

BROWN HARRIS STEVENS

Established 1873

PRIME HOTEL

FOR SALE

SURE STAY PLUS

HOTEL BY BEST WESTERN



For further info contact:

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585 STEWART AVENUE-SUITE 790, GARDEN CITY, NEW YORK 11530

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SURE STAY PLUS HOTEL BY BEST WESTERN

**1675 U.S. HIGHWAY 1S
SOUTHERN PINES, NORTH CAROLINA 28387**

THE LOCATION

The property is located directly off U.S. Route 1 in Southern Pines, North Carolina in close proximity to over thirty Championship Golf Courses, including the World Famous Pinehurst Number 2, which will be hosting the U.S. Open Championship in 2024 for the fourth time. It is also close to downtown historic Southern Pines, Pinehurst, Fort Bragg and Fayetteville.

THE PROPERTY

The Property was built in 1989 and is situated on 3.5 acres. It is a 2 story exterior corridor hotel with 120 rooms.

TOURS OF THE PROPERTY

*Inspection of the property will be arranged by appointment only.
Kindly do not attempt to inspect independently.*

DO NOT CONTACT HOTEL PERSONNEL DIRECTLY

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ROOMS

120 Guest Rooms

100 Doubles
20 Kings

7 Rooms are ADA Compliant

**All Non-Smoking Rooms*



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ROOM FEATURES

- ❑ Flat Screen TV w/Cable
- ❑ High Speed Internet
- ❑ Wireless Data Connections
- ❑ Work Desk with Lamp
- ❑ Iron / Ironing Board
- ❑ Hair Dryer
- ❑ Coffee/Tea Maker
- ❑ Refrigerator / Microwave
- ❑ Phone (Free Local Calls)



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AMENITIES

- ❑ Large Outdoor Pool w/Seating Area
- ❑ Meeting Room for 40 People
- ❑ Health & Fitness Center
- ❑ Business Center
- ❑ Housekeeping & Laundry Facilities
- ❑ 3 Vending Areas
- ❑ Safety Deposit Box (in lobby)
- ❑ ATM & Cash Machine
- ❑ Complimentary Hot Breakfast
- ❑ All Non-Smoking Rooms
- ❑ RV/Bus/Truck Parking
- ❑ Free Parking
- ❑ Pet Friendly



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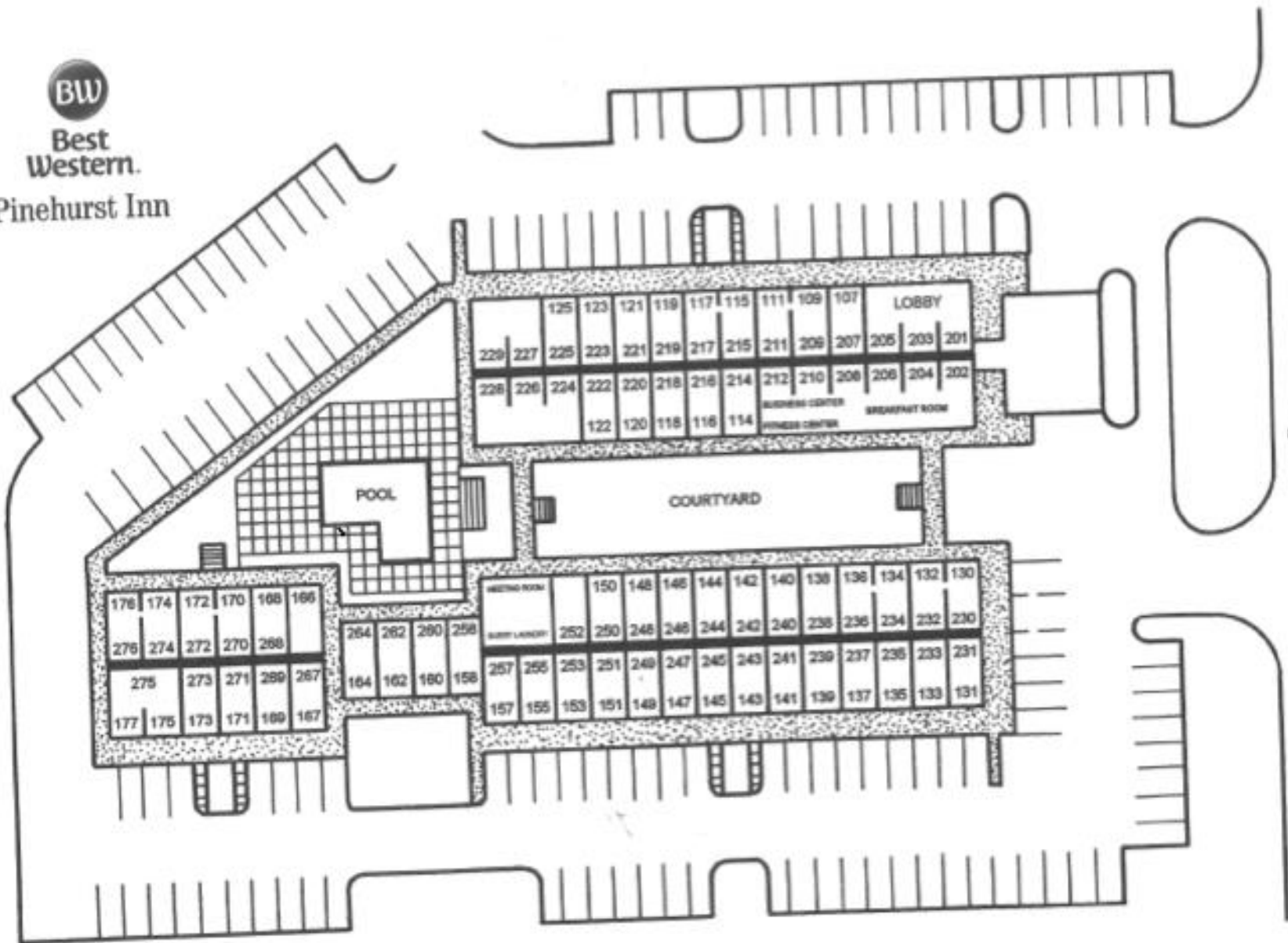
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BUILDING DESCRIPTION

- ❑ **BUILDING SIZE:** 46,382 square feet
- ❑ **Newly Renovated:** 2019
- ❑ **Construction:** Concrete Block Frame
- ❑ **Parking Spaces:** 154
- ❑ **# of Sets of Public Restrooms:** 1 set in lobby (male & female)
- ❑ **# of Vending Areas:** 3
- ❑ **Exterior Corridor:** Yes
- ❑ **HVAC System:** 2 + 1.5 Ton Rooftop Units (lobby/back-office)
- ❑ **Fire Safety System:** Simplex Grinnell Fire Safety System
- ❑ **Sprinklers:** Yes
- ❑ **Utilities:** Electric: Duke Energy Gas: Piedmont Natural Gas
Water/Sewer: Town of Southern Pines

BW
Best
Western.
Pinehurst Inn



176	174	172	170	168	166
276	274	272	270	268	
275	273	271	269	267	
177	175	173	171	169	167

264	262	260	258
164	162	160	158

MEETING ROOM	150	148	146	144	142	140	138	136	134	132	130			
LOUNGE	252	250	248	246	244	242	240	238	236	234	232	230		
	257	255	253	251	249	247	245	243	241	239	237	235	233	231
	157	155	153	151	149	147	145	143	141	139	137	135	133	131

	125	123	121	119	117	115	111	109	107	LOBBY			
229	227	225	223	221	219	217	215	211	209	207	205	203	201
228	226	224	222	220	218	216	214	212	210	208	206	204	202
	122	120	118	116	114								

↑ TO ABERDEEN (SOUTH)



TO SOUTHERN PINES (NORTH) ↓

RENOVATIONS

Ownership has performed numerous renovations the past 24 months and is in the process of completely finishing the room PIP (\$1,000,000± cost).

COMPLETED WORK

- **Landscaping:** Upgraded Lighting
- **Pool Area:** New Signage and Furniture- Upgraded LED lighting (reduced electric cost)
- **Lobby/Back-Office:** New Up-To-Code Window Blinds
- **Fitness Center:** New Signage, Flooring, Lighting, Electric Equipment, Towel Shelf and Hamper, Hooks, and Trash Receptacle
- **Laundry:** New Lighting, New Flooring, New Machines
- **Guest Rooms:** Bathroom and Vanity Lighting + ALL new KABBA (RFID) locks on each room (123)
- **Ice/Vending:** New Vending Machines + New Lighting

- **Parking Lot/Site Work/Sidewalk**
- **New Porte-Cochere (Outside Lobby Canopy Entrance)**
- **New Lighting All Other Areas Throughout the Hotel - Upgraded LED lighting (reduced electric cost)**

- **Vestibule** - **New Flooring and Artwork**
- **Lobby** - **New Flooring, Furniture, Lighting, Window Treatments and Artwork**
- **Front Desk** - **New Flooring and Artwork**
- **Business Center** - **New Flooring, Wall Finishes, Technology, Equipment and Artwork**
- **Breakfast Area** - **New Flooring, Wall Finishes, Window Treatments, Trash Receptacles, and Artwork**
- **Public Restrooms** - **New Flooring, Wall/Tile Finishes, Vanity, Lighting and Accessories**
- **Public Corridors** - **New Finishes**
- **Laundry** - **New Floor, Trash Receptacles and Artwork**

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DEMAND GENERATORS

Fort Bragg is also known as "the center of the military universe". It has a total population of about 260,000. 53,700 active troops and 14,000 civilians work at the post, making it the largest military installation in the world, by population. In addition, there are active duty family members and nearly 100,000 Army retirees and their families. Fort Bragg is home of the Army's XVIII Airborne Corps and is the headquarters of the U.S. Army Special Operations Command.



Pope Field is operated by Fort Bragg, though it was formerly used by the U.S. Air Force. It is one of the busiest bases in the Air Mobility Command and home to Air Force units from five separate MAJCOMs and play a major role in supporting rapid deployment of the 18th Airborne Corps, 82nd Airborne Division, and Special Operations Forces.



North Carolina Zoological Park (45 miles) is located in Asheboro, west of Raleigh. It is over 2,000 acres and is the largest walk-through zoo in the world. The NC Zoo has over 1,600 animals from more than 250 species. Its exhibits specialize in African and North American animals and habitats. Additionally, the Aviary contains dozens of tropical birds as well as tropical plants and frogs. More than 700,000 people visit the zoo annually.



"The Rock" Rockingham Dragway is the Carolina's premier drag racing facility. Built in 1969, the raceway was given new life in 1992 with refurbishments like re-paving, and new ticket office, grandstands, lighting, timing and scoring equipment, and the purchase of additional land. Major events include the GM Performance Super Chevy Show and ADRL Dragstock, National Bikers Roundup, IHRA Pro-Am Series, the IHRA Bracket Finals, and All-Harley Drag Racing Association motorcycle races. There are events all season long and it also is a venue for concerts, contests, and corporate events.



Equestrian Events: The Pinehurst Harness Track is a 111 acre equestrian facilities with three training tracks and 300 horse stalls. The Harness Track hosts regular training events such as the Spring Matinee Races and the upcoming Summertime Blues Dressage Show, Rise-N-Shine Dressage Show, Early Morning Blues Dressage Show, and Moore County Kennel Club Dog Show. **The Carolina Horse Park** is a 250-acre nationally recognized equine competition venue. It is home to two international competitions; the Carolina International CIC and the Southern Pines Combined Driving Event. Other events include the Adequan War Horse Event Series, "A" and "C" rated hunter/ jumper shows, Derby Cross competitions, and more; plus training and schooling.



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AREA INFORMATION

Top 10 Employers in Moore County, NC

EMPLOYER NAME	INDUSTRY DESCRIPTION	EMPLOYMENT LEVEL
FirstHealth of the Carolinas, Inc.	Hospital & Affiliated Entities	3,000+
Moore County Schools	Public Education	1,720
Pinehurst LLC	Hotel & Resort	1,000+
County of Moore	Governmental	500-999
Sandhills Community College	Education – Community College	500-999
St. Joseph of the Pines	Senior Living & Health Services	500-999
Pinehurst Medical Clinic, Inc.	Health Services – Medical Center	250-499
Wal-Mart Stores, Inc.	Mass Retail	250-499
Harris Teeter	Trade – Grocery Store	250-499
Food Lion	Trade – Grocery Store	250-499

Top 5 Manufacturers in Moore County, NC

Company	Industry Description	Employment Level
Ingersoll Rand	Pneumatic Hand Tools	250-499
Kolcraft Enterprises, Inc.	Infant Crib Mattresses	100-249
ATEX Technologies, Inc.	Medical Textiles	100-249
Pactiv LLC	Food Services products	50-99
Southeastern Tool & Die, Inc.	Metal Fabrication	50-99

For Quarter Ending September 30, 2016

Source: [NCDOC Labor & Economic Analysis Division, D4 System – Largest Employers](#)

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GOLF

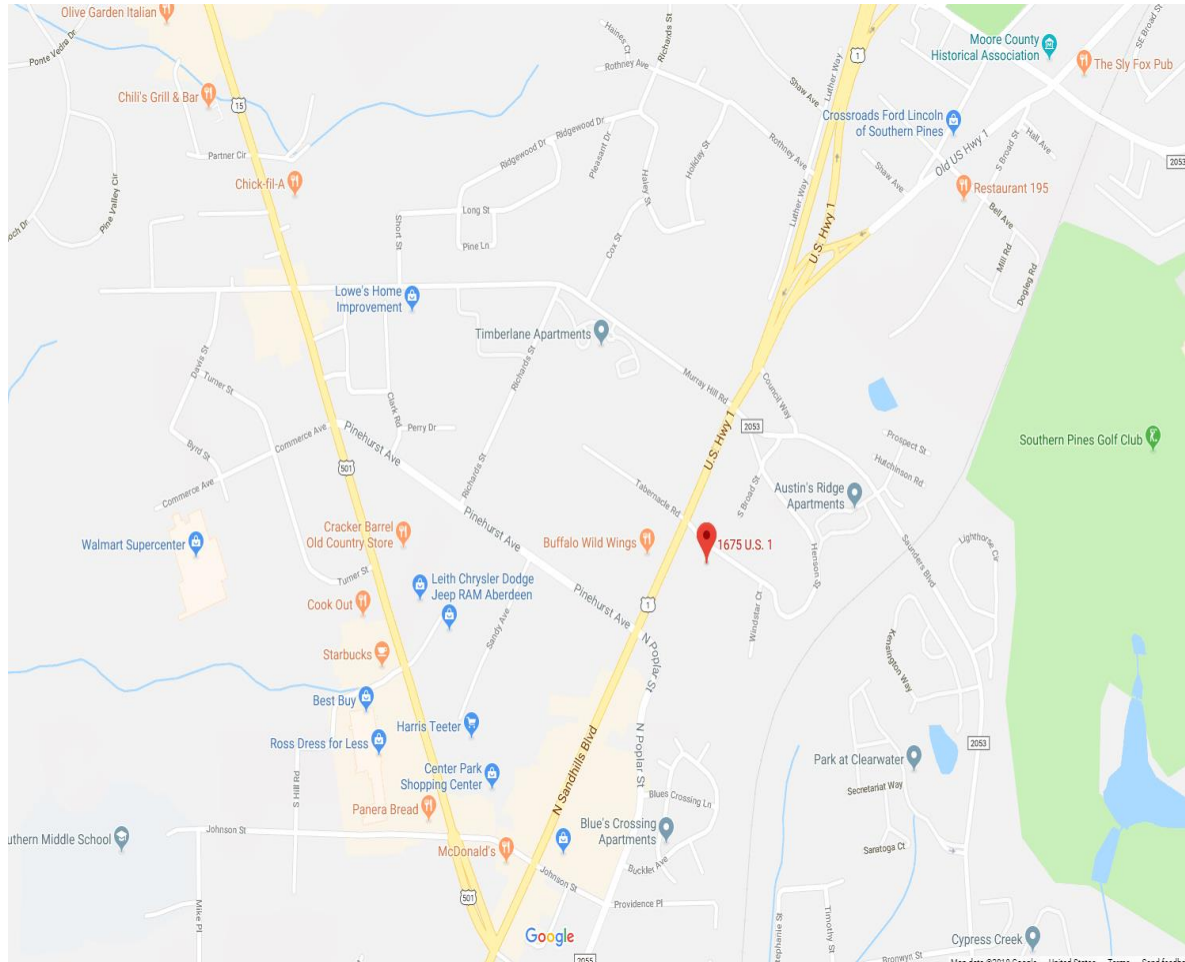
Golfers come to Pinehurst from all over the country and world to play golf in the area. Most golfers book rooms ranging from three to seven days so they have time to play the numerous golf courses available to them. The World Famous Pinehurst is a major attraction.

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AREA MAP

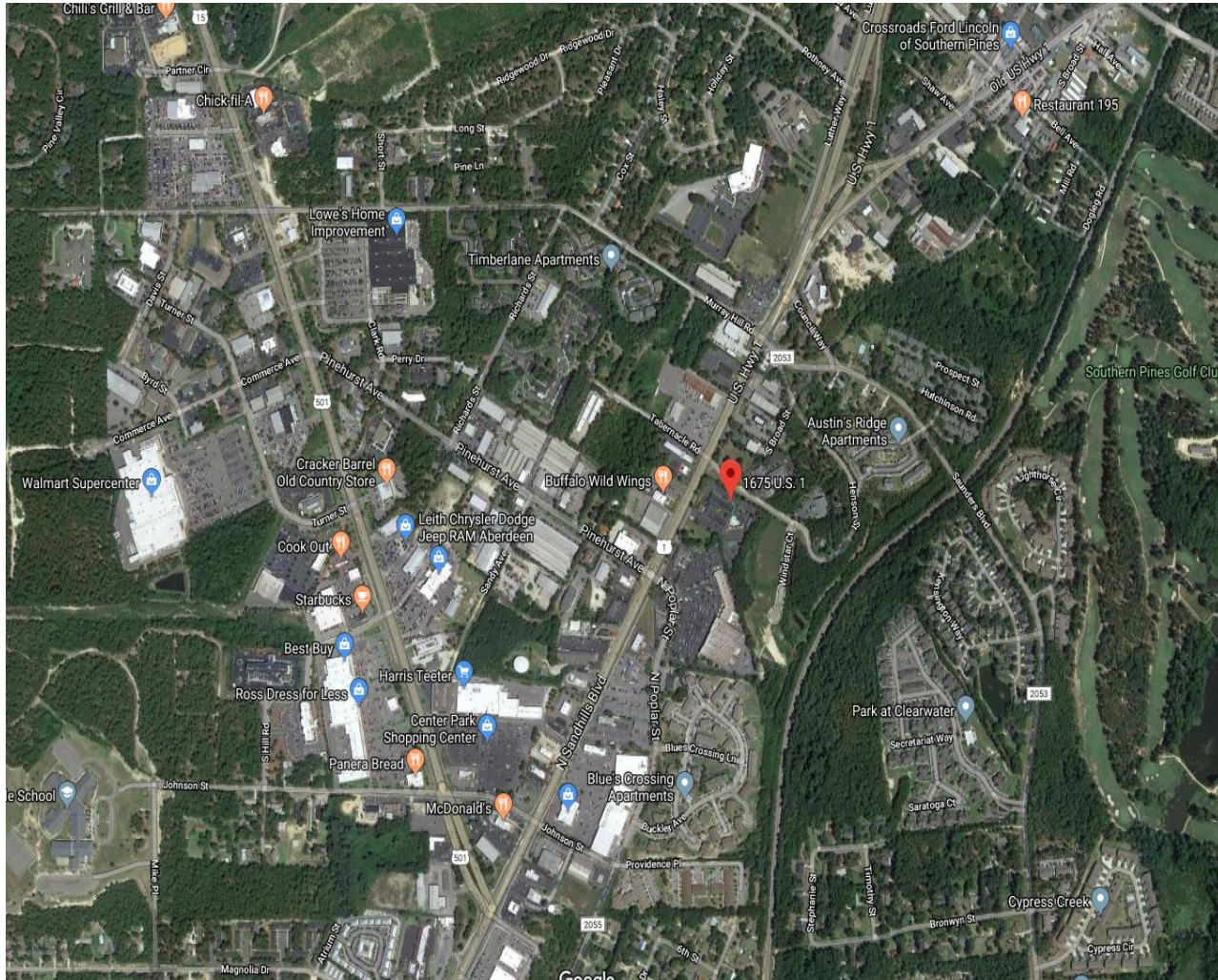


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AREA MAP



FINANCIAL INFORMATION

GROSS REVENUE:	<u>2018</u>	<u>2019</u>
	\$1,600,000	\$1,597,000 +/-
NET OPERATING INCOME:	\$525,000	\$515,000 +/-

***2019 – Numerous rooms were not available due to Room PIP construction.**

PURCHASE PRICE UPON REQUEST

Financials available upon signing Confidentiality Agreement

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ADDITIONAL LAND

It may be possible to acquire an additional .75 acre parcel adjacent to the hotel. The land can be used for any of the following uses:

- ▶ Expand existing hotel
- ▶ Dual Brand Opportunity - Build an Extended Stay Hotel or another flag
- ▶ Ground lease property to a restaurant or other retailer