

WILMINGTON, NC & Surrounding Areas

SHORT TERM RENTAL INVESTMENT CHECKLIST

Brought to you by:



575 Military Cutoff Rd. Suite 100
910-509-0234

www.BlueCoastRealty.com



Use this checklist to evaluate your next potential short-term or medium-term rental property in the Wilmington, NC area.

✓ Location & Demand

- ☐ Property is within 10–15 minutes of Wrightsville, Carolina or Kure Beach
- ☐ Near downtown Wilmington, UNCW, or Riverwalk attractions
- ☐ Local tourism data supports strong year-round demand
- ☐ Considered desirable for vacationers, business travelers, or film crews
- ☐ Seasonal pricing opportunity (Spring–Summer peak)

✓ Local Regulations

- ☐ Zoning allows for short-term rentals (check city and county ordinances)
- ☐ Property is eligible for required STR permits or licenses
- ☐ HOA or neighborhood covenants permit short-term leasing
- ☐ Reviewed Wilmington's short-term rental rules with a REALTOR®

✓ Property Features

- ☐ Move-in ready or minimal renovation required
- ☐ Offers key amenities: Wi-Fi, kitchen, washer/dryer, outdoor space
- ☐ Sufficient number of bathrooms/bedrooms for target guest count
- ☐ Unique or marketable feature (e.g., pet-friendly, waterfront, hot tub)
- ☐ Parking available and clearly communicated

✓ Financial Feasibility

- ☐ Estimated nightly rate based on local comps (Airbnb/VRBO)
- ☐ Average occupancy rate researched (off-season vs peak)
- ☐ Monthly revenue estimates support ROI goals
- ☐ All costs accounted for: cleaning, maintenance, supplies, taxes
- ☐ Compared with long-term rental return for same property

✓ Management Strategy

- ☐ Will self-manage - Or -
- ☐ Interviewed local short-term rental property managers
- ☐ Cleaning service secured or quoted
- ☐ Guest communication plan in place (automated or hands-on)
- ☐ Maintenance and emergency contacts confirmed

✓ Legal, Tax & Insurance

- ☐ Consulted tax advisor on STR income and deductions
- ☐ Obtained STR-specific property insurance or endorsement
- ☐ Registered for sales and occupancy tax if required
- ☐ Created guest rules and liability waiver (if needed)

👜 BONUS: Team Support

- ☐ Working with an experienced REALTOR® knowledgeable in STR investing
- ☐ Connected with local lenders familiar with investment loans
- ☐ Contact list started: cleaners, handyman, landscaper, etc.

**Ready to explore Wilmington investment opportunities?
Contact us at BlueCoast Realty Corp and connect with
a local expert who knows what works in this market.**



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