4620 SURF STREET

OFFERING MEMORANDUM

North Myrtle Beach, South Carolina

Income-Producing Beach Duplex | Short-Term Rental Investment

Confidential investment presentation | Prepared for prospective purchasers

Investment Overview

4620 Surf Street presents an opportunity to acquire a large, furnished coastal duplex in North Myrtle Beach. The property has been operated as a short-term rental using multiple Airbnb listing configurations, allowing the two sides to be marketed independently or together as one large group-accommodation offering.

8	6	2	24
Bedrooms	Bathrooms	Duplex Units	Approx. Guest Capacity

Key Investment Highlights

- Second-row coastal location with ocean views from select rooms and balconies
- Two self-contained sides, each configured for vacation-rental use
- Multiple balconies, two garages and substantial on-site parking
- Offered as a furnished, established short-term-rental asset
- Golf cart amenity has been used in rental marketing
- Flexible rental strategy: rent each side separately or combine the duplex for larger groups

Verified Airbnb Revenue History

Gross Airbnb revenue for 4620 Surf Street is shown below using the property's three rental configurations: Beach Oasis (Side 1), Beach Stay (Side 2), and the combined whole-duplex listing.

Year	Beach Oasis (Side 1)	Beach Stay (Side 2)	Whole Duplex	Gross Revenue
2024	$37,596.53	$35,973.00	$60,209.00	$133,778.53
2025	$3,008.00	$8,775.00	$138,149.00	$149,932.00

2025 Performance

2025 gross Airbnb earnings: $149,932.00

2025 Airbnb payout after adjustments and service fees: $142,923.04

2025 nights booked: 137 | Average stay: 3.3 nights

2025 Monthly Gross Earnings

Mar	Apr	May	Jun	Jul
$9,490	$14,203	$21,213	$28,820	$30,804
Aug	**Sep**	**Oct**	**Nov**	**Dec**
$23,238	$8,878	$4,970	$2,849	$5,467

Source: seller-supplied Airbnb earnings reports. Gross revenue is not NOI and does not deduct operating expenses, taxes, utilities, insurance, maintenance, cleaning, management or financing.

Property & Guest Experience

The duplex is designed for high-capacity coastal stays, with bright interiors, multiple sleeping areas, open living/kitchen space and balcony access. The layout supports family groups, golf groups, reunions and multi-family beach trips while preserving the option to operate each side independently.

Flexible Rental Strategy

Configuration	Positioning	Revenue Use
Side 1 - Beach Oasis with a View!	Beach-view vacation rental	Market independently
Side 2 - Beach Stay - Golf Cart Included	Vacation rental with golf-cart amenity	Market independently
Entire Duplex - Huge Duplex with Golf Ca	Large-group coastal accommodation	Combine both sides for larger parties

Why the configuration matters

A duplex structure can diversify booking demand. Smaller groups can reserve one side while larger groups can be targeted through the combined listing. The 2024 Airbnb report reflects material gross revenue across all three duplex listing configurations, demonstrating use of both strategies.

Included / Marketed Amenity

Golf cart shown in seller-provided photo. Inclusion in a sale should be confirmed in the purchase agreement.

Photo Gallery








Due Diligence & Buyer Review

Prospective purchasers should independently verify all information material to their acquisition and underwriting. Recommended diligence includes short-term-rental licensing and transferability, zoning/use compliance, insurance, taxes, utilities, historical operating expenses, future reservations, furnishings/inventory, building condition, survey/title matters, and any applicable local regulations.

Document / Item	Status for Marketing Package
Airbnb 2022 earnings report	Seller supplied
Airbnb 2023 earnings report	Seller supplied
Airbnb 2024 earnings report	Seller supplied
Property photography	Seller supplied
2026 bank statement	Not included - contains unrelated/private transactions
Survey / floor plans / tax record	Add if available
Detailed operating expense statement / NOI	Add if available

Confidentiality & Disclaimer

Proposed Pool Site Plan

Seller-supplied site plan dated March 19, 2024. Proposed pool shown; buyer to verify approvals and feasibility.