



Presenting Lakeview Market Common

The Hoffman Group is pleased to introduce this luxury 48-unit condominium property now being released for reservations. This will be the first condominium property built in the diverse Market Common Urban Village master plan which currently includes retail, live-work townhomes, various single-family residential neighborhoods and a community amenities center.

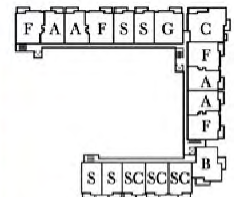
The building mix includes:
 a spacious 1-bedroom plan
 four exceptional 2-bedroom plans
 two exciting 3-bedroom plans

Each home contains unparalleled interior features and at least one private porch. Third floor units, with majestic views, command a price premium. The Beaufort and Charlotte corner third floor units, also feature higher ceilings and high windows.

Please contact your Hoffman agent now for more information on these luxury 1, 2, 3-bedroom condos.



The shorter Palmetto section is a two-story building. The Magnolia section, facing Farrow, and the Jasmine section, facing Victory are both 3-story.



F=The Florence.... 1381 Sq Ft
 A=The Amelia1152 Sq Ft
 S=The Savannah1062 Sq Ft
 G=The Georgia.....1475 Sq Ft
 C=The Charlotte ...1937 Sq Ft
 B=The Beaufort.... 1506 Sq Ft
 SC=The Scarlet..... 1193 Sq Ft



Site plan is for conceptual use only. Square footages and dimensions are approximate. Units are sold unfurnished. The developer reserves the right to make any necessary changes. Copyright Dock Street Communities 6/16/15



\$5,000 unit-specific reservations begin October 15, 2015; 20% down at contract.

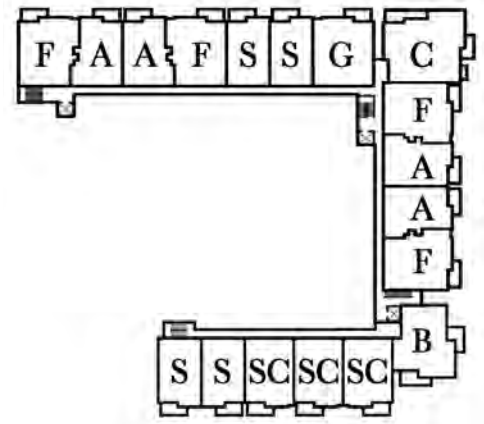
THE HOFFMAN GROUP

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Corporate: 800-458-7890 www.oceaninvestments.com

Siteplan

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The Amelia - Unit A / 2 BD, 2 BA / 1055 Heated SQ FT / 97 SF Balcony / 1152 Total SF



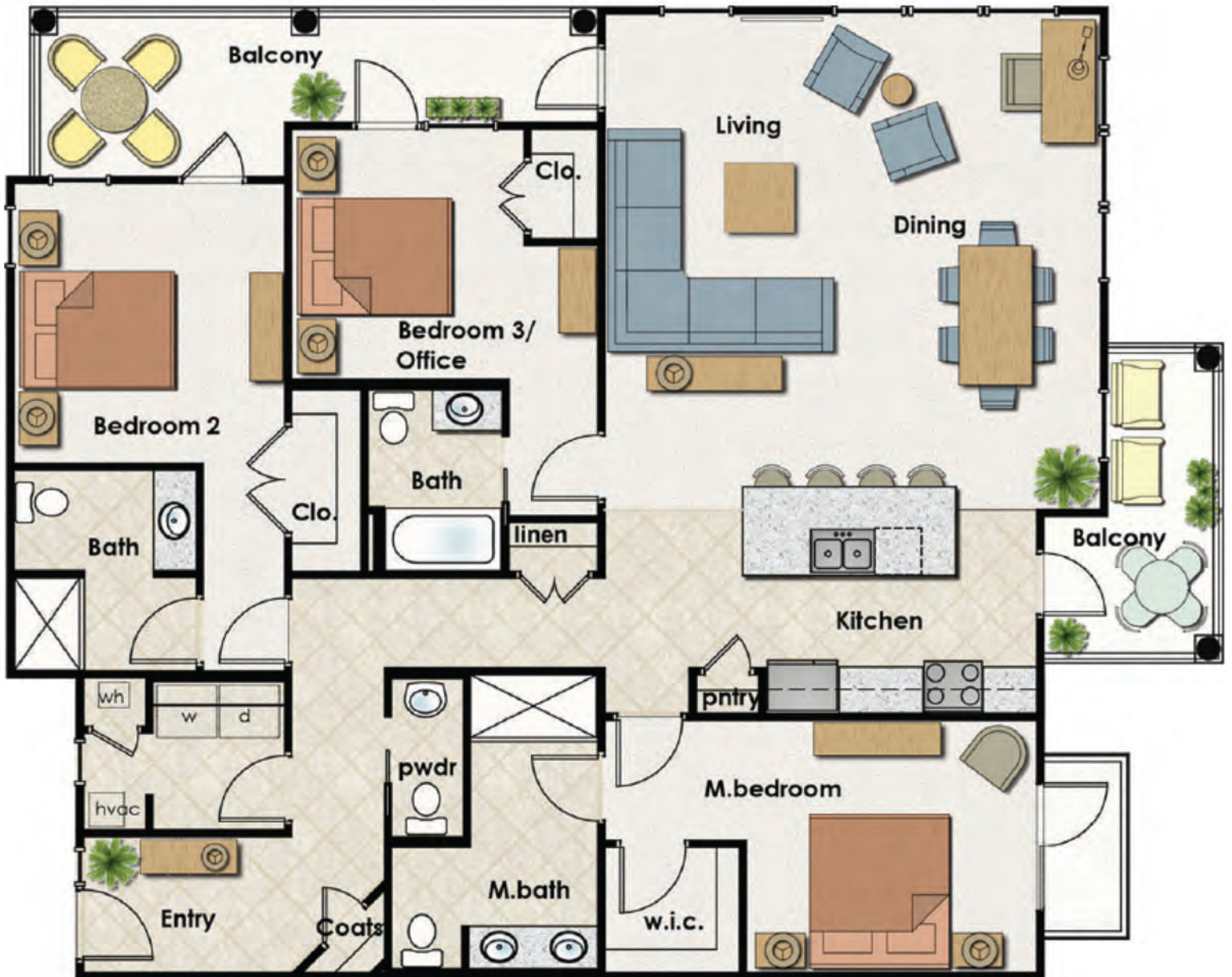
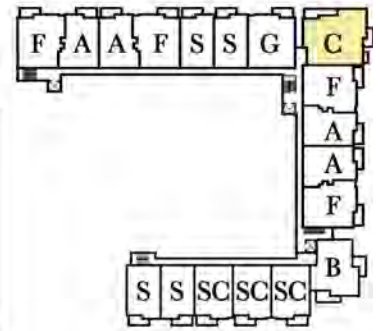
Floorplans and elevations are for conceptual use only. Square footages and dimensions are approximate. Units are sold unfurnished. The developer reserves the right to make any necessary changes. © Dock Street Communities.



The Beaufort - Unit B / 2 BD, 2 BA / 1272 Heated SQ FT / 234 SF Balcony / 1506 Total SF



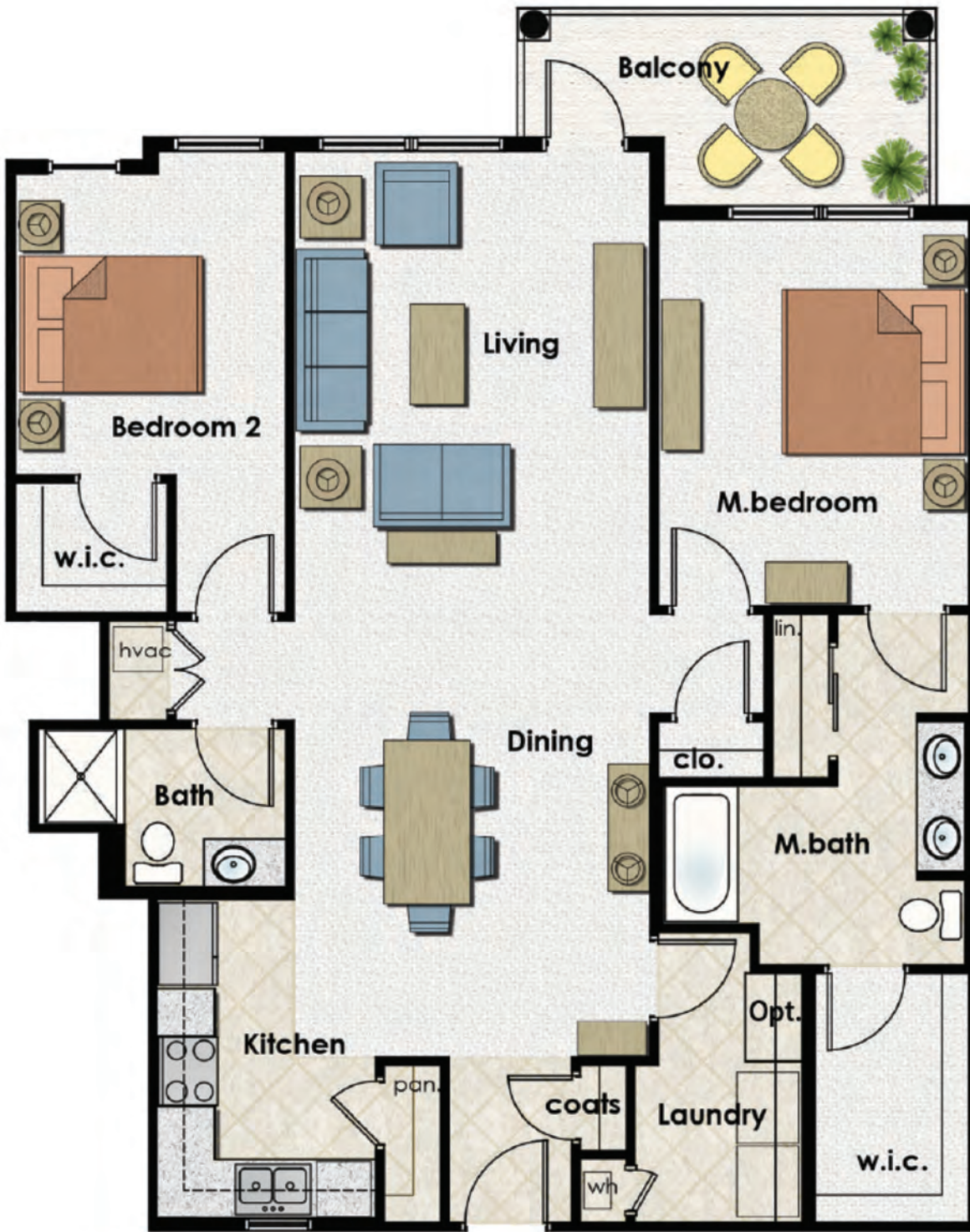
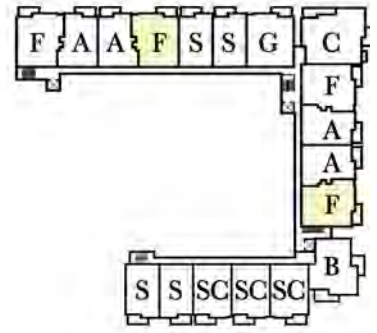
The Charlotte - Unit C / 3 BD, 3.5 BA / 1674 Heated SQ FT / 263 SF Balcony / 1937 Total SF



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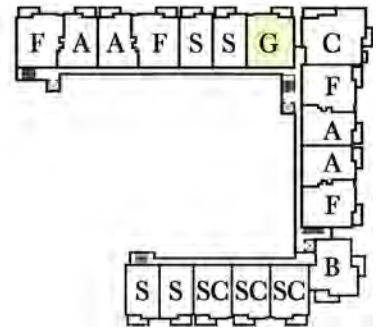
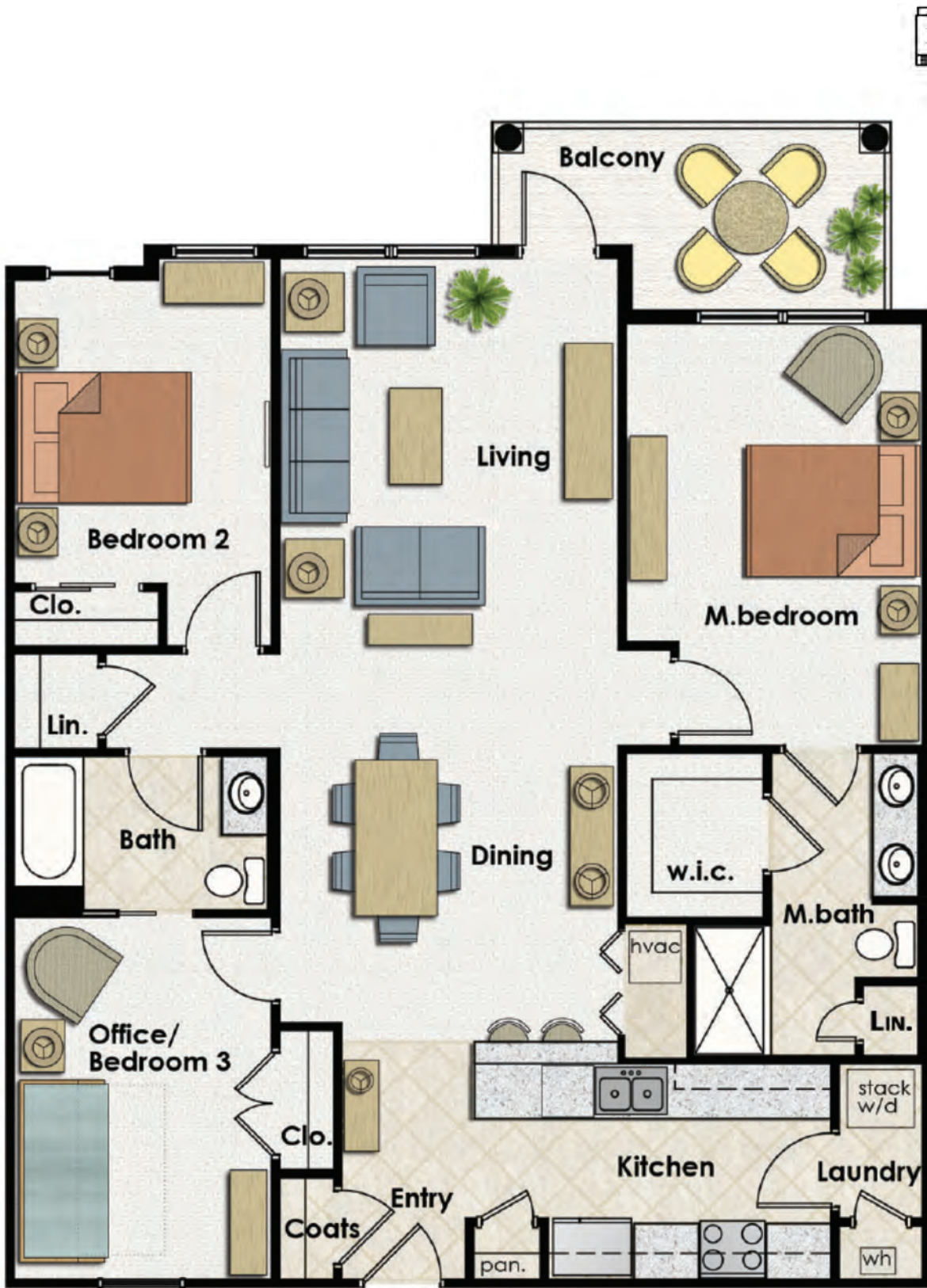
The Florence - Unit F / 2 BD, 2 BA / 1284 Heated SQ FT / 97 SF Balcony / 1381 Total SF



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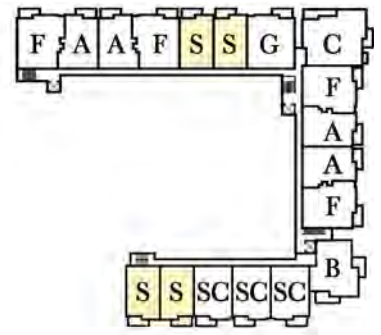
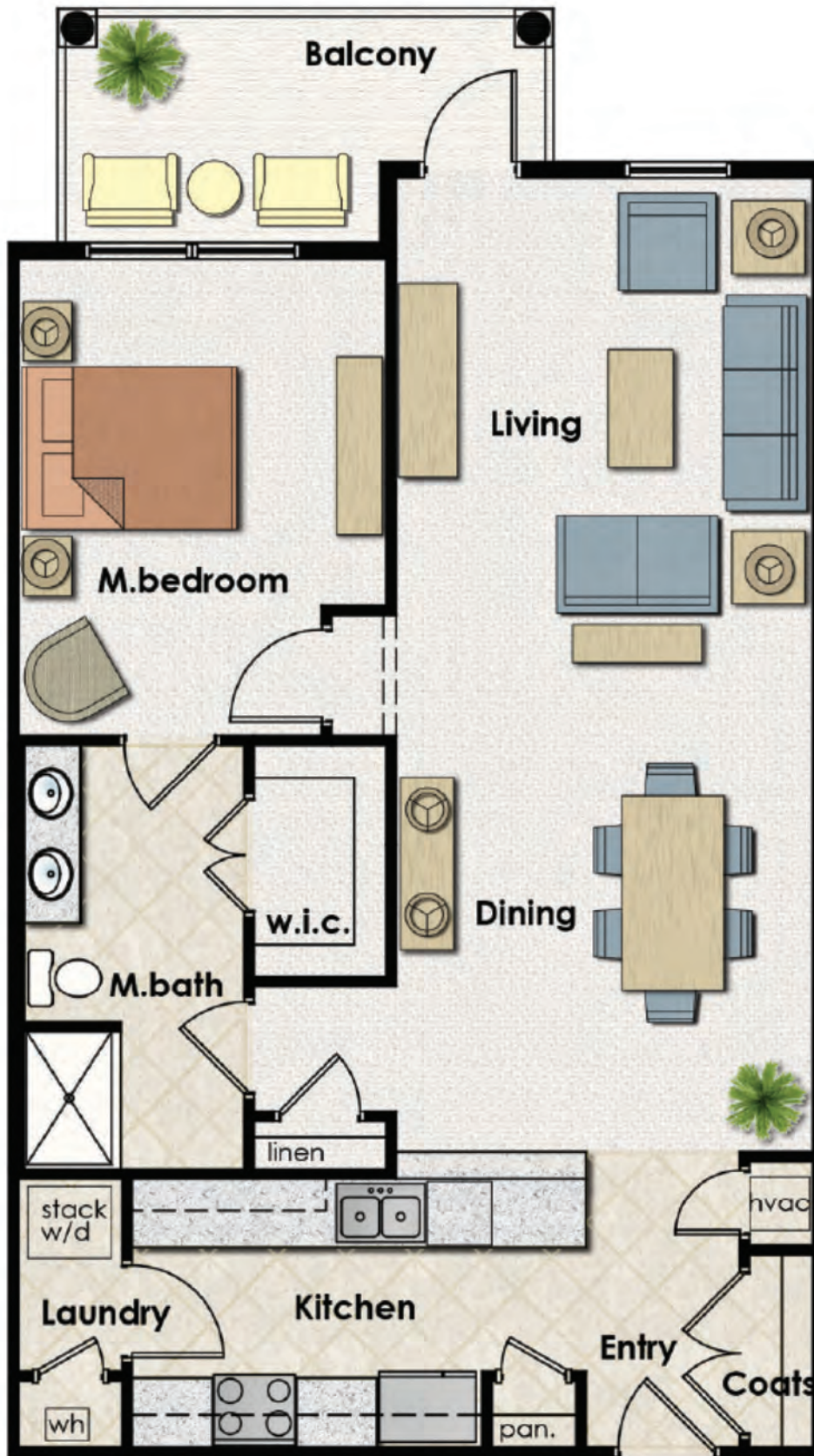
The Georgia - Unit G / 3 BD, 2 BA / 1378 Heated SQ FT / 97 SF Balcony / 1475 Total SF



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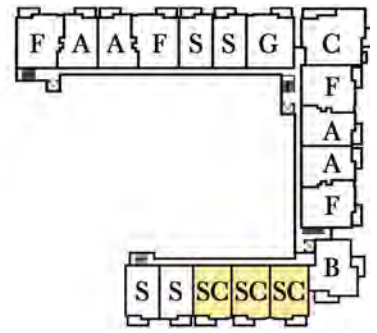
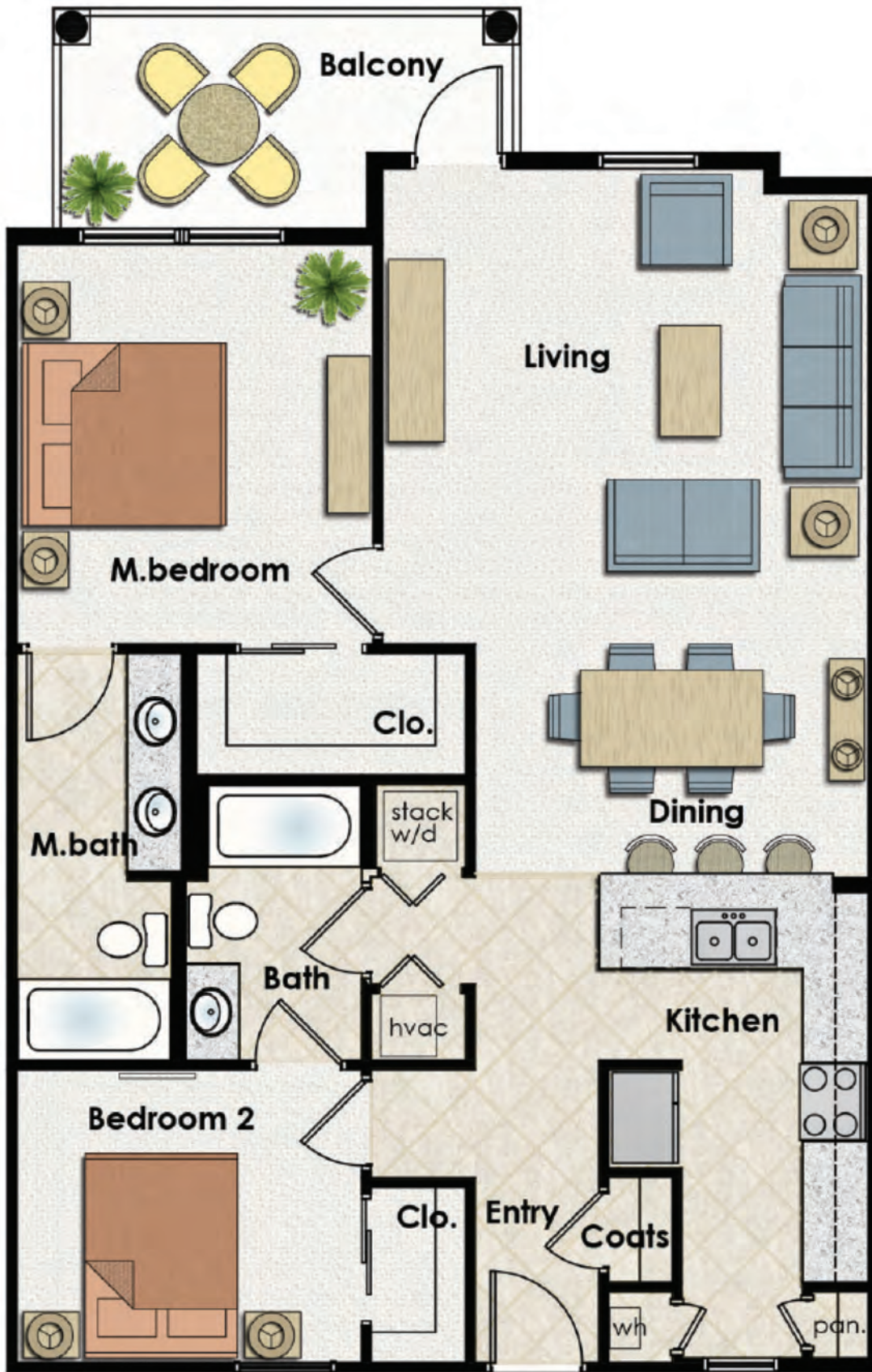
The Savannah - Unit S / 1 BD, 1 BA / 965 Heated SQ FT / 97 SF Balcony / 1062 Total SF



Floorplans and elevations are for conceptual use only. Square footages and dimensions are approximate. Units are sold unfurnished. The developer reserves the right to make any necessary changes. © Dock Street Communities.



The Scarlett - Unit SC / 2 BD, 2 BA / 1096 Heated SQ FT / 97 SF Balcony / 1193 Total SF



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Palmetto - (Value Units)

Level 2	Unit 1 The Savannah (End Unit) \$165,900	Unit 2 The Savannah \$159,900	Unit 3 The Scarlett \$191,900	Unit 4 The Scarlett \$191,900	Unit 5 - RESERVED The Scarlett \$191,900	Unit 6 The Beaufort Elevated Ceiling (End Unit) \$264,900
Level 1	Unit 7 The Savannah (End Unit) \$159,900	Unit 8 The Savannah \$154,900	Unit 9 The Scarlett \$184,900	Unit 10 The Scarlett \$184,900	Unit 11 The Scarlett \$184,900	Unit 12 The Beaufort (End Unit) \$249,900

Magnolia - (Lakeview Units)

Level 3	Unit 13 The Florence (End Unit) \$289,900	Unit 14 The Amelia \$209,900	Unit 15 The Amelia \$209,900	Unit 16 The Florence \$289,900	Unit 17 The Charlotte Elevated Ceiling (End Unit) \$349,900
Level 2	Unit 18 The Florence (End Unit) \$279,900	Unit 19 The Amelia \$199,900	Unit 20 The Amelia \$199,900	Unit 21 The Florence \$279,900	Unit 22 The Charlotte (End Unit) \$329,900
Level 1	Unit 23 The Florence (End Unit) \$269,900	Unit 24 The Amelia \$192,900	Unit 25 The Amelia \$192,900	Unit 26 The Florence \$269,900	Unit 27 The Charlotte (End Unit) \$309,900

Jasmine - (Private Lakeview Units)

Level 3	Unit 28 The Georgia (End Unit) \$309,900	Unit 29 The Savannah \$182,900	Unit 30 The Savannah \$182,900	Unit 31 The Florence \$289,900	Unit 32 The Amelia \$219,900	Unit 33 The Amelia \$219,900	Unit 34 The Florence (End Unit) \$289,900
Level 2	Unit 35 The Georgia (End Unit) \$299,900	Unit 36 The Savannah \$175,900	Unit 37 The Savannah \$175,900	Unit 38 The Florence \$279,900	Unit 39 The Amelia \$209,900	Unit 40 The Amelia \$209,900	Unit 41 The Florence (End Unit) \$279,900
Level 1	Unit 42 The Georgia (End Unit) \$289,900	Unit 43 The Savannah \$169,900	Unit 44 The Savannah \$169,900	Unit 45 The Florence \$269,900	Unit 46 The Amelia \$199,900	Unit 47 The Amelia \$199,900	Unit 48 The Florence (End Unit) \$269,900

Total 48 Units

Lakeview
R-1 Condominiums
Features and Specifications
September 30, 2015

Exterior Features

- Building features James Hardie exterior siding
- Six panel front entry door (color determined by Architect)
- Distinctive Low Country Designed Building by Hubbard Architects
- Self-sealing fiberglass reinforced asphalt shingles with manufacturer's 30 year limited warranty
- All condominiums have large covered porches (size specific per plan) with light weight concrete floors
- Thermal insulated "Low E" impact vinyl windows (screens not included); not allowed on front or side elevations)

Interior Features

- All underground utilities
- Smooth-finished ceilings
- Brushed Nickel Plumbing Fixtures
- Ventilated vinyl coated closet shelving
- Interior doors are six-panel classic design
- Ceilings in flat areas are approximately 9 feet high
- Stain and soil Resistant 7/16 re-bond carpet pad (6lb)
- Dead bolt locks (single cylinder) on all exterior doors
- Ceramic tile flooring in foyer, laundry, kitchens, and baths
- Brushed nickel finished "lever" door hardware w/matching hinges
- Interior walls receive vinyl latex flat white finish; trim receives a contrasting latex white semi-gloss
- Granite countertops in all baths (with exception of powder room if plan calls for pedestal sink); matches kitchen selection
- Interior trim package, including crown molding in the living room and master bedroom. 5 ¼ baseboards throughout each unit
- Kitchen wall cabinets are open above (unless it is necessary to run HVAC ducts through the area) for use as decorative plant shelves, etc.
- 42" (upper) Maple cabinets (with crown molding) in kitchen with selection of three standard finishes and designer matched granite with each finish

Plumbing and HVAC

- Gas Heat
- Ice maker connection
- Tankless Gas Hot water Heater
- Pedestal sink in powder room per plan buyer supplies mirror
- Tile Surround in masterbath bathtub/no shower door (Plan Specific)
- Tile shower in masterbath with framed glass shower door (Plan Specific)
- Temperature controlled "pressure balancing" shower heads in all showers
- Water lines will be PEX or equivalent and drain lines will be PVC or equivalent

Electrical

- Smoke detectors per code
- GFI outlets in kitchen and bathrooms
- Ceiling fan in living room; prewire only for ceiling fan in bedrooms
- Category 5 wiring, includes pre-wire per plan for phone, data, and cable. (See plan)
- Designer five-light candelabra dining room chandelier , recessed can lights in kitchen, and vanity strip lighting in bathrooms

Appliances

- Garbage disposal
- Frigidare "Stainless Steel" microwave
- Frigidare "Stainless Steel" refrigerator
- Frigidare "Stainless Steel" 5-cycle dishwasher
- Frigidare "Stainless Steel" radiant top self cleaning oven and electric range

Quality Construction Features

- Initial certified termite treatment
- Pre-engineered roof truss system
- Pre-engineered floor truss system
- Vapor barrier under all concrete floors
- 3/4" tongue and groove sub-floor glued and nailed

Unseen Quality Features

- Restrictive Covenants
- Resort Style Ammenities
- Home orientation and walk-through prior to closing with Builder
- Sound deadening layer set atop subfloor between finished floor covering
- Fire protection sprinkled units with 1 hour firewall between units; sound deadening insulation and "airpace" between floors
- Homeowners Association, with monthly dues based on a per sqft basis.

NOTE: HOA Dues does not include Contents Insurance which Owners are required to obtain.

AN AMOUNT EQUIVALENT TO SIX MONTHS DUES WILL BE COLLECTED AT CLOSING (INCLUDING OPERATING CAPITAL CONTRIBUTION PLUS REQUIRED DUES PRE-PAYMENTS).

Options and Upgrades

A selection of optional and upgrade items are available, some of which may require additional non-refundable deposits. Please consult with your Dock Street Communities Sales Professional for additional information. Certain upgrades are not available except at pre-sale stage (prior to construction start).

- Additional flooring choices
- Upgraded kitchen and bath cabinets with designer matched granite
- Upgraded appliances
- Washer and dryer
- Ceiling fans in bedrooms

**Lakeview Villas R1
2015 OPERATING BUDGET**

as of 6.30.15

ACCT.	REVENUES	Drain Budget
30100	Regular Dues	\$179,606
31000	Interest Income	0
32000	Fines/Late Fees	0
TOTAL INCOME		\$179,606

EXPENSES

Repairs & Maintenance

44300	Landscape Contract	\$12,000	
42000	Pool Membership	14,400	\$25 mth/unit
43000	General Maintenance & Materials	3,500	
44000	Landscape Maintenance Supply	2,500	
45000	Pest Control	2,300	
45100	Termite Bond	3,200	
46000	Elevator Maintenance	3,000	
Total Repairs & Maint.		\$40,900	

General & Administrative

51000	Office Supplies	\$150	
51100	Printing/Copies	450	
51200	Postage	100	
52000	Legal Services	0	
52100	Audit/Tax Preparation	1,250	
52200	Management Services	9,216	8 units - full year
59900	Bad Debt Expense	0	
59800	Administrative Expense	400	
Total General & Admin.		\$11,566	

Utilities

60000	Electricity	\$4,000	
60100	Water/Sewer (common & unit)	12,000	
60300	Trash Removal	3,800	
60500	Cable TV & Internet	36,864	\$64 mth/unit
60800	Phone(elevator, pool)/Fax/Long Distance	50	
Total Utilities		\$56,714	

Other Expenses

72000	Taxes & Fees	\$128
83000	Insurance Expense	36,000
99910	General Reserves	34,000
99930	Contingency	300
Total Other Expenses		\$70,428

TOTAL OPERATING EXPENSES \$179,606

			% per type	total %	monthly dues	
10	1 bedroom	965	9650	1.71504%	0.17150	256.69
12	2 bedroom	1055	12660	1.87499%	0.22500	280.63
6	2 bedroom	1109	6654	1.97096%	0.11826	295.00
2	2 bedroom	1272	2544	2.26065%	0.04521	338.36
12	2 bedroom	1284	15408	2.28198%	0.27384	341.55
3	3 bedroom	1378	4134	2.44904%	0.07347	366.55
3	3 bedroom	1739	5217	3.09062%	0.09272	462.58
15	Garage					
63			56267		1.00	