



BOUTIQUE RESORT

IN THE HEART OF ST. SIMONS ISLAND



OFFERING MEMORANDUM



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS

TCN
WORLDWIDE
REAL ESTATE SERVICES



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Opportunity to own an irreplaceable boutique luxury hotel in the heart of St. Simons Island, one of the Southeast's most sought-after coastal destinations.

01

THE OPPORTUNITY

The Ocean Lodge Resort combines premium coastal real estate with a luxurious hospitality property and an inviting ocean-view restaurant, creating a generational acquisition opportunity for investors seeking a beautiful asset with value-add cash flow opportunities and appreciation potential.

The resort features 15 luxury guest suites designed in an elegant Spanish-Mediterranean architectural style, offering residential-style accommodations with full kitchens, spacious living areas, private balconies, and upscale finishes. The boutique scale allows the property to deliver an elevated guest experience that consistently differentiates it from traditional hotel offerings while appealing to leisure travelers, destination weddings, corporate retreats, and extended-stay guests.

The property's distinctive character, established reputation, and exceptional architecture position it to benefit from continued growth in high-end coastal tourism while offering investors the security of a truly one-of-a-kind hospitality asset.

The high barriers to entry, coupled with the opportunity to acquire the property at less than 50% of replacement cost, provide investors with significant value.

The property is currently being operated by a lender to maintain continuity of operations and preserve the asset. As such, current operating financials are not representative of the property's potential performance under a professional or hands-on operator.

www.OceanLodgeResort.com



OWNER

**LENDER
OWNED**



LOCATION

**ST. SIMONS
ISLAND**



PRICING GUIDANCE

\$9M



REPLACEMENT COSTS

\$18.7M





02

OVERVIEW

ADDRESS	935 BEACHVIEW DR, ST. SIMONS ISLAND, GA 31522
BUILDING SF	±20,000
SUITES	15
YEAR BUILT	2008
PRICING	\$9,000,000
PRICE PSF	\$450
FLOORS	5
ZONING	RR
ELEVATOR	2500 LB HYDRO
HOTEL SITE	±.476 ACRE
CONTIGUOUS SITE	±.135 ACRE
FRONTAGE	175' ON BEACHVIEW DR; 50' ON OCEAN BLVD; 117' ON THIRD ST
FINANCIALS	LENDER OPERATED. NOT INDICATIVE OF HANDS-ON OPERATOR PERFORMANCE.

03

HIGHLIGHTS

- **Rare Boutique Luxury:** One of the few luxury boutique hospitality assets on St. Simons Island.
- **15 Luxurious Suites:** Spacious residential-style accommodations with full kitchens, private balconies, and some with two bathrooms.
- **Signature Rooftop Restaurant & Lounge:** Unique destination dining venue for food & beverage revenue.
- **Premier Coastal Location:** Just 75 steps from the Atlantic Ocean and within walking distance of Pier Village.
- **High Barriers to Entry:** Limited developable land, restrictive zoning, and scarce boutique hotel inventory.
- **Replacement Costs:** While the property may be acquired for \$9 million, replacement costs are estimated at \$18.7 million, providing investors significant value.
- **Multiple Revenue Options:** Hotel accommodations, rooftop restaurant, weddings, private events, group business, timeshare, and/or condo conversion.
- **Penthouse Owner's Suite:** Top-floor penthouse offering potential owner-occupant use.
- **Value-Add Opportunity:** Potential to increase revenue through professional operational enhancements, marketing initiatives, event programming, and strategic capital improvements.
- **Bank-Owned Offering:** Rare opportunity to acquire an institutional-quality hospitality asset on St. Simon Island.
- **Renowned Culinary Leadership:** The Rooftop Restaurant & Lounge is helmed by acclaimed Executive Chef Matt Schleis. [Watch interview here](#)



ROOFTOP BEACH PUB



THE ROOFTOP GROUNDED RESTAURANT



OCEAN VIEW SUITES



PRIVATE BALCONIES



IN-SUITE KITCHENS



WEDDINGS & PRIVATE EVENTS





04

SURVEY

SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND MAY CONTAIN ERRORS. PROSPECTIVE BUYERS SHOULD INDEPENDENTLY VERIFY ALL INFORMATION.

05

REPLACEMENT COST

Ocean Lodge Resort provides the opportunity to buy at substantially less than replacement costs. While the property might be acquired at \$9 million, replacement costs are estimated at \$18.7 million.

REPLACEMENT COST

\$18,728,500



LAND

Premium beachfront location
on St. Simons Island

\$4,250,000

22.7%

- Lot 1: Hotel 0.476 AC \$3,060,000
- Lot 2: Contiguous Site ±0.135 AC \$1,190,000



HARD COSTS

Building structure, exterior,
interiors, systems

\$11,590,000

61.9%

- Base shell & core (Mediterranean masonry, 5-story)
- Wind/flood, Georgia
- 15 suites
- Rooftop restaurant



SOFT COSTS

Architectural & engineering,
permits & fees

\$1,738,500

9.3%

- Architectural and engineering permitting, impact fees



FF&E

Furniture, fixtures &
equipment

\$1,150,000

6.1%

- Restaurant, kitchen & suites furniture package

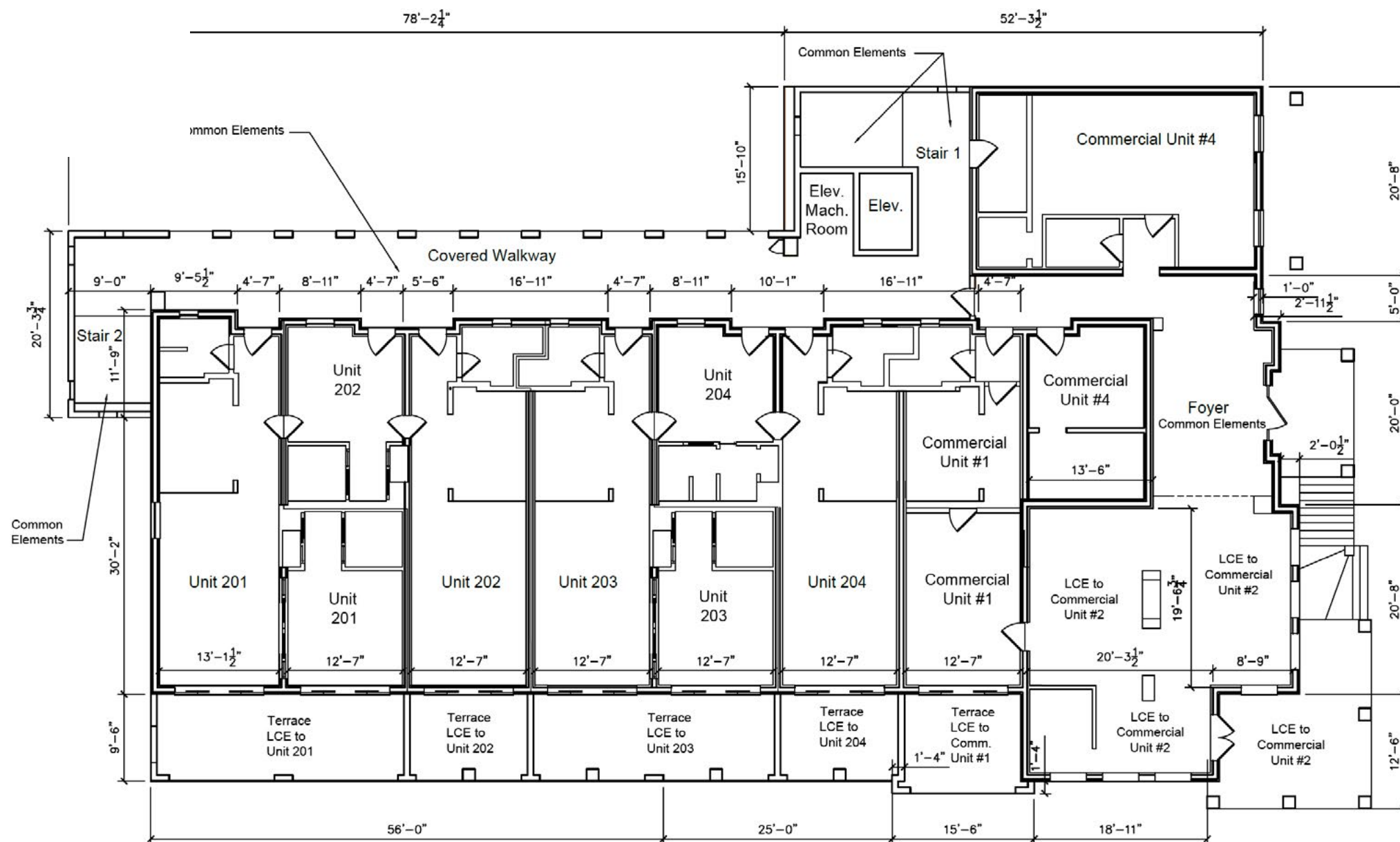
FIRST LEVEL COVERED PARKING



06

FLOOR PLANS

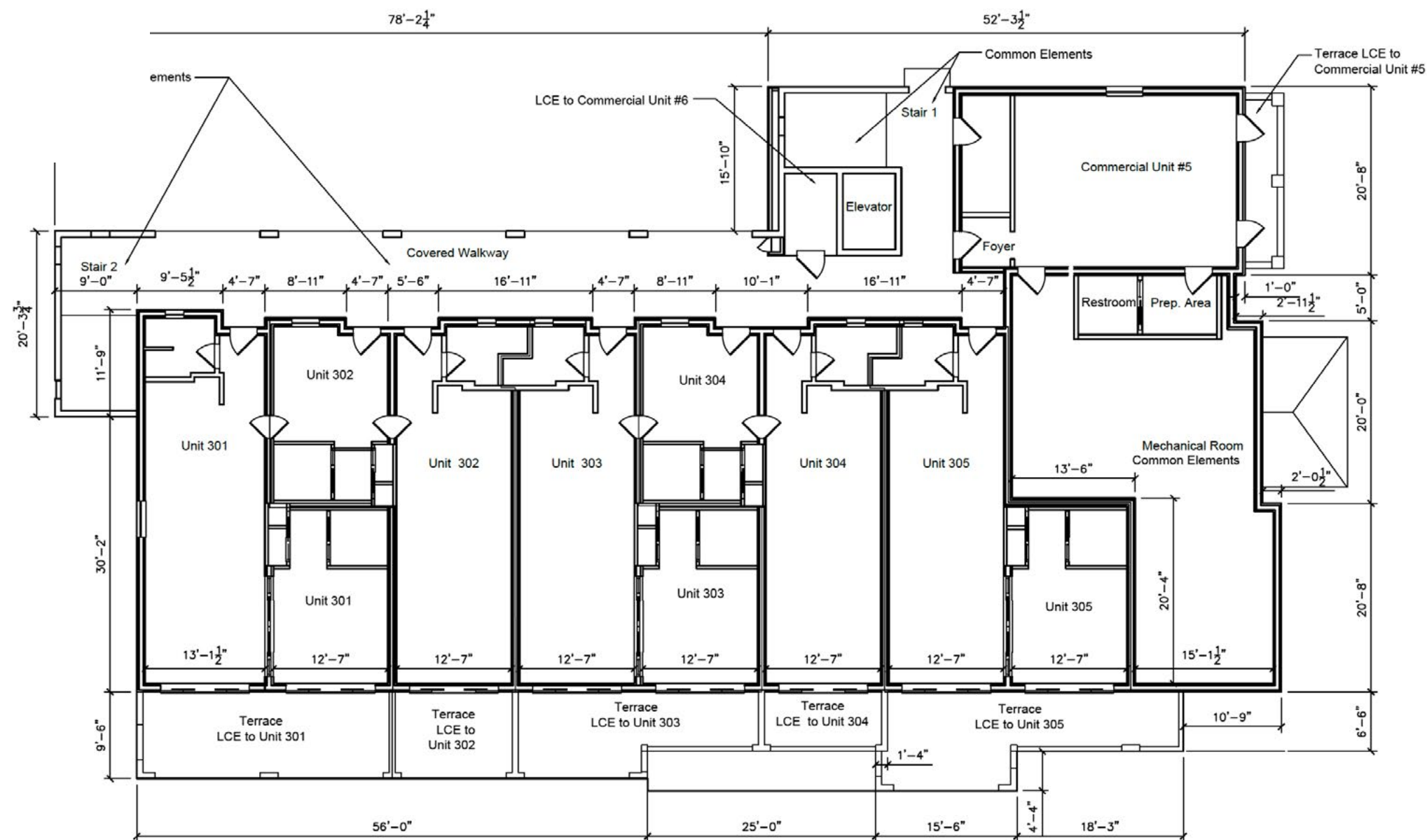
SECOND LEVEL



06

FLOOR PLANS

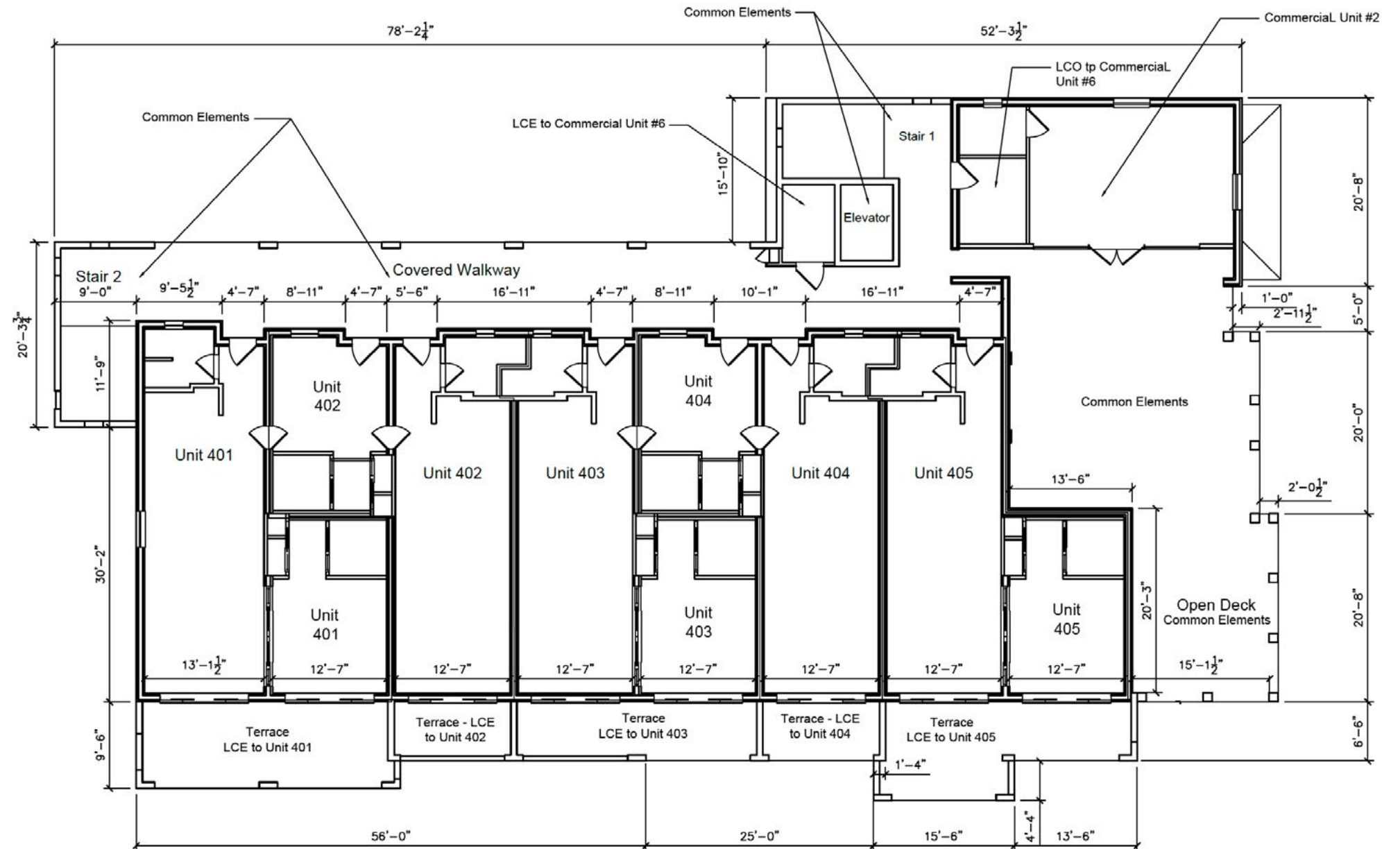
THIRD LEVEL



06

FLOOR PLANS

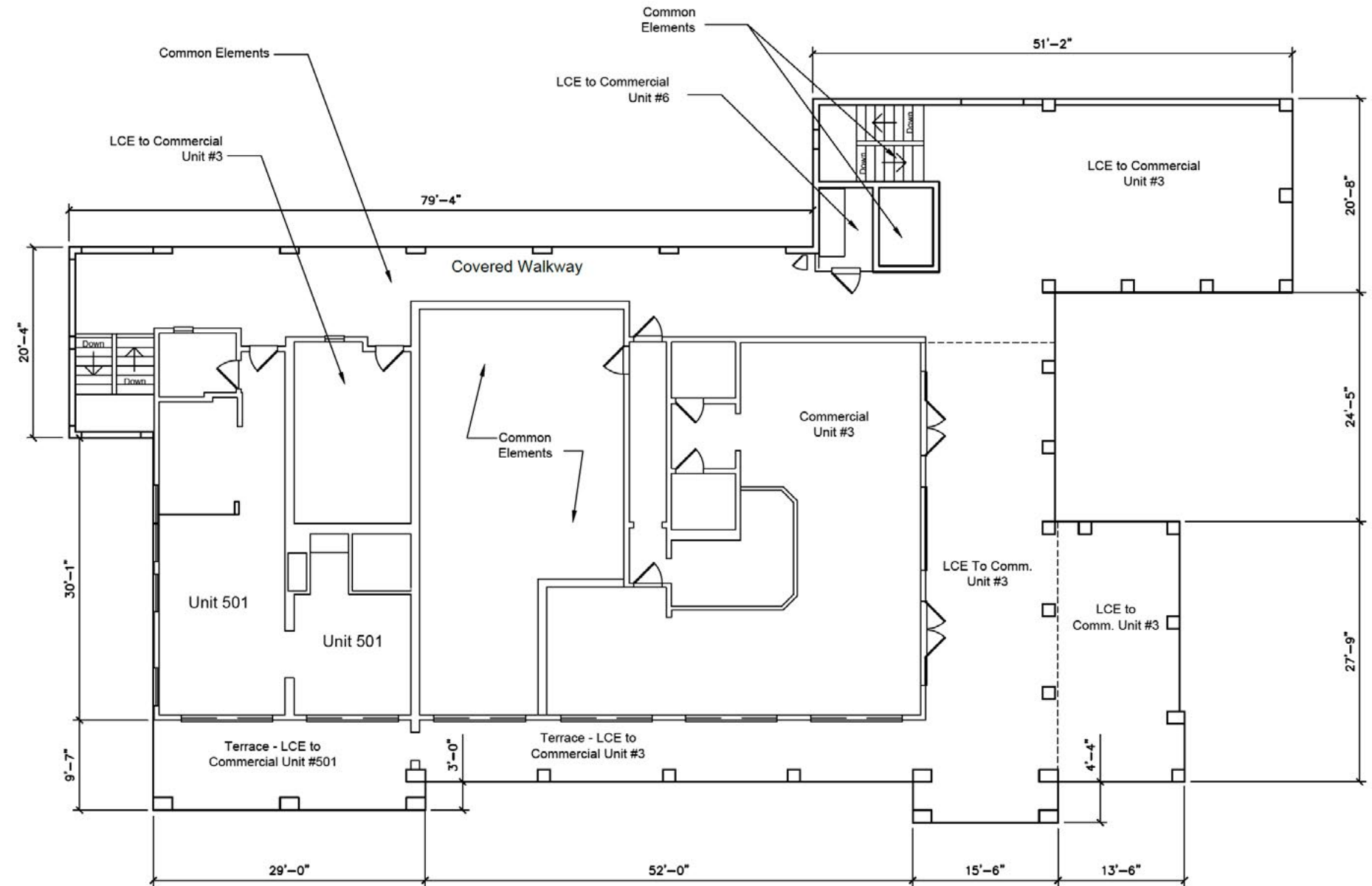
FOURTH LEVEL



06

FLOOR PLANS

FIFTH LEVEL PENTHOUSE





07

THE LOCATION

PREMIER COASTAL LOCATION WITH EXCEPTIONAL BARRIERS TO ENTRY

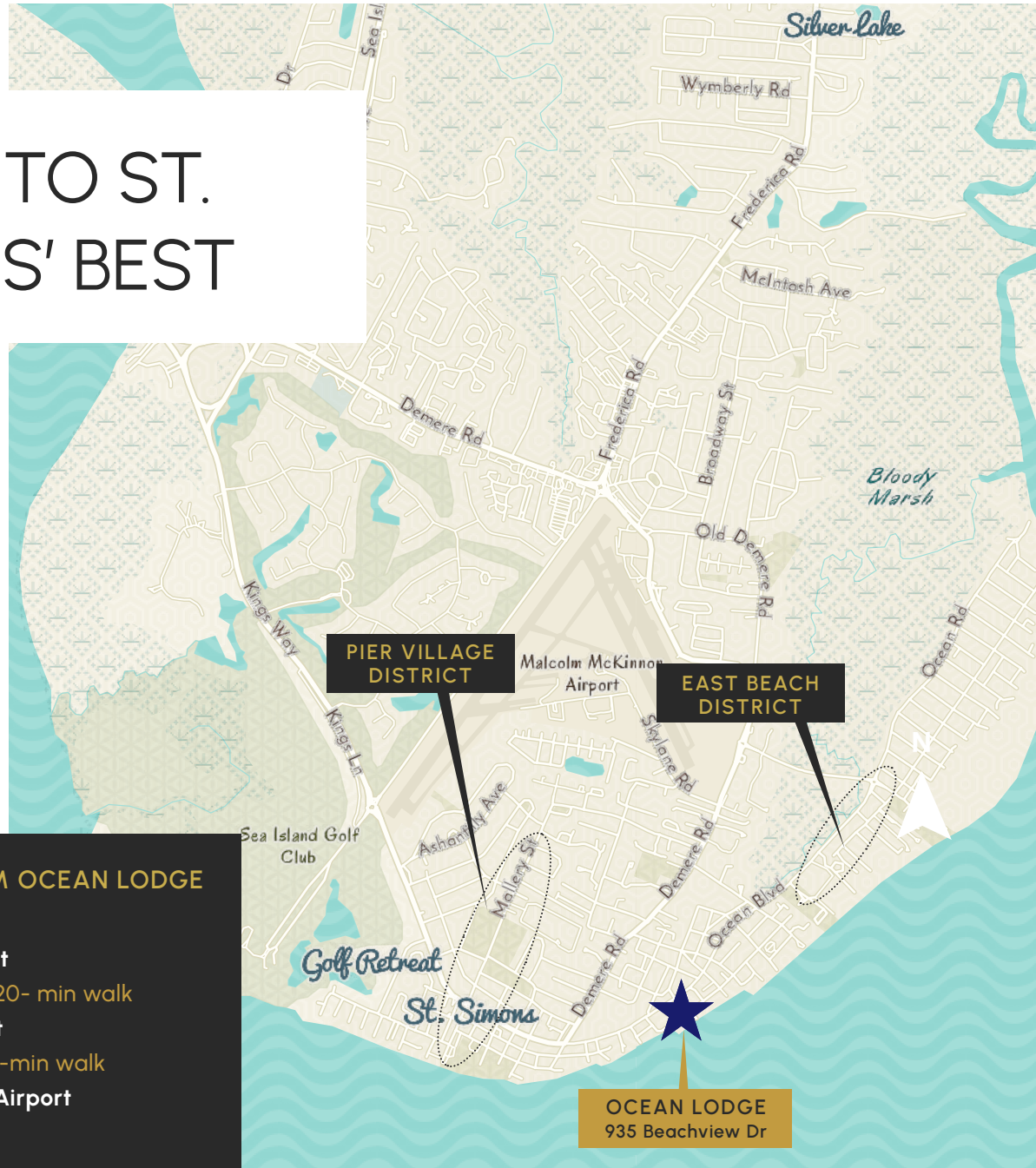
Ocean Lodge Resort occupies a premier location at 935 Beachview Drive, just 75 steps from the Atlantic Ocean and within walking distance of the St. Simons Island Village, beaches, shopping, dining, entertainment, and historic attractions. St. Simons Island, the largest of Georgia's renowned Golden Isles, has long been recognized as one of the Southeast's premier coastal destinations, supported by year-round tourism, affluent visitors, championship golf, boating, fishing, and a vibrant hospitality market.

Boutique hotel development on the island is exceptionally difficult due to limited available land, established residential neighborhoods, zoning constraints, and significant barriers to entry. These market fundamentals support continued occupancy and room rate growth. Ocean Lodge Resort represents a unique opportunity to acquire a landmark boutique resort in a market where comparable assets rarely become available, providing investors with both immediate operating income and the potential for long-term value appreciation in one of the Southeast's most desirable coastal destinations.

 PUBLIC BEACH
ACCESS PATH

07

STEPS TO ST. SIMONS' BEST



DISTANCE FROM OCEAN LODGE

- Pier Village District
4-min Drive | 18-20- min walk
- East Beach District
2-min Drive | 6-8-min walk
- St. Simons Island Airport
6-min Drive

PIER VILLAGE DISTRICT

RESTAURANTS & BARS

Iguanas Seafood Restaurant
The Half Shell SSI
Barbara Jean's
Georgia Sea Grill
Del Sur Artisan Eats
Dorothy'Cocktail & Oyster Bar
Brogen's South Pub
Mullet Bay Restaurant
Porch

COFFEE & BAKERY

Palm Coast Coffee
Palmer's Village Cafe
Three Little Birds - Fly In, Fly Out
St. Simons Crepes
Simple Man Bread Co.
BOBA BOOEY
Sunset Slush
St. Simons Sweets

SHOPPING & BOUTIQUES

Hope's Boutique
Moe's Suite
Moondance Vintage Clothing
Go Fish Clothing & Jewelry Co.
Island Pearl
Saltwater Boys Co.
Banana Cabana
Shade Shack
Island Dog

SPECIALTY RETAIL

Savannah Bee Company
Saint Simons Tea Company
Golden Isles Bracelet Company
Nature Gifts
Treasures By The Sea
Waterfront Gifts
Tonya's Treasures
Rahab's Rope
Simons Gallery & Gifts
Lighthouse Museum Store

OUTDOOR & RECREATION

Ocean Motion Surf Co.
Southeast Adventure Outfitters
Zoom Bike Rental
St. Simons Bait & Tackle

ATTRACTION

St. Simons Island Pier
St. Simons Lighthouse Museum
Neptune Park
Neptune Park Fun Zone
Village Green
Fishing Pier
Public Waterfront Promenade
Pier Village Market

EAST BEACH DISTRICT

RESTAURANTS & DINING

Barrier Island Brewing
ECHO
Fiddlers
Crabdaddy's Seafood Grill
The Crab Trap
Beachcomber BBQ & grill
Boulevard Cafe
King's Tavern

RECREATION & BEACHES

East Beach
St. Simons Public Beach
Gould's Inlet
Massengale Park
Coast Guard Beach Access
East Beach Bike Trail

MUSEUM & OUTDOOR ACTIVITIES

World War II Home Front Museum
St. Simons Coast Guard Station
Bird Watching
Oceanfront Walking Path



SAINT SIMONS SOUND

As the largest of Georgia's famed Golden Isles, St. Simons Island has become one of the nation's most sought-after coastal destinations, celebrated for its natural beauty, historic character, championship golf, and exceptional quality of life.





National recognition, affluent demographics, and more than \$1.6 billion in area annual visitor spending continue to position St. Simons Island as one of the Southeast's premier coastal investment markets.



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