

NC & SC HOTEL SALE COMPS

2nd Qtr 2026



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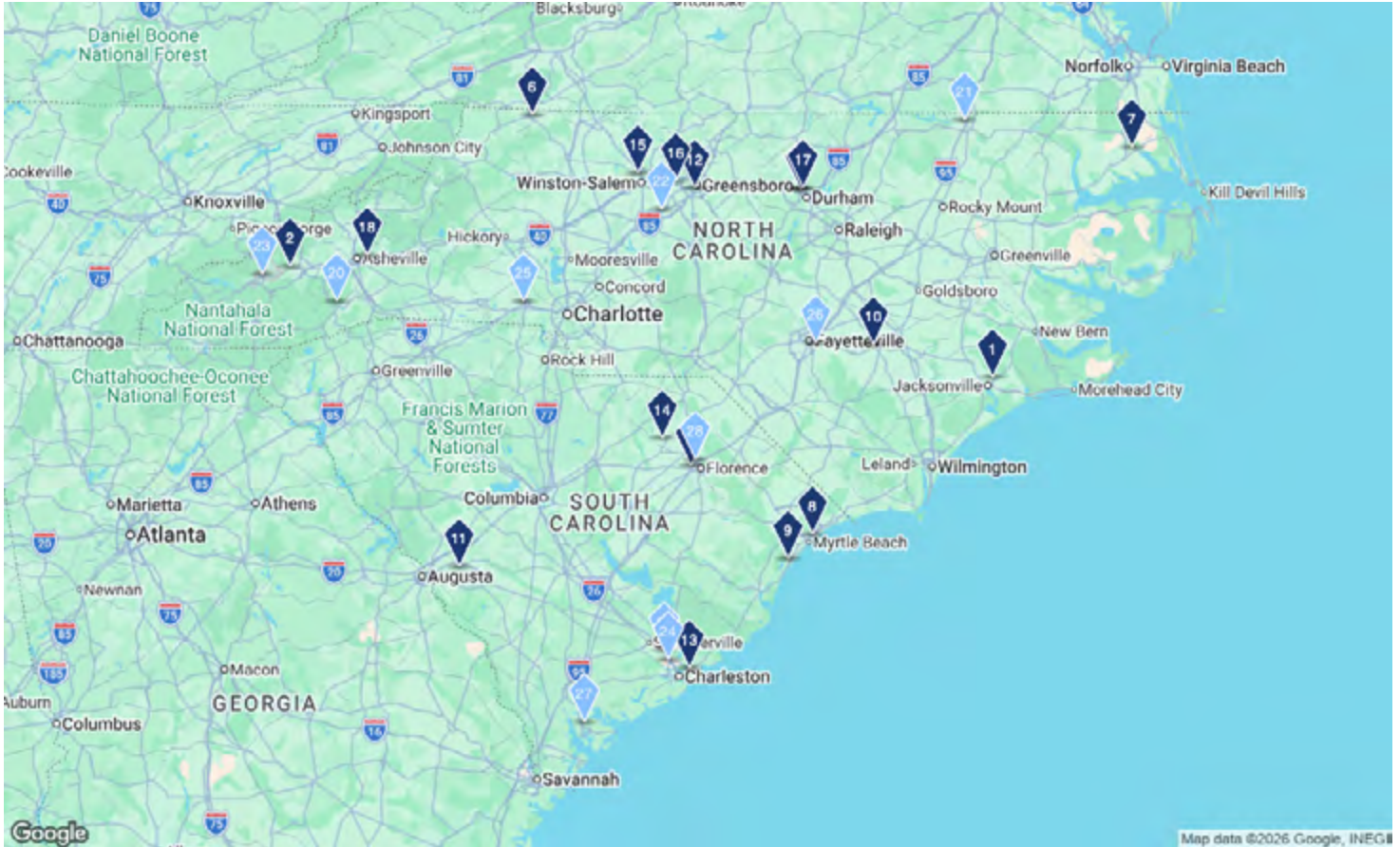
LODGING PARTNERS

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NC & SC Hotel Sale Comps - 2nd Qtr 2026



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$2,100,000	\$6,997,103	\$6,181,000	\$15,900,000
Sale Price Per Room	\$42,000	\$73,897	\$70,931	\$141,964
Cap Rate	6.9%	8.7%	8.7%	10.6%
Land Price Per AC	\$563,698	\$2,560,140	\$2,834,173	\$4,627,442
Property Attributes	Low	Average	Median	High
Rooms	50	92	87	190
Year Built	1960	1990	1996	2019
Stories	1	3	3	4
Hotel Class	Economy	Upper Midscale	Upper Midscale	Upscale

Summary Statistics exclude For Sale and Under Contract listings

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size (% Leased)	Sale Date	Price	Cap Rate
1	Comfort Suites Near Camp Lejeune... 130 Workshop Ln Jacksonville, NC 28546	Hotel ★★★★☆	1997/2019	72 Rooms	6/30/2026	\$6,062,000 (\$84,194.44/Room)	-

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1 **Comfort Suites Near Camp Lejeune - 130 Workshop Ln** Jacksonville, NC 28546 (Onslow County) - North Carolina Southeast Area Submarket

Hotel

Sold	6/30/2026	Built/Renovated	1997/2019
Sale Price	\$6,062,000 (\$84,194/Room)	Land Area	1.65 AC/71,874 SF
Rooms	72	Sale Comp Status	Research Complete
GBA	36,517 SF	Sale Comp ID	7732646
Price per SF	\$166.00/SF	Parcel Numbers	022958
Price Status	Full Value	Sale Conditions	Debt Assumption



2 **Quality Inn & Suites Maggie Valley - Cherokee - 3777 Soco Rd** Maggie Valley, NC 28751 (Haywood County) - North Carolina West/Cherokee Area Sub...

Hotel

Sold	6/30/2026	Built/Renovated	1997/2018
Sale Price	\$4,100,000 (\$71,930/Room)	Land Area	1.20 AC/52,446 SF
Rooms	57	Sale Comp Status	Research Complete
GBA	26,826 SF	Sale Comp ID	7727729
Price per SF	\$152.84/SF	Parcel Numbers	7686-28-9106
Price Status	Full Value		



3 **Royal Inn - 3460 Hillsborough Rd (Part of a 3-Property Sale)** Durham, NC 27705 (Durham County) - Durham Submarket

Midscale

Hotel

Sold for Land Value	6/24/2026	Price Status	Allocated
Sale Price	\$5,629,976 (\$56,300/Room)	Built/Renovated	1963/2015
Price per SF	\$93.07/SF	Sale Comp Status	Research Complete
Rooms	100	Sale Comp ID	7709210
GBA	60,490 SF	Parcel Numbers	119627
Land Price	\$1,337,572/AC (\$30.71/SF)	Sale Conditions	Redevelopment Project
Land Area	4.21 AC/183,348 SF	Proposed Use	Apartment Units



4 **SpringHill Suites Florence - 2670 Hospitality Blvd** Florence, SC 29501 (Florence County) - Florence/Dillon Submarket

Hotel

Sold	6/19/2026	Built/Renovated	2003/2011
Sale Price	\$7,950,000 (\$83,684/-Room)	Land Area	2.10 AC/91,637 SF
Rooms	95	Sale Comp Status	Research Complete
GBA	56,400 SF	Sale Comp ID	7707716
Price per SF	\$140.96/SF	Parcel Numbers	00099-01-117
Price Status	Full Value		



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Durham Motel - 3456 Hillsborough Rd Durham, NC 27705 (Durham County) - Durham Submarket

Hotel

Sold	6/16/2026	Built	1972
Sale Price	\$3,215,000 (\$47,279/Room)	Land Area	2.07 AC/90,169 SF
Rooms	68	Sale Comp Status	Research Complete
GBA	25,812 SF	Sale Comp ID	7714384
Price per SF	\$124.55/SF	Parcel Numbers	119626
Price Status	Full Value		



6

Alleghany Inn - 341 N Main St (Part of a 2-Property Sale) Sparta, NC 28675 (Alleghany County) - Hickory/Morganton Submarket

Economy
Hotel

Sold	6/16/2026	Built	1984
Sale Price	\$2,850,000	Land Area	2.00 AC/87,120 SF
Rooms	64	Sale Comp Status	Research Complete
GBA	41,023 SF	Sale Comp ID	7719682
Price per SF	\$69.47/SF	Parcel Numbers	3071409530 +3
Price Status	Confirmed	Sale Conditions	Business Value Included



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Fairfield by Marriott Inn & Suites Elizabeth - 1640 City Center Blvd Elizabeth City, NC 27909 (Pasquotank County) - Coastal Carolina Submarket

Hotel

Sold	6/4/2026	Built/Renovated	2007/2022
Sale Price	\$11,750,000 (\$121,134/-Room)	Land Area	2.54 AC/110,609 SF
Rooms	97	Actual Cap Rate	10.58%
GBA	52,081 SF	Sale Comp Status	Research Complete
Price per SF	\$225.61/SF	Sale Comp ID	7692116
Price Status	Confirmed	Parcel Numbers	890308989806



8

La Quinta Inn & Suites by Wyndham Myrtle - 4709 N Kings Hwy Myrtle Beach, SC 29577 (Horry County) - Myrtle Beach South Submarket

Upper Midscale
Hotel

Sold	6/2/2026	Built/Renovated	1986/2018
Sale Price	\$10,350,000 (\$69,932/-Room)	Land Area	2.33 AC/101,495 SF
Rooms	148	Sale Comp Status	Research Complete
GBA	69,862 SF	Sale Comp ID	7661380
Price per SF	\$148.15/SF	Parcel Numbers	42301010026
Price Status	Full Value		



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Ellington at Wachesaw Plantation East - 911 Riverwood Dr

Murrells Inlet, SC 29576 (Georgetown County) - Myrtle Beach South Submarket

Hotel

Sold	6/1/2026	Land Area	1.68 AC/73,065 SF
Sale Price	Not Disclosed	Sale Comp Status	Public Record
Rooms	72	Sale Comp ID	7698736
GBA	140,805 SF	Parcel Numbers	41-0402-047-01-00
Built/Renovated	1998/2011		



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Comfort Inn Clinton - 1412 Sunset Ave (Part of a 2-Property Sale)

Clinton, NC 28328 (Sampson County) - North Carolina Southeast Area Submarket

Hotel

Sold	5/15/2026	Built/Renovated	2000/2012
Sale Price	\$4,959,172 (\$99,183/Room)	Land Area	1.57 AC/68,558 SF
Rooms	50	Sale Comp Status	Research Complete
GBA	25,751 SF	Sale Comp ID	7692199
Price per SF	\$192.58/SF	Parcel Numbers	12011306504
Price Status	Allocated	Sale Conditions	Bulk/Portfolio Sale



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Aiken Midtown Hotel - 100 Tamil Dr

Aiken, SC 29803 (Aiken County) - Augusta Area/Aiken Submarket

Hotel

Sold	5/5/2026	Built/Renovated	1995/2007
Sale Price	\$5,170,000 (\$77,164/Room)	Land Area	2.21 AC/96,268 SF
Rooms	67	Sale Comp Status	Research Complete
GBA	38,952 SF	Sale Comp ID	7639276
Price per SF	\$132.73/SF	Parcel Numbers	123-06-01-004
Price Status	Confirmed		



12

Budget Inn - 512 Farragut St

Greensboro, NC 27406 (Guilford County) - Greensboro Submarket

Hotel

Sold	4/30/2026	Built/Renovated	1960/1994
Sale Price	\$2,100,000 (\$42,000/Room)	Land Area	3.73 AC/162,279 SF
Rooms	50	Sale Comp Status	Research Complete
GBA	22,517 SF	Sale Comp ID	7651414
Price per SF	\$93.26/SF	Parcel Numbers	0086678
Price Status	Full Value		



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Cambria Hotel Mount Pleasant - Charleston - 1472 N Highway 17 Mount Pleasant, SC 29464 (Charleston County) - Mount Pleasant/Isle Of Palms Subma...

Hotel

Sold	4/23/2026	Land Area	4.56 AC/198,634 SF
Sale Price	\$15,900,000 (\$141,964/-Room)	Actual Cap Rate	6.85%
Rooms	112	Sale Comp Status	Research Complete
GBA	77,537 SF	Sale Comp ID	7614886
Price per SF	\$205.06/SF	Parcel Numbers	559-10-00-029
Price Status	Confirmed	Sale Conditions	Furniture, Fixtures and Equipment Included
Built	2018		



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Fairfield Inn Hartsville - 200 S 4th St Hartsville, SC 29550 (Darlington County) - South Carolina Rural Areas Submarket

Hotel

Sold	4/23/2026	Built/Renovated	1998/2013
Sale Price	\$3,502,500 (\$44,335/-Room)	Land Area	1.80 AC/78,408 SF
Rooms	79	Sale Comp Status	Research Complete
GBA	43,389 SF	Sale Comp ID	7614881
Price per SF	\$80.72/SF	Parcel Numbers	056-06-02-096
Price Status	Confirmed	Sale Conditions	Auction Sale +1



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University Inn - 3050 University Pky Winston-Salem, NC 27105 (Forsyth County) - Winston-Salem Submarket

Hotel

Sold	4/21/2026	Built/Renovated	1971/2021
Sale Price	\$8,750,000 (\$46,053/-Room)	Land Area	5.54 AC/241,322 SF
Rooms	190	Sale Comp Status	Research Complete
GBA	192,996 SF	Sale Comp ID	7613291
Price per SF	\$45.34/SF	Parcel Numbers	6826-68-9447
Price Status	Full Value	Sale Conditions	Redevelopment Project



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SpringHill Suites by Marriott Greensboro - 505 Hickory Branch Rd (Part... Greensboro, NC 27409 (Guilford County) - Greensboro Submarket

Upscale
Hotel

Sold	4/21/2026	Built	2019
Sale Price	\$6,300,000 (\$61,165/Room)	Land Area	2.35 AC/102,549 SF
Rooms	103	Sale Comp Status	Research Complete
GBA	64,516 SF	Sale Comp ID	7610665
Price per SF	\$97.65/SF	Parcel Numbers	0098394
Price Status	Full Value	Sale Conditions	Bulk/Portfolio Sale



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17 Red Roof Inn Durham – Duke Univ Medical - 1915 N Pointe Dr Durham, NC 27705 (Durham County) - Durham Submarket

Hotel

Sold	4/15/2026	Built	1986
Sale Price	\$7,750,000 (\$66,810/Room)	Land Area	2.59 AC/112,820 SF
Rooms	116	Sale Comp Status	Research Complete
GBA	36,576 SF	Sale Comp ID	7609622
Price per SF	\$211.89/SF	Parcel Numbers	126420
Price Status	Confirmed		



18 Holiday Inn Asheville East-Blue Ridge Pkwy - 1450 Tunnel Rd Asheville, NC 28805 (Buncombe County) - Asheville Submarket

Hotel

Sold	4/14/2026	Built/Renovated	1974/2017
Sale Price	\$8,465,000 (\$76,261/Room)	Land Area	3.27 AC/142,441 SF
Rooms	111	Sale Comp Status	Research Complete
GBA	85,740 SF	Sale Comp ID	7613466
Price per SF	\$98.73/SF	Parcel Numbers	9678-05-6896-00000
Price Status	Full Value		



19 Staybridge Suites Charleston Ashley Phosphate - 7329 Mazyck Dr Charleston, SC 29406 (Charleston County) - Charleston Airport Submarket

Upscale
Hotel

Under Contract	112 Days on Market	Price per SF	\$247.45/SF
Asking Price	\$16,300,000 (\$175,269/-Room)	Built	2009
Rooms	93	Land Area	2.02 AC/87,991 SF
GBA	65,872 SF	Parcel Numbers	478-02-00-089



20 Hampton Inn Brevard - 275 Forest Gate Dr Pisgah Forest, NC 28768 (Transylvania County) - North Carolina West/Cherokee Area...

Upper Midscale
Hotel

Under Contract	120 Days on Market	Built	1995
Asking Price	\$9,750,000 (\$121,875/-Room)	Land Area	4.16 AC/181,210 SF
Rooms	80	Parcel Numbers	8597-45-7785-000
GBA	38,686 SF	Sale Conditions	Business Value Included
Price per SF	\$252.03/SF		



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21 Super 8 by Wyndham Garysburg/Roanoke Rapids - 6785 NC Highway... Garysburg, NC 27831 (Northampton County) - North Carolina Northeast Area Submarket

Economy
Hotel

Under Contract	195 Days on Market	Price per SF	\$182.31/SF
Asking Price	\$4,250,000 (\$42,079/-Room)	Built/Renovated	1976/2011
Rooms	101	Land Area	9.81 AC/427,324 SF
GBA	23,312 SF	Parcel Numbers	01-10433



22 Thomasville Inn - 407 National Hwy Thomasville, NC 27360 (Davidson County) - Burlington/High Point Submarket

Economy
Hotel

Under Contract	134 Days on Market	Built	1965
Asking Price	\$2,700,000 (\$38,028/-Room)	Land Area	2.15 AC/93,778 SF
Rooms	71	Actual Cap Rate	12.96%
GBA	46,000 SF	Parcel Numbers	16-061-0-00E-0001-0-0-0+1
Price per SF	\$58.70/SF		



23 Microtel Inn & Suites by Wyndham Cherokee - 674 Casino Trl Cherokee, NC 28719 (Jackson County) - North Carolina West/Cherokee Area Submarket

Economy
Hotel

Auction Ended	8/5/2026	Built/Renovated	2003/2017
Asking Price	Not Disclosed	Land Area	4.84 AC/210,830 SF
Rooms	62	Parcel Numbers	18-A +2
GBA	28,881 SF	Sale Conditions	Ground Lease (Leased Fee) +1



24 Aloft by Marriott Charleston Airport - 4875 Tanger Outlet Blvd North Charleston, SC 29418 (Charleston County) - Charleston Airport Submarket

Upscale
Hotel

Under Contract	103 Days on Market	Built	2008
Asking Price	Not Disclosed	Land Area	3.65 AC/158,994 SF
Rooms	136	Parcel Numbers	409-11-00-022
GBA	67,545 SF		



25 Motel 6 Gastonia, NC - 1901 Broadcast St Gastonia, NC 28052 (Gaston County) - Gastonia/Lincolnton Submarket

Economy
Hotel

Under Contract	151 Days on Market	Built/Renovated	1999/2005
Asking Price	Not Disclosed	Land Area	1.23 AC/53,579 SF
Rooms	59	Parcel Numbers	207728
GBA	23,031 SF	Sale Conditions	Business Value Included



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Travelodge Fayetteville - 2076 Cedar Creek Rd Fayetteville, NC 28312 (Cumberland County) - Fayetteville MSA Submarket

Economy
Hotel

Under Contract	181 Days on Market	Built	1985
Asking Price	Not Disclosed	Land Area	4.28 AC/186,437 SF
Rooms	101	Parcel Numbers	0455-46-4965
GBA	37,026 SF		



Hilton Garden Inn Beaufort - 1500 Queen St Beaufort, SC 29902 (Beaufort County) - Hilton Head/Beaufort Submarket

Upscale
Hotel

Under Contract	440 Days on Market	Built/Renovated	2008/2022
Asking Price	Not Disclosed	Land Area	2.33 AC/101,495 SF
Rooms	115	Parcel Numbers	R122-001-000-0286-0000
GBA	71,309 SF		



Baymont Inn & Suites Florence - 1826 W Lucas St Florence, SC 29501 (Florence County) - Florence/Dillon Submarket

Economy
Hotel

Under Contract	537 Days on Market	Built/Renovated	1989/2024
Asking Price	Not Disclosed	Land Area	2.17 AC/94,525 SF
Rooms	112	Parcel Numbers	01211-01-099
GBA	40,466 SF		



Sale Comps Analytics

CAP RATE	SALE PRICE/ROOM	AVERAGE SALE PRICE	SALES VOLUME	SALE VS ASKING PRICE	SOLD ROOMS	MONTHS TO SALE
8.7%	\$73,897	\$7M	\$112M	-	1.7K	29.0

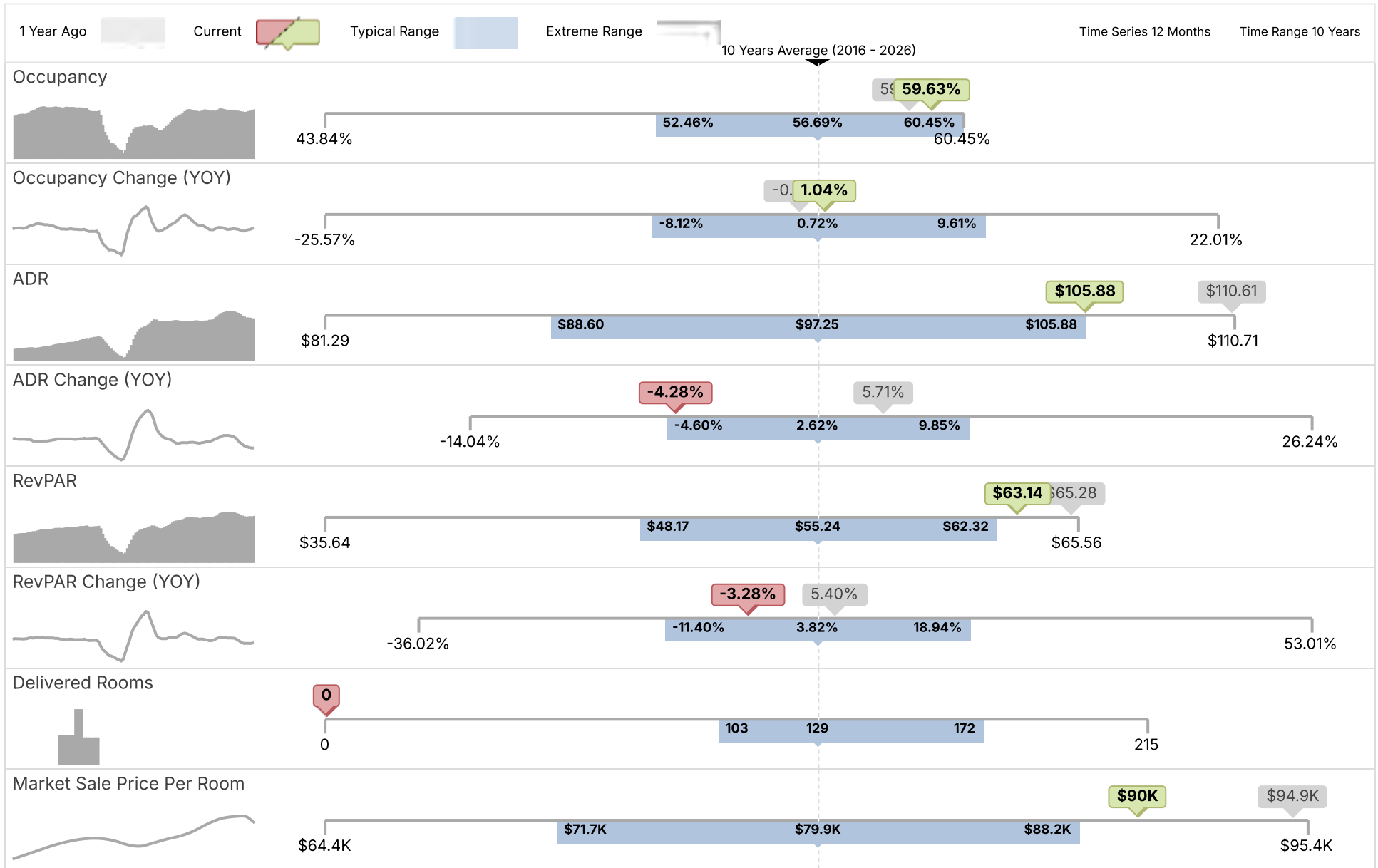
Key Metrics

	Count	Low	Average	Median	High
Price	16	\$2,100,000	\$6,997,103	\$6,181,000	\$15,900,000
Rooms	18	50	92	87	190
Price Per Room	16	\$42,000	\$73,897	\$70,931	\$141,964
Cap Rate	2	6.9%	8.7%	8.7%	10.6%

	Count	Low	Average	Median	High
Days on Market	3	294	884	441	1,917
Sale to Asking Price	0	-	-	-	-
Land Acres	18	1.2	2.6	2.3	5.5

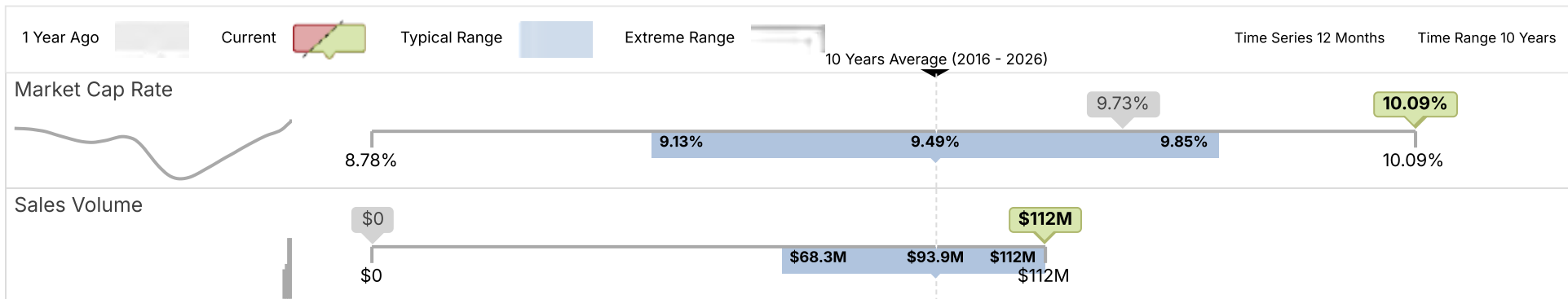
Sale Comps Analytics

Key Performance Indicators



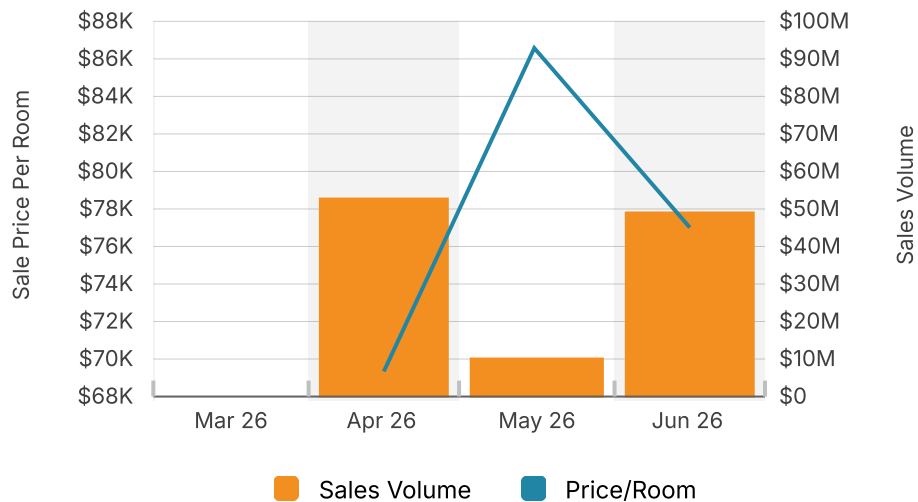
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Key Performance Indicators

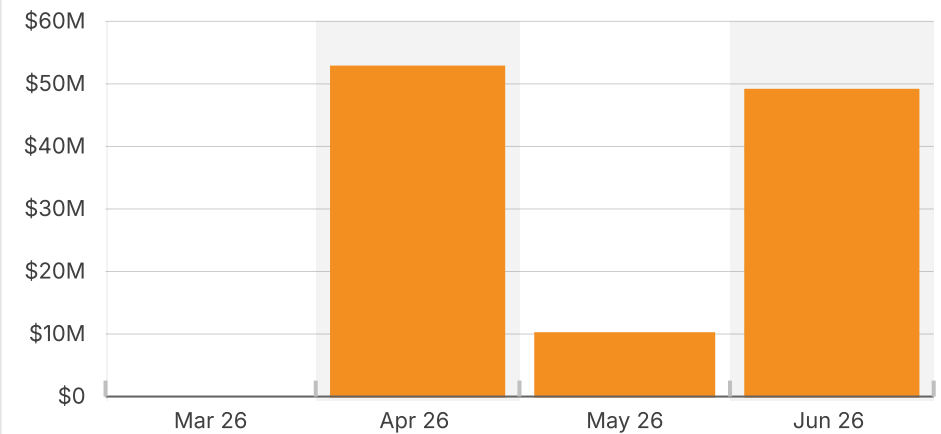


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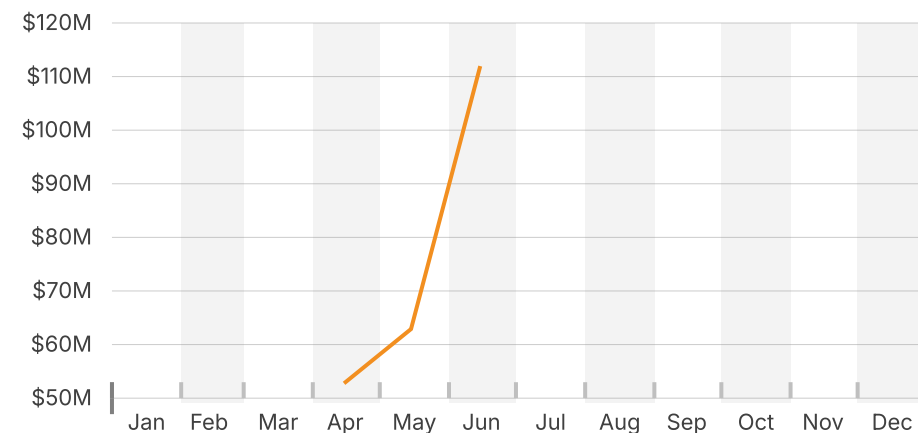
Sales Volume & Sale Price Per Room



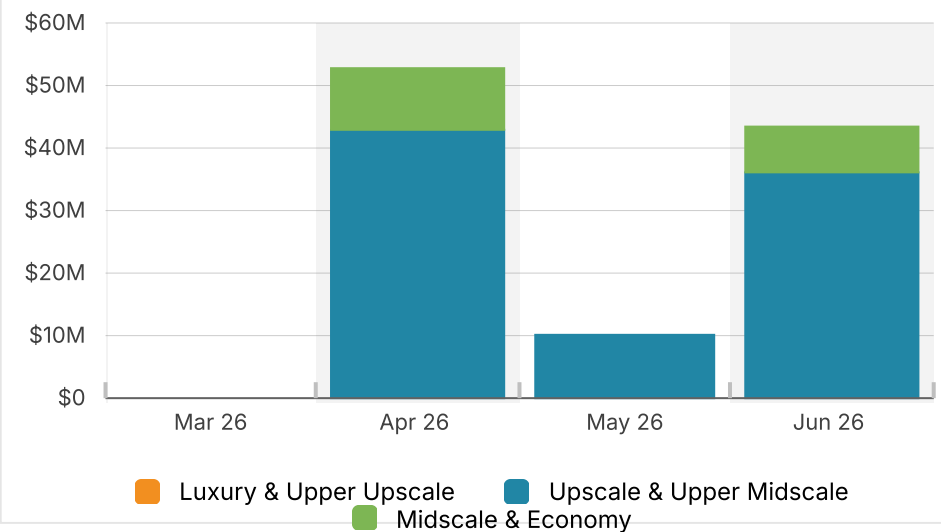
Sales Volume



Cumulative Sales Volume By Year

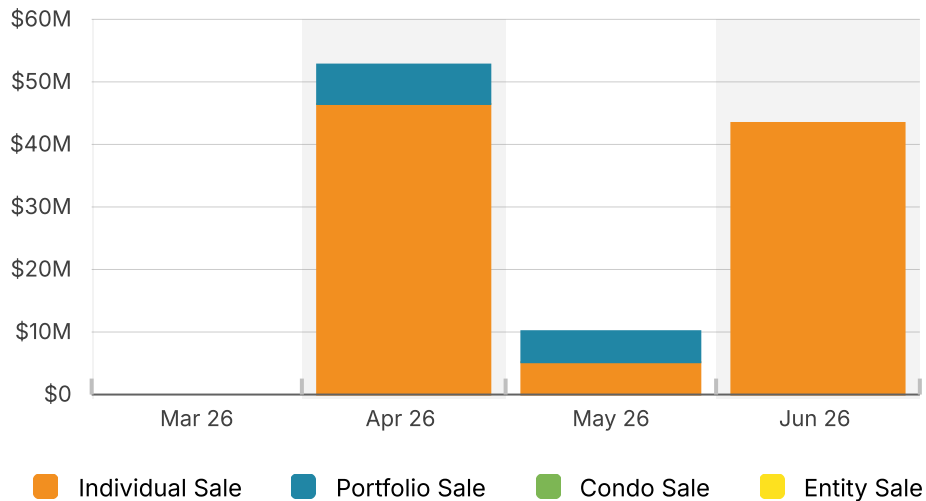


Sales Volume By Class

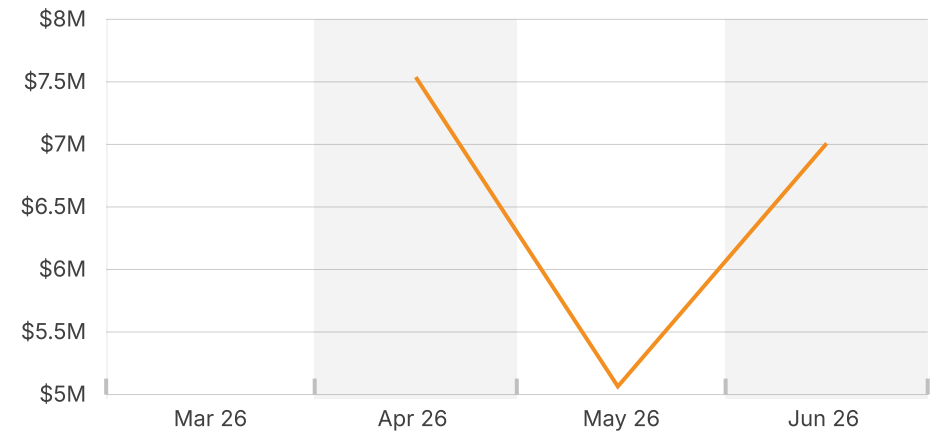


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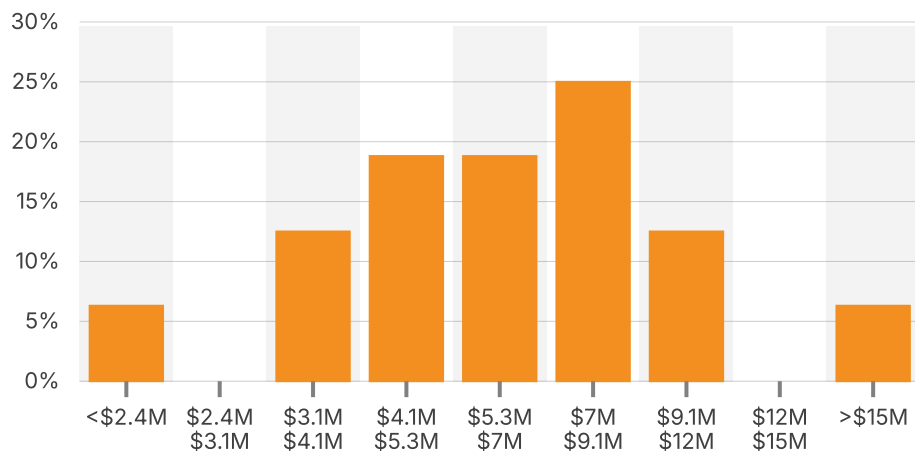
Sales Volume By Transaction Type



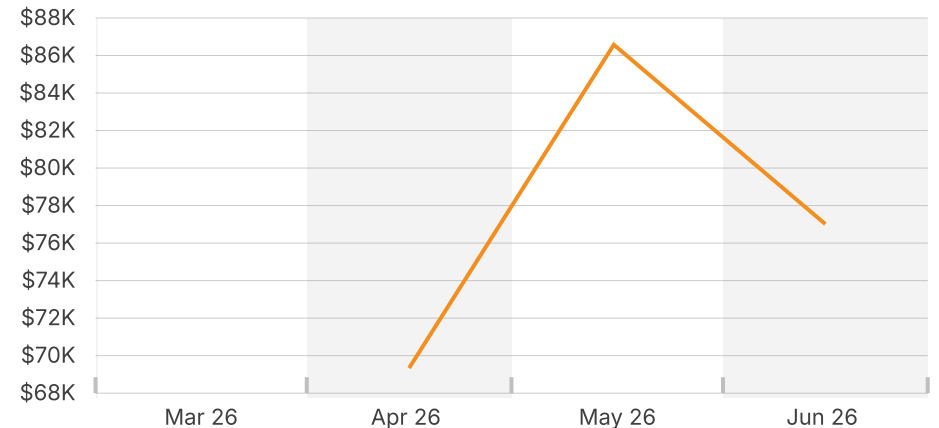
Sale Price



Sale Price Distribution



Sale Price Per Room



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