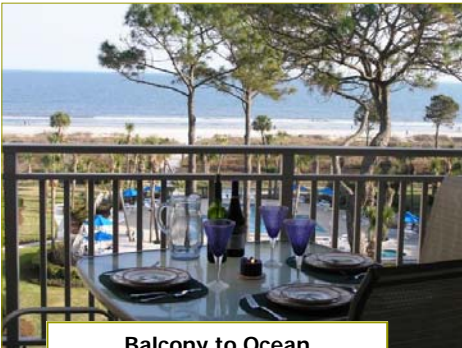


Shorewood #533 Photo & Info Pages

Note: you can save this to your computer, print and email this pdf brochure or link.

For more info contact: Bob Bentrup at 843-384-3646

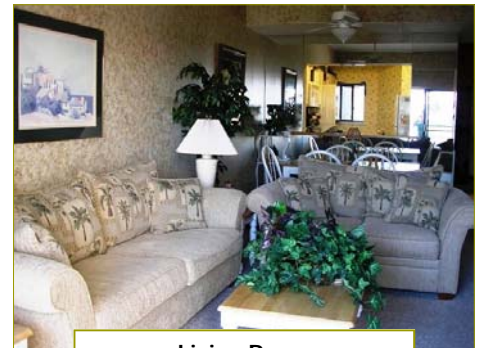
Email: Bob@AboutHHI.com



Balcony to Ocean



Evening on the Balcony



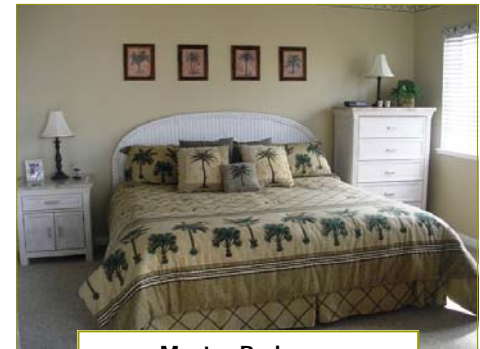
Living Room



Living Room to Dining & Kitchen



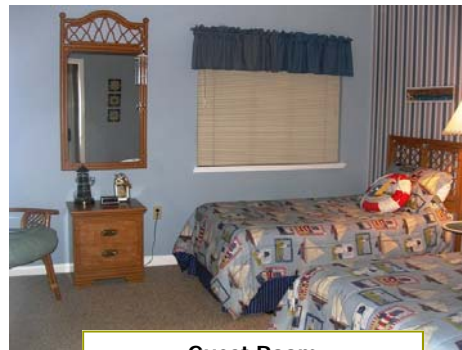
Dining Area



Master Bedroom



Master Bath



Guest Room



Guest Room



Kitchen



Kitchen



View Pool to Oceanfront



The beach with a Rainbow!

Shorewood #533

NOTES from the Owner & Improvements

For more info contact: Bob Bentrup at 843-384-3646
Email: Bob@AboutHHI.com

QUESTION:

What originally attracted you to Shorewood 533?

ANSWER: LOCATION, LOCATON, LOCATION. You can build a golf course, install a pool, create a lagoon, plant trees, but only God can make an OCEAN.

SHOREWOOD 533: We love the beautiful view, and even at night there is a view because the pool and landscaped areas are lit. The villa is spacious with high ceilings, all appliances, and only steps to the beach.

Shorewood is gated, has a security guard on duty, and the boardwalk to the beach also has a security gate (code needed to get out and in). The Shorewood #533 building has covered / garage parking.

RENOVATIONS AND UPGRADES INCLUDE

- > The entry way has new tile floors, wainscoting and wallpaper walls
- > The kitchen has new tile floors and new counter-tops
- > There is new carpeting throughout
- > There is new bedding in the master bedroom, new wallpaper, new artwork
- > The master bath was completely redone with new counter-tops, new tile floor, new paint and wallpaper, new artwork, new walk-in tiled shower
- > The guest bedroom has new bedding and new paint and wall paper
- > The guest bathroom has new tile floor, new counter-tops, new wallpaper
- > There is new furniture and artwork in the living/dining areas
- > There is new furniture on the balcony
- > There are 3 tv/dvd/vcr's
- > There is a Bose music system
- > We have a continuous maintenance program for the appliances (dishwasher, microwave, disposal, etc) and the a/c unit.
- > The elevator was revamped in February 2009
- > There will be a new pool for 2010 -" bigger pool, hot tub, & kiddie pool, more deck space, rest rooms

SHOREWOOD #533

RENTAL HISTORY 2007—2009

For more info contact: Bob Bentrup at 843-384-3646
 Email: Bob@AboutHHI.com

	Rental Company Gross \$	Rental Company # of Days	Direct Owner Rental Gross \$	Direct Owner Rental # of Days	Owner Usage # of Days	TOTAL ALL GROSS INCOME	TOTAL ALL # OF DAYS USED	
TOTAL 2009	\$3,650	17	\$34,080	213	35	\$37,730	265	
			Economic Value of Owner Usage (35 days) >			\$3,618		
			TOTAL 2009 GROSS >			\$44,998		
			TOTAL NET TO OWNER (After Rental Commission) >			\$34,080		
	Rental Company Gross \$	Rental Company # of Days	Direct Owner Rental Gross \$	Direct Owner Rental # of Days	Owner Usage # of Days	TOTAL ALL GROSS INCOME	TOTAL ALL # OF DAYS USED	
TOTAL 2008	\$3,590	14	\$30,696	235	24	\$34,286	273	
			Economic Value of Owner Usage (24 Days) >			\$2,254		
			TOTAL 2008 GROSS >			\$40,130		
			TOTAL NET TO OWNER (After Rental Commission) >			\$30,696		
	Rental Company Gross \$	Rental Company # of Days	Direct Owner Rental Gross \$	Direct Owner Rental # of Days	Owner Usage # of Days	TOTAL ALL GROSS INCOME	TOTAL ALL # OF DAYS USED	
TOTAL 2007	\$6,518	42	\$25,720	196	40	\$32,238	278	
			Economic Value of Owner Usage (40 days) >			\$3,533		
			TOTAL 2007 GROSS >			\$42,289		
			TOTAL NET TO OWNER (After Rental Commission) >			\$29,253		

SHOREWOOD #533

Homeowner Expenses

For more info contact: Bob Bentrup at 843-384-3646

Email: Bob@AboutHHI.com

PAID	EXPENSES	MONTHLY	YEARLY
Monthly >	Electricity (average per month or year)	\$87.00	\$1,044.00
Monthly >	Basic Phone	\$37.00	\$444.00
Monthly >	Regime Fee (includes Cable TV, Water & Sewer, Pest Control)	\$608.00	\$7,296.00
	Pest Control (Included in Regime fee)	\$0.00	\$0.00
	Trash Removal (Included in Regime fee)	\$0.00	\$0.00
	Cable TV (Included in Regime fee)	\$0.00	\$0.00
	Security Gate & Guard (Included in Regime Fee)	\$0.00	\$0.00
Pd Yearly >	Liability & Contents Insurance (HO6 Policy)	\$32.83	\$394.00
Pd Yearly >	Insurance	\$240.92	\$2,891.00
Pd Yearly >	Non Resident Property Taxes	\$325.42	\$3,905.00
	Community Fee (no Plantation Fee in Forest Beach)	\$0.00	\$0.00
	TOTAL EXPENSES	\$1,331.17	\$15,974.00

Information deemed reliable but not guaranteed. Buyer to verify.

Shorewood Villas #533

Site Plan

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Unit 533

About Forest Beach



Forest Beach is a beach community on Hilton Head Island, comprised of South Forest Beach and North Forest Beach. It is often referred to as the “unofficial downtown district” of Hilton Head Island. Forest Beach stretches a 3 mile distance of pristine South Carolina beach. It is marked by two roads, South Forest Beach road and North Forest Beach road that meet together with Pope Avenue and Coligny Circle. It offers beautiful landscapes, excellent views of the ocean, and an exciting experience for any Hilton Head visitor and property owner. It is home to some of the Island’s largest and most luxurious vacation houses. Much like the rest of Hilton Head Island, tropical landscaping and the natural beauty of the

Island make it a wonderful and beautiful place to spend your time relaxing, playing on the beach, shopping, or anything else your heart desires.

Forest Beach Activities

A visit to Forest Beach is sure to entertain everyone. Its location on Hilton Head Island means that it is close to every vacation activity you and your family could take part in. Forest Beach specifically is a center of activity on the Island. Coligny Plaza offers shopping, dining, and service experiences you will find nowhere else on Hilton Head Island.

Coligny Plaza surrounds a duck pond, where visitors can view wildlife indigenous to the Island. It features over 60 specialty shops and restaurants that provide unique products, services, and experiences. The internet café can provide entertainment for tech-savvy individuals. Summer nights feature free live entertainment, ranging from concerts to magic shows. A main feature of Coligny Plaza is the Coligny Theater.

The plaza also has much to offer in the way of human cuisine. It features many eateries, some unique and some familiar. Just Pasta provides exactly what the name implies- delicious Italian food. The Island Fudge shop has many delicious chocolate treats for you and your family. Rita’s Italian Ice offers the same exquisite treats that the brand name has come to be associated with. Coligny Circle and Pope Avenue also feature boutiques, restaurants, and factory outlets from excellent establishments such as New York City Pizza.

Beach Market is located right across the street from Coligny Plaza and has plenty of unique shops and restaurants right on the beach. Make your way around the traffic circle onto Pope Avenue and you’ll find Circle Center, with restaurants, shops, a grocery store and a neighboring miniature golf course.

Just around the corner is Sea Pines Center, complete with a movie theater, wonderful restaurants and shopping. Located right off of Sea Pines circle, “The Triangle” is a tight-knit group of restaurants, bars and clubs that locals and owners of Hilton Head real estate often frequent.

As for amenities, many Forest Beach real estate owners are beach bums. With three miles of pristine sandy beaches, Forest Beach, SC, is considered to be “the best stretch of beach” on Hilton Head. Of course, golf courses and tennis clubs are plentiful.

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