

FULL DETAIL - AGENT USE



MLS # 2510132
Status ACTIVE
Asking Price \$4,500,000
Type Apartments
Class MULTI-FAMILY
Address 3170 Holmestown Rd.
Address 2
City Myrtle Beach
State SC
Zip 29588
Zip 29588
Section/Subdivision Not within a Subdivision
Complex Name Harmony Point
Area 26A Myrtle Beach Area--south of 544 & west of 17 bypass M.I. Horry County



CONTACT

Type of Agency	Exclusive Right to Sell	Days On Market	443
Listing Agent	Ester Esti Simantov - Cell: 843-457-9780	Agent Hit Count	403
Co-Listing Agent		Client Hit Count	52
List Team		Owners Name	Hr22 LLC
Listing Office	Own Myrtle Real Estate - Office: 516-233-0601	Update Date	5/7/2026 7:37 AM
Property Subject to the SC Vacation Rental Act	No	Construction Status	Resale
HOA Contact Name & Number		Proposed Closing Date	
Listing Service		Price Per SQFT	\$197.61
Unique Property Identifier		Input Date	4/22/2025 2:10 PM
Floor Plans Count	0	RESO Universal Property Identifier	
		Floor Plans Update Date	

FINANCIAL

Sale/Rent For Sale
Original Price \$4,800,000
Est. Gross Scheduled Rent 633312
Frequency HOA Paid Does not have HOA
HOA Calculated Monthly \$0
Est. Operating Expense

GENERAL

Number of Units	42	Elementary School	Forestbrook Elementary School
#Efficiency		Middle School	Socastee Middle School
Efficiency-Rent Range		High School	Socastee High School
#1 Br. Units		MLS Approved Lockbox	No
1 Br. Units - Rent Range		4 Sided Lot Measurement	
#2 Br. Units		Approximate Year Built	1997
2 Br. Units - Rent Range		Stipulation of Sale	None
#3 Br. Units		Conforming (Y/N)	No
3 Br. Units - Rent Range		Zoning	HC
#4 Br. Units		TMS/PIN#	45810040031
4 Br. Units - Rent Range		2nd TMS/PIN #	
Living Area Source	Other	3rd TMS/PIN #	
Previous Tax Map#		Associated Document Count	0

SOLD INFORMATION

Sold Price		Contract Date	
How Sold		Closing Date	
Selling Agent		Sellers Concession	
Sell Team		Total Sq Ft	22772
Selling Office			
Total Heated Sq Ft	22772		
Sold Price Per SQFT			

AGENT TO AGENT REMARKS

Agent to Agent Remarks Listing Agent Is Member Of Selling LLC. Property will sell while at 100% Occupancy. property is operating and has a full time onsite manager. Do not disturb.more info in a documents. accompanied by a pre-approval and/or proof of funds letter. Square footage is approximate and not guaranteed. Buyer responsible for verification of all information.see showing instruction

PUBLIC REMARKS

Public Remarks Amazing opportunity to purchase 42 units built in 1997. All brick construction,consisting of two buildings, situated on 1.63 acres. It has a paved parking lot, steel frame stairs and balconies, onsite laundry facilities and an office/manager's living quarters .Property will sell while at 100% Occupancy.

DRIVING DIRECTIONS

Driving Directions

SHOWING INSTRUCTIONS

ShowingTime Instructions Property is operating and has a full time onsite manager. Do not disturb. 24 hours

ADDITIONAL INFO

Picture Count	29	Listing Date	4/22/2025
Display on Internet	Y	HotSheet Date	5/7/2026
Display on Realtor.com	Yes	Update Date	5/7/2026
VOW Include	Yes	Status Date	4/22/2025
VOW Address	Yes		
VOW Comment	Yes		
VOW AVM	Yes		
Last Photo Update Date			
Input Date	4/22/2025 2:10 PM		
Off Market Date			
Price Date	5/7/2026		

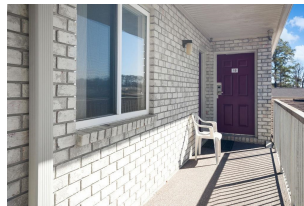
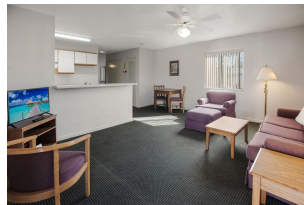
LOCATION

Primary School		Intermediate School	
Search By Map		Geocode Quality	Manually Placed Pin
County	Horry		

LEGAL DESCRIPTION

Legal Description PARCHL B

ADDITIONAL PICTURES





DISCLAIMER

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