaningful new chapter for the Saltzman family. While their roots remain in the rugged beauty of the Bull Mountains, they're thrilled to share the spirit of Wicked Bull Trading Post with the vibrant and creative community in Wilmington.

<https://wickedbullnc.square.site>

EXHIBIT B - Lease Rate Terms

3261 Square Feet					
4% Increase on Base Rent Annually					
Taxes and Insurance and CAM will be reconciled annually.					
	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	



Contact Joan Loch
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Thank you for your interest in this business/realestate opportunity.

CONSULTATIONS

BUSINESS VALUATIONS

BUYER REPRESENTATION

SELLER REPRESENTATION

CLOSING ASSISTANCE



Businesses recently sold by RBB: Underfront Bar & Lounge,,
Bella Cucina Restaurant, and Pet Bazaar Daycare and Boarding

RBB can provide SBA lender funding referrals