



OFFER LETTER

The best of memories are those shared with family and friends. For generations, large classic beach houses in Myrtle Beach were the vacation homes for family gatherings, golf outings, and friends who wanted to experience the sun and surf. Nothing else provided the privacy and relaxation of being able to share meals, entertainment, and precious time with those close to you along with the comfort of five or six bedrooms and abundant bath facilities.

Over the years, Myrtle Beach has seen tremendous growth with the construction of many high-rise condominiums and hotels. Sadly, most were built on sites previously occupied by those wonderful beach houses that had been the essence of a perfect family experience. Of the ones remaining, most were purchased as very expensive first and second homes and are no longer available for rent.

Today, we are pleased to announce that Sands Resorts has teamed with U.S. Land Company and its partners to recreate magic from the past. Eleven **(11)** exclusive and fully furnished **Sands Beach Houses** will be built within the Ocean Dunes/Sand Dunes campus. Each will feature **six bedrooms** and **five bathrooms** along with a two-car garage, private elevator, three porches, abundant storage, large flat-panel TVs, and many more exciting amenities. Unlike anything available, these splendid beach houses will be located within a premier oceanfront resort which bears a 35-year recognition for being the leader in family and golf vacations.

Take advantage of past economic conditions and immediately book a **\$160,000 Savings!** In 2006, this premier Ocean Boulevard site along the Myrtle Beach **“Golden Mile”** was cleared of its existing motel by the original Developer and prepared for a 300-unit high-rise Condo development. The economic climate and other financial pressures forced the original Developer to cancel the development of this project, creating a “distressed land liquidation opportunity.” This enabled U.S. Land Company and its partners to negotiate a quick **“Fire Sale”** purchase on this property at far below market value. This significant land discount has been incorporated into the purchase price, allowing **Sands Beach Houses** to be offered at **\$160,000** below the bank appraisal dated April 22, 2008.

The decision was made to not build the proposed 300 Condo units. Instead, the idea was conceived to build only eleven **(11) Single-Family Beach Houses** in this exclusive development, providing an unprecedented financial opportunity for 11 Lucky Purchasers. Similar properties in the immediate area have been offered at \$1,250,000. Due to the “distressed land liquidation purchase,” you can NOW purchase one of the 11 expansive 6-bedroom, 5-bath **Sands Beach Houses** for **\$850,000 Fully Furnished**. This is an excellent opportunity to purchase one of the most highly demanded rental properties along the entire Grand Strand with a discount of **\$160,000** off bank appraised value.

Within Sands Resorts, you and your rental guests will enjoy the oceanfront indoor and outdoor pools, Sands Waterpark, lazy rivers, kids inflatable games, the ever-popular Sands Kids Club with live mascots and Sands Health Club. No need to leave the resort, dining and entertainment include Mango’s on the Beach, River City Café, Brass Anchor Food ‘n’ Drink and California Pizza. In 2009, on-site recreation will be expanded to include a miniature golf course, ice skating rink and golf carts. The gift shop, golf shop and convenience store are only steps away, as well as the new oceanfront hair salon opening this fall. There’s security, full hotel service (check-in, check-out, daily housekeeping), full rental service (daily, weekly and monthly), professional property management and a host of fabulous amenities awaiting you and your rental guests.

There has been a lot of excitement and a tremendous amount of interest in the **Sands Beach Houses** since construction began in July. The new Developer has agreed to allow the owners of Sands Resorts the first opportunity to purchase these fully furnished beach houses for the discounted price of **\$850,000**. They will be sold on a **“First Come, First Serve”** basis. Don’t miss out on your opportunity to purchase a **Sands Beach House** at \$160,000 below bank appraisal.

Sincerely yours,

Sands Resorts

Enclosure: Response Card

Post Office Box 70849 · Myrtle Beach, SC 29572
(843) 503-9000 · SandsBeachHouses.com

Ocean Dunes
Resort & Villas

Sand Dunes
Resort Hotel

Sands Ocean Club
Resort

Sands Beach
Club Resort

Ocean Forest
Villas

Ocean Forest
Plaza



Yes, please contact us regarding Sands Beach Houses

Real Estate Sales

Sands Resorts Rental Services

Name: _____

Address: _____

Phone: Day _____ Cell: _____

Evening _____

Email Address _____

Return to: Steve Smith
U.S. Land Company
Post Office Box 70849
Myrtle Beach, South Carolina 29572
Email: Steveusland@aol.com

Post Office Box 70849 · Myrtle Beach, SC 29572
(843) 503-9000 · SandsBeachHouses.com

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