

24 TURN KEY VACATION RENTAL UNITS

NEW

PURCHASE THE ENTIRE BUILDING

short, mid or long term rentals



DOLPHIN
SHORES



DolphinShoresNC.com

BUILDING F



FRONT



UNDER CONSTRUCTION
ESTIMATED DATE OF COMPLETION: FEBRUARY 2024

The information contained herein has been obtained from reliable sources and we have no reason to doubt the accuracy of such; however, no representations or warranties, express or implied, as to the accuracy or completeness of this memorandum or any of its contents shall be deemed made. Interested parties are expected to review independently all documents relating to the property as to the accuracy and completeness of the information contained herein.

INVESTMENT HIGHLIGHTS

- 14.04 acre parcel on the Intracoastal Waterway
- Building "F", the first of eight, four-story residential condominium buildings is near completion, with an anticipated completion date of February 2024
- Each building is 55,780 SF and comprised of 24-units, each with twelve 2 BD/2 BA units and twelve 3BD/3BA units
- 192 total units
- As-complete value is \$111,430,000 per 2022 Appraisal
- Based on the NOI of \$9,034,765.56, and a 7.0% cap rate, today's stabilized value would be \$129,068,079
- Turn-key investment opportunity, complete with a furniture package and short-term rental management
- Condominium structure allows for both rentals and sales to maximize profits

THE DEVELOPER



1500+

Residential Communities & Development Projects

40

Years of Experience

Financial Projections

Short Term Rental Projected Income & Expenses

Projected Annualized Rental Revenue

	Area/Unit	Monthly Revenue	Annual Revenue	Monthly Expenses	Monthly NOI	Annual NOI	Cap Rate	Unit Value	Yield to Cost
2-Bedroom	1,245 SF	\$ 6,089.58	\$ 73,075.00	\$ 2,073.34	\$ 4,016.24	\$ 48,194.88	7.00%	\$ 727,607.50	12.04%
3-Bedroom	1,588 SF	\$ 6,770.67	\$ 81,248.00	\$ 2,253.87	\$ 4,516.80	\$ 54,201.60	7.00%	\$ 808,998.94	12.04%

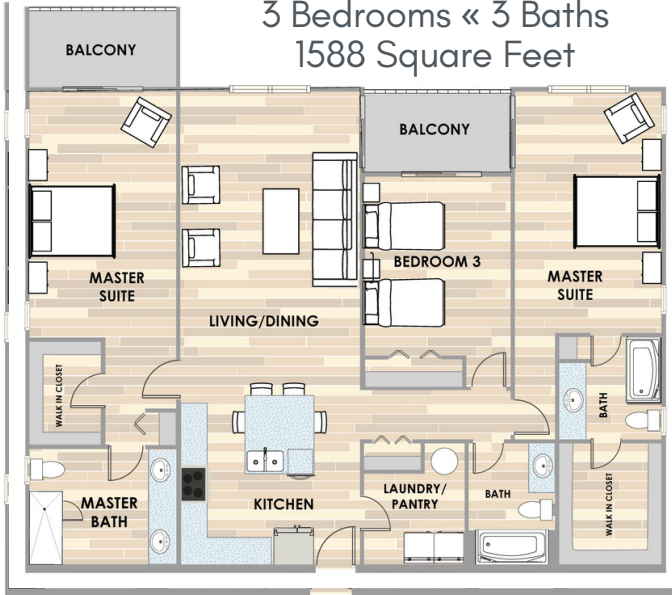
*Revenue is based on 75th percentile per Airdna projections

Projected Annual Operating Expenses Per Unit

	2-Bedroom		3-Bedroom		
Property Management	\$	13,153.50	\$	14,624.64	18.00%
Maintenance	\$	1,500.00	\$	1,576.21	1.94%
Utilities	\$	1,500.00	\$	1,576.21	1.94%
Taxes	\$	2,308.91	\$	2,429.32	2.99%
Insurance	\$	1,417.66	\$	1,576.21	1.94%
HOA Fees	\$	4,200.00	\$	4,419.89	5.44%
Reserves	\$	800.00	\$	844.98	1.04%
Total Annual Op Expenses	\$	24,880.07	\$	27,047.46	33.29%

FLOOR PLAN

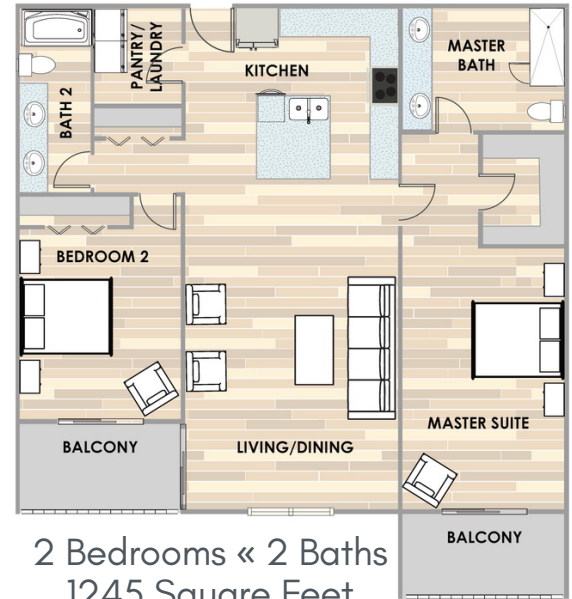
3 Bedrooms « 3 Baths
1588 Square Feet



3 BEDROOM PLAN



2 BEDROOM PLAN



2 Bedrooms « 2 Baths
1245 Square Feet

Sleeper Sectional



Sectional Fabric



Cocktail Table



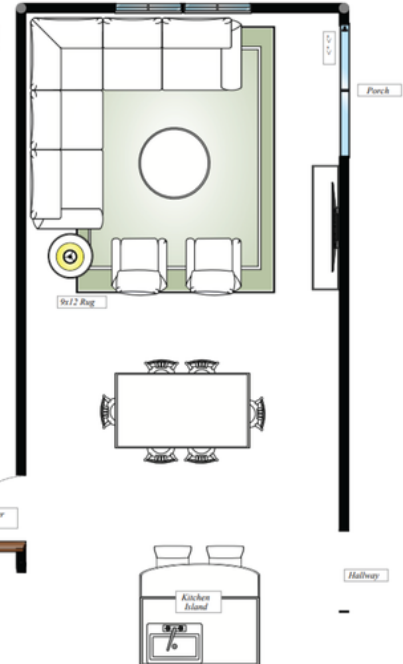
End Table



Qty 2 Swivel Chair



TV Console





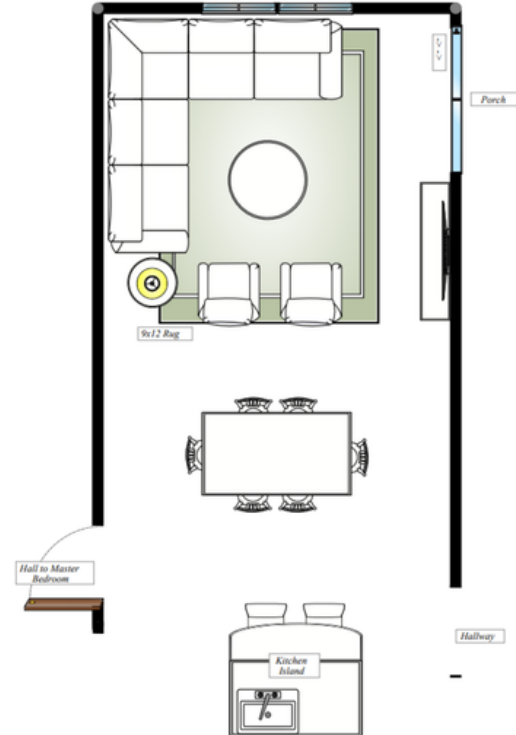
RENTAL READY

Dining Table w/ 6 Chairs



DINING ROOM

Qty 2 Swivel Counter Stools

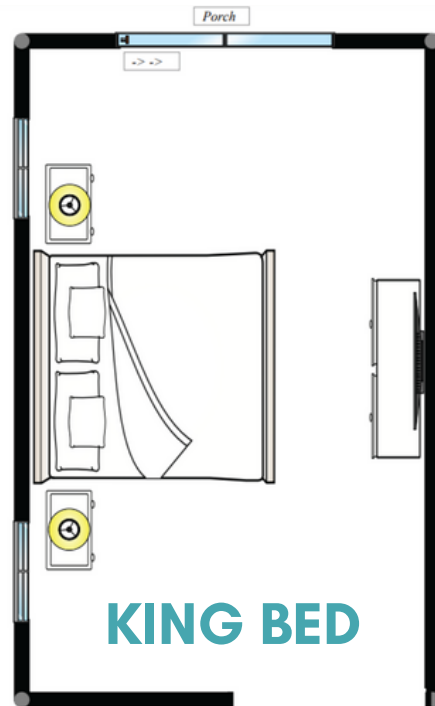




AIRBNB OPTIMIZED

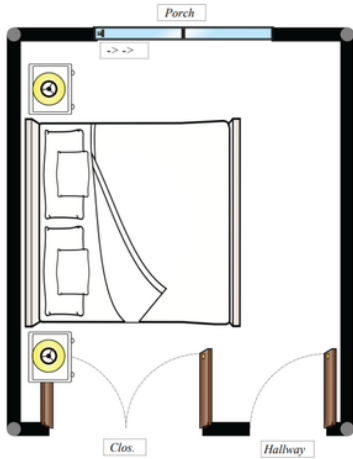


**PRIMARY
BEDROOM**

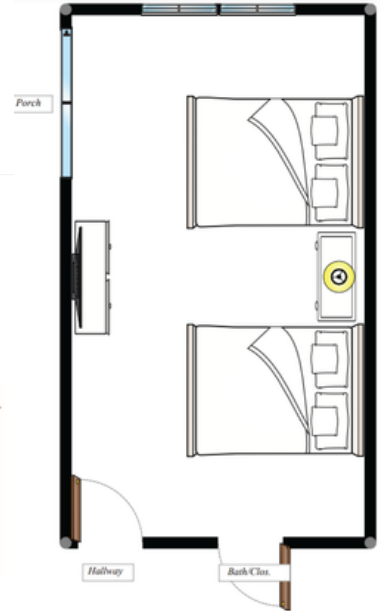
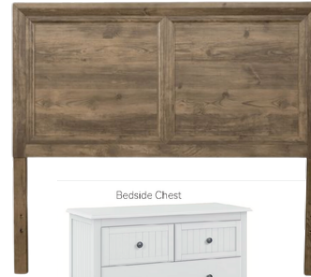


KING BED

Hall to
Clos./Bath



2 QUEEN BEDS



Qty 2 Nightstand



BEDROOM 2&3



WATERFRONT
AMENITIES





WATERFRONT
AMENITIES



AREA OVERVIEW

Holden Beach is an Atlantic coastal barrier island, nestled by water on all sides with eight miles of pristine beach strand in the South Brunswick Islands. Holden Beach has a population of roughly 1,000 permanent residents but is highly tourist driven, and the population swells to over 14,000 during the summer months.

Brunswick County has a population of 150,000, which has more than doubled since 2000, making it one of the fastest growing counties in the state.

Holden Beach is located just 50 miles to Myrtle Beach, SC, and 38 miles to the Port City of Wilmington, NC, as well as multiple other tourist destinations such as Bald Head Island and Southport.



HOLDEN BEACH

SITEMAP

3 Floors
24 Total Units
12 - 2 BEDROOM
12 - 3 BEDROOM
Covered Parking
4 Stop Elevator

Future
Development

HOLDEN
BEACH

INTRACOASTAL WATERWAY

ATLANTIC
OCEAN

BOONES NECK ROAD SW

DAY DOCK
&
COMMUNITY
PIER

CLUBHOUSE
& POOL

J

I

H

F

E

D

C

G

B

A

Existing Buildings A (Built in 2007) & J (Built in 2015)

Remaining 8 Buildings To Be Built 2022-2025



Existing Waterfront Amenities

Clubhouse + Pool • Community Pier DayDock + Slips



**NIKI
TODD**



**JESS
WAINWRIGHT**

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Schedule a community tour today!
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