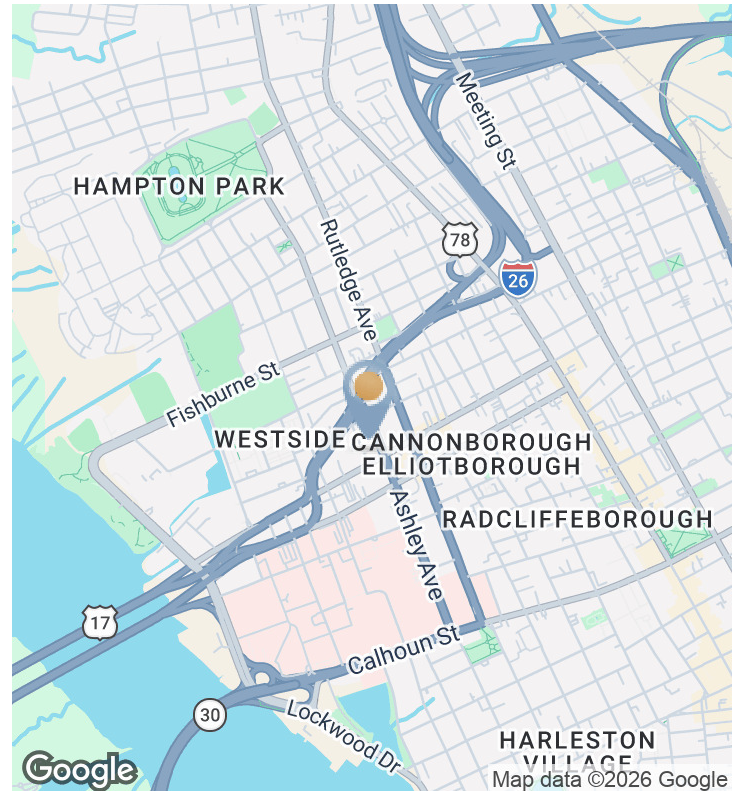


# SHORT TERM RENTAL COMPLEX

140 SPRING STREET, CHARLESTON, SC 29403



## OFFERING SUMMARY

Sale Price:	\$3,100,000
Building Size:	3,028 SF
Number of Units:	3
Number of Bedrooms:	7
Proforma Revenue As-is:	\$267,500

An exceptional opportunity to acquire a fully renovated, fully licensed commercial short-term rental complex in the heart of downtown Charleston. 140 Spring Street is a boutique, three-unit offering designed to command premium nightly rates while delivering a rare combination of privacy, parking, and outdoor living—features that consistently outperform in Charleston's high-barrier STR market.

The property features two spacious 3-bedroom / 2-bath residences and one well-appointed 1-bedroom unit, creating multiple income streams ideal for group travel, extended stays, and high-yield weekend demand. Renovations were thoughtfully executed to preserve historic charm while delivering modern finishes that today's guests expect.

A true differentiator is the private, walled courtyard exclusive to one of the 3-bedroom units. Complete with a gazebo, brick fireplace, and dedicated sitting area, this outdoor sanctuary significantly enhances guest experience and booking appeal. The courtyard also offers potential for a plunge pool—an extraordinary rarity in downtown Charleston and a proven lever for materially increasing ADRs and annual revenue.

\$300,000.00+ annual Revenue potential with some minor improvements and the addition of a plunge pool in courtyard.

## PROPERTY HIGHLIGHTS