



SeaBreeze^{II}
SEA COTTAGES

BEACH HOME PACKAGE FOR SALE

4 Homes

*2311, 2312, 2313 & 2314 Seaseeker Lane
Myrtle Beach, SC 29577*



The Davis Team
eXp Realty
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sntreatyllc@gmail.com

SUBJECT

Myrtle Beach has historically been built around hotel and condo accommodations, and most single family residential zoning districts do not permit short-term rentals.

This creates a significant barrier to entry for investors looking to operate high-performing vacation rental homes.

What makes this opportunity unique is that Seabreeze phase 2 in Myrtle Beach is located within a highway commercial zoning district, which allows for legally operating short-term rentals in a single family home format. This provides a rare combination of product type and zoning flexibility that is not widely available in the market.

The location is a major driver of performance. The property sits in close proximity to the airport, Market Common, and multiple sports tourism venues that host travel baseball and softball tournaments year-round. These visitors are typically traveling in groups and actively seek out larger, newer homes rather than traditional hotel accommodations especially in areas where STRs are otherwise restricted.

The Seabreeze community has already proven this concept.

- Seabreeze Phase 1 has achieved consistent 5-star ratings on Airbnb
- Seabreeze Phase 2 offers larger, upgraded homes designed to further increase nightly rates and overall revenue performance

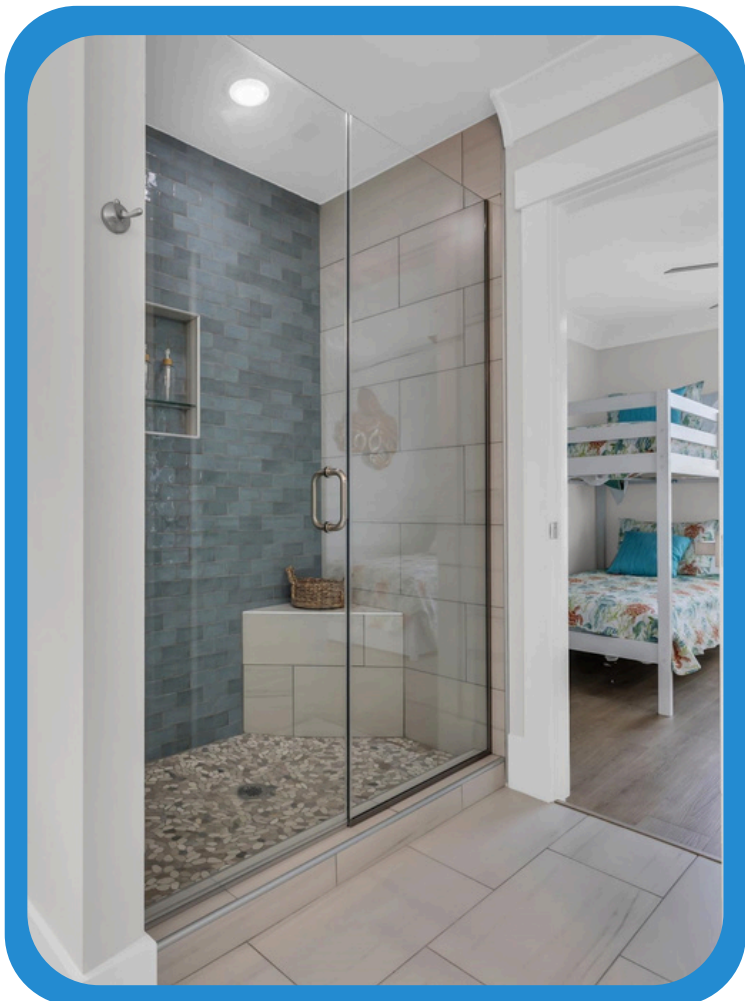
This product is outperforming traditional STR markets such as Surfside Beach and Garden City Beach, which historically performed well but are now heavily saturated with inventory. In contrast, this location benefits from lower competition and increasing demand tied to Myrtle Beach's expanding event base, including Carolina Country Music Fest, golf tourism, and other large-scale attractions.

Additionally, much of the existing hotel inventory in Myrtle Beach is aging, while demand is shifting toward newer construction with modern layouts, multiple bedrooms, and private amenities making single family STR homes a more desirable option for today's travelers.

Overall, this is a supply constrained STR opportunity in a high demand location, backed by proven performance and a product that aligns with where the vacation rental market is heading.

PROPERTY INFO

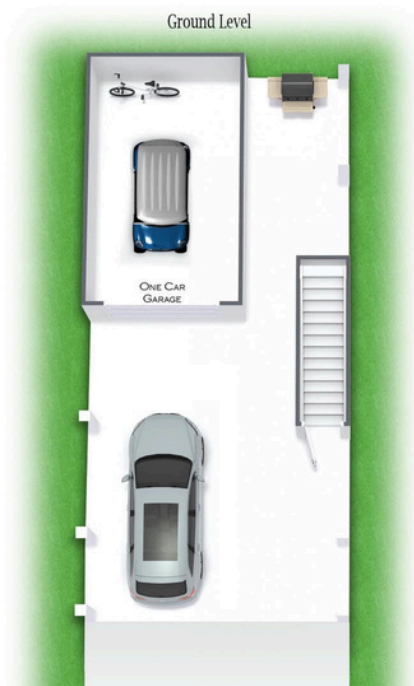
- Includes 4 HPR Homes
- Each 4 Bedrooms, 3.5 Bath + Loft - Sleeps 12
- Fully Furnished
- Features Include - LVP Flooring, Tiled Showers & Bathroom Floors, Quartz Countertops, Stainless Steel Appliances, Garage w/ mini split, Outdoor Shower
- Metal Roofs & Hardee Board Siding
- Walking Path to Beach
- East of Hwy 17 Business



Site Plan

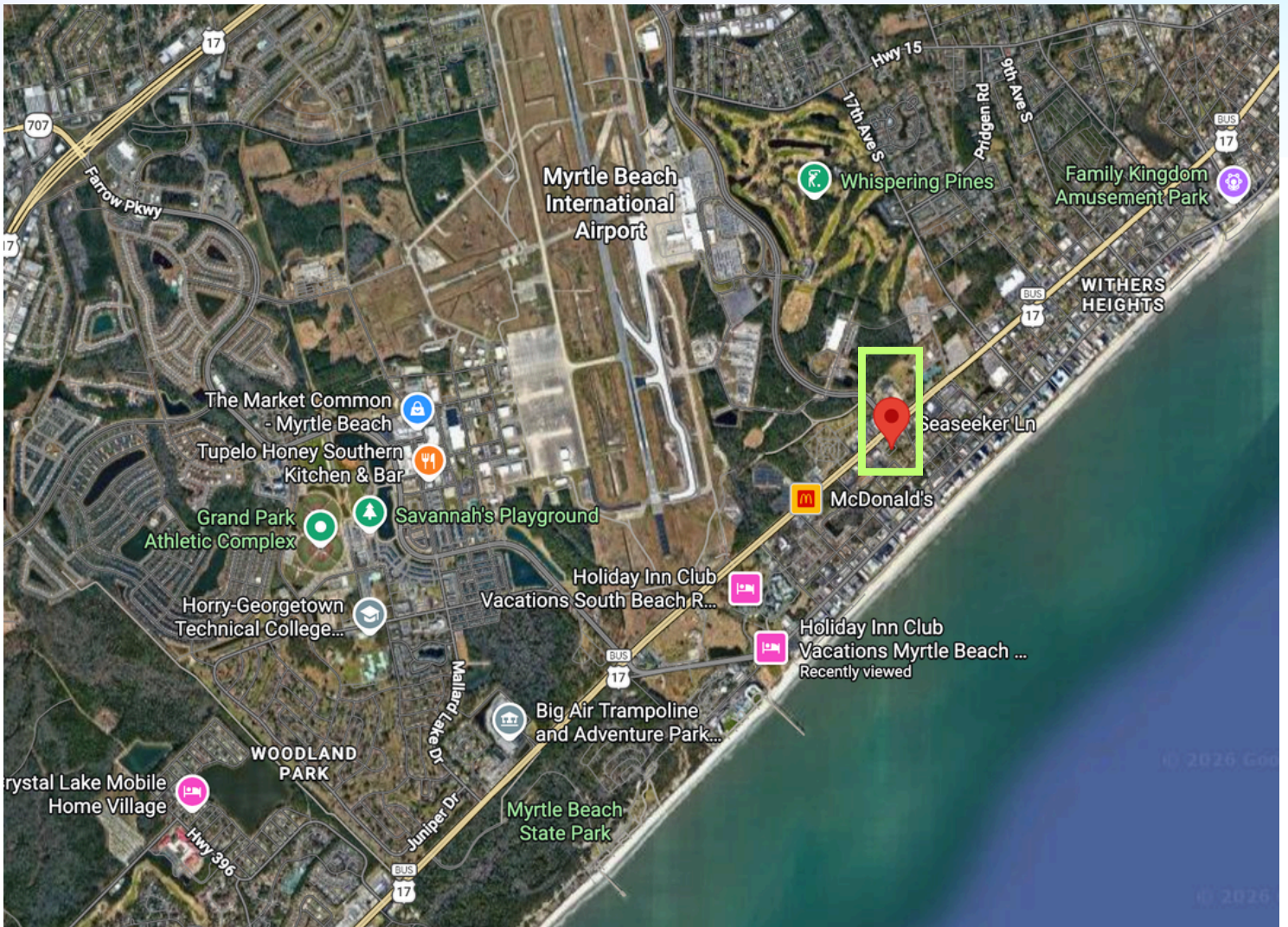


Floorplan



Location Map

SEABREEZE II
Seaseeker Lane Myrtle Beach, SC 29577



Amenities Nearby

SEABREEZE II

Seaseeker Lane Myrtle Beach, SC 29577

WITHIN 2 MILES OF PROPERTY:

Public Pickleball Courts

6 Mini Golf Courses

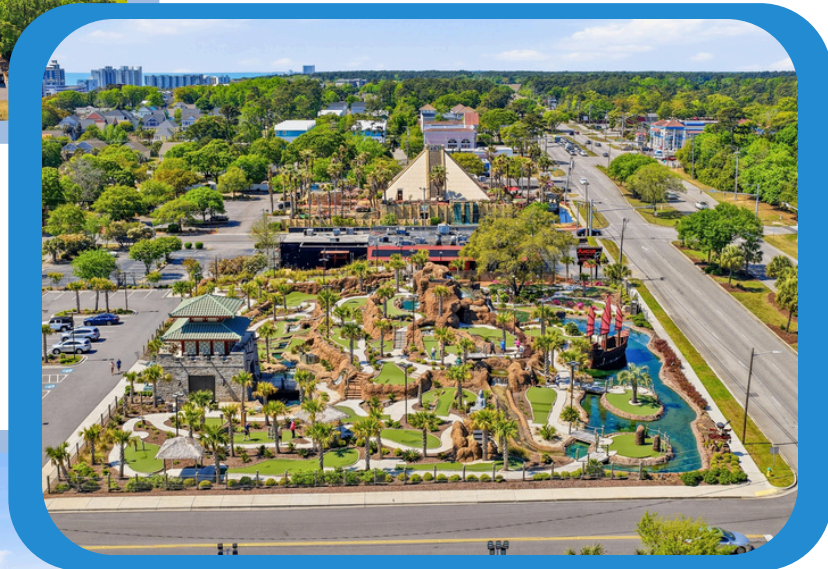
Par 3 Golf Course

18 Hole Golf Course

Myrtle Beach International Airport

Myrtle Beach State Park

Public Beach Access



Expenses

SEABREEZE II Seaseeker Lane Myrtle Beach, SC 29577

	Monthly	Annually	
Insurance	120	1,450	
Property Taxes	883	10,600	
Repairs/Maintenance	200	2,400	
Property Manager	1,250	15,000	
HOA (includes lawn)	270	3,240	
Pest Control	25	300	
Electric	150	1,800	
Water	60	720	
Cleaning Fee	275 per	13,750	
Total Expenses	2,958	49,260	
x4 Units	11,832	197,040	
Gross Income			
LOW	9,916	95,000	
AVG	87,550	105,000	
HIGH	9,583	115,000	
Annual Gross x4 Units	Low	Avg	High
	380,000	420,000	460,000
less total expenses	-197,040	-197,040	-197,040
NET INCOME	182,960	222,960	262,960
Total Purchase Price	2,700,000	\$675,000 per	
CAP RATE	6.75%	8.25%	9.75%

EQUITY OPPORTUNITY

Original Sales Price (\$725,000)

-

Sales Price Offered (\$675,000)

=

Equity Gained (\$50,000)

x 4 HOMES

TOTAL Equity Gained \$200,000

SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	2304 Seaseeker Lane
	Legal Description	Seabreeze HPR Ph B; Unit 3-B
	City	Myrtle Beach
	County	Horry
	State	SC
	Zip Code	29577
	Census Tract	0517.00
	Map Reference	34820
PRICE & DATE	Contract Price	\$
	Date of Contract	
PARTIES	Borrower	N/A
	Lender/Client	STK Ventures
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	1,895
	Price per Square Foot	\$
	Location	MB/East of 17 Bus
	Age	0
	Condition	New
	Total Rooms	7
	Bedrooms	4
	Baths	3.1
APPRAISER	Appraiser	William Dickey
	Effective Date of Appraisal	03/28/2025
VALUE	Opinion of Value	\$ 730,000

COMPRARABLES

SOLD COMPARABLES

Photo	MLS #	Status	Asking Pric	Sold Price	Address	Section/Subdivision	
	2504728	COP	\$695,000	\$680,000	2306 Seaseeker Ln.	Seabreeze II	Silver Package
	2515207	INO	\$680,000	\$690,000	2308 Seaseeker Ln.	Seabreeze II	Silver Package
	2500126	COP	\$695,000	\$700,000	2302 Seaseeker Ln.	Seabreeze II	Gold Package
	2504756	COP	\$749,999	\$725,000	2304 Seaseeker Ln.	Seabreeze II	Platinum Package
	2515210	COP	\$725,000	\$725,000	2310 Seaseeker Ln.	Seabreeze II	Platinum Package

UNDER CONTRACT COMPRABLES

	2517856	PEF	\$695,000		2305 Seaseeker Ln.	Seabreeze II	Silver Package
	2516828	PEF	\$725,000		2301 Seaseeker Ln.	Seabreeze II	Platinum Package
	2517862	PEF	\$744,535		2307 Seaseeker Ln.	Seabreeze II	Platinum Package



SeaBreeze^{II}

SEA COTTAGES

Bronze
\$680,000

No Refrigerator, No Oak Treads, No Washer & Dryer,
No Shiplap, No Blinds & No Upper Cabinets Above Washer &
Dryer, Carpet Upstairs, Carpeted Stairs, Fibreglass Inserts

Silver
\$695,000

Refrigerator, Oak Tread, Shiplap, Tile Shower,
LVP Throughout, No Upper Cabinets
Above Washer & Dryer

Gold
\$705,000

Refrigerator, Oak Treads, Shiplap, Tile Showers,
LVP throughout, Blinds, Washer & Dryer, Cabinets
Above Washer & Dryer, Epoxy Garage Floors &
Mini Split

Platinum
\$725,000

Refrigerator, Oak Treads, Shiplap, Tile Showers,
LVP throughout, Blinds, Washer & Dryer, Cabinets
Above Washer & Dryer, Epoxy Garage Floors,
Mini Split & Furnished

Taxes & Insurance

SEABREEZE II

Seaseeker Lane Myrtle Beach, SC 29577

Based on the information given:

PIN:

44501020094

OWNER:

STK VENTURES LLC

TAX DISTRICT:

MYRTLE BEACH

HOMESTEAD EXEMPTION?

NO

LEGAL DESCRIPTION:

SEABREEZE HPR PH B; UNIT 1-B

LEGAL RESIDENCE: ?

4%

RATIO

COUNTY: \$1,458.80

SCHOOL: \$280.00

MUNICIPALITY: \$758.80

*OTHER: \$0.00

ESTIMATED TAXES

\$2,497.60

NON-LEGAL RESIDENCE OR COMMERCIAL: ?

6%

RATIO

COUNTY: \$2,188.20

SCHOOL: \$5,002.20

MUNICIPALITY: \$3,502.80

*OTHER: \$0.00

ESTIMATED TAXES

\$10,693.20

* Other may include Special Districts, Fire, Waste Management, and Watershed. Does not include stormwater or other fees.



Expect MORE.

HOMEOWNER POLICY QUOTE

QUOTE NUMBER:	2317737
EFFECTIVE DATE:	10/15/2025 12:01 AM
EXPIRATION DATE:	10/15/2026 12:01 AM
QUOTE DATE:	10/15/2025 12:01 AM
QUOTE EXPIRATION:	12/14/2025 12:01 AM

Orion180 Insurance Services, LLC • 930 S. Harbor City Blvd, Suite 302 • Melbourne, FL 32901 • (866)-590-3550

Applicant Information: John Doe 2308SEASEEKER LN MYRTLEBEACH, SC 29577 999-999-9999	Agent Information: Graham Lawson High TideInsurance Group 2411 N Oak St, STE 208 Myrtle Beach, SC 29577 864-804-8209
Property Location: 2308 SEASEEKER LN MYRTLE BEACH, SC 29577	

Quoted Policy Period: 10/15/2025 to 10/15/2026 at 12:01A.M. EST
Policy Type: Orion180 Homeowner HO3
INSURER: Orion180 Insurance Company (A) Demotech Rated

TOTAL ESTIMATED POLICY PREMIUM AND FEES: \$1,442.66	DUENOW:	\$1,442.66
	INSTALLMENT PAYMENT(S) OF:	\$0.00
	REMAINING # OF PAYMENTS:	0

This company has been approved by the director or his designee of the South Carolina Department of Insurance to write business in this state as an eligible surplus lines insurer, but it is not afforded guaranty fund protection.

COVERAGES	
Coverage A – Dwelling (Replacement Cost as described in policy)	\$350,000
Coverage B – Other Structures	Excluded
Coverage C – Personal Contents	\$105,000
Coverage D – Loss of Use	\$35,000
Coverage E – Personal Liability	\$300,000
Coverage F – Medical Payments	\$5,000

DEDUCTIBLES	
Hurricane/Wind/Hail or Tornado Deductible	2%
All Other Perils Deductible	\$2,500

FEES&TAXES	
Policy Fee (This fee applies to all new policies and is fully earned and non-refundable.)	\$199.00
SC SL Surplus Tax (6%) on Homeowners Premium	\$81.66

OPTIONAL COVERAGES	
Residence Held In Trust	No
Loss Assessment Coverage	\$1,000
Special Computer Coverage	Excluded

Quote Date 10/15/2025 10:18 AM – Quote expires 60 days after quote date.

OIC H3 N115 SC 05 24

Jewelry, Watches & Furs Limits (Unscheduled)	\$1,500
Silverware, Goldware, Pewterware Limits (Unscheduled)	\$2,500
Limited Fungi, Other Microbes or Rot Coverage	\$5,000
Water Back Up & Sump Discharge or Overflow	\$5,000
Ordinance or Law Coverage	\$35,000
Identity Theft Protection	Excluded
Coverage A- Additional 25% Dwelling Coverage	\$87,500
Personal Injury Coverage	Excluded
Coverage C – Personal Property Replacement Cost	Excluded
Equipment Breakdown Coverage	Excluded
Swimming Pool & Hot Tub Liability Coverage	Excluded

DISCOUNTS	
Automatic Water Shut Off Device	No
Building Code Discount	2006 IRC Building Code Discount - Year built 2007 and newer
Golden Age (Age 60 or Older)	No
E-Policy	Yes
Window & Door Opening Protection (Proof Required)	No
Secured Community Discount	No
Burglar Alarm, Central Station with Alarm (Proof Required)	None
Fire Alarm, Central Station with Alarm (Proof Required)	None
Loss Free	Yes
Companion Policy Discount (Proof Required)	No
Roof Damage Exclusion Discount	No
Tankless Water Heater (Proof Required)	No
Tree Free Yard (Proof Required)	Yes
First Responder or Military Discount (Proof Required)	No

RATING INFORMATION	
Square Footage	1895
Year Built	2024
Home Type	Single Family Home
Construction Type Siding	Frame
Foundation Type	Piers
Basement	No Basement
Roof Covering	Architecture Shingle
Roof Shape	Gable
Roof Replaced	No
Occupancy Type (Primary or Seasonal/Secondary)	Primary
Number of Fire Claims in the last 3 years	0
Number of Property Claims in the last 3 years	0
Number of Liability Claims in the last 3 years	0

IN RETURN FOR PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS QUOTE WE AGREE TO PROVIDE THE INSURANCE AS STATED IN THIS QUOTE. THIS QUOTE CONSISTS OF COVERAGE PARTS FOR WHICH

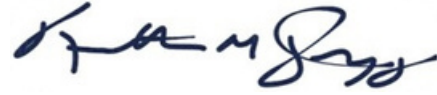
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OIC H3 N115 SC 05 24

PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

Surplus Lines Broker & Mailing Address

Kenneth M. Gregg
Orion180 Insurance Services, LLC
930 S. Harbor City Blvd, Suite 302
Melbourne, FL 32901



Countersignature or Authorized Representative