

Villamare 1406 Photo & Info Pages

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

Email: Bob@AboutHHI.com



Main Balcony
Master BR & Liv

Balcony 2
Bed Rm 2

Balcony 3
Bed Rm 3



View from Main Balcony



Living Room to Ocean



Living Dining & Kitchen



Living Room



Living Room to Ocean



Living Room to Deck



View from Dining Area



Dining Room Table

Villamare 1406 Photos

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All new Kitchen



Kitchen



Kitchen & Breakfast Bar



Master Bedroom



Master Bedroom



Master Suite



Bedroom 2



Bedroom 2



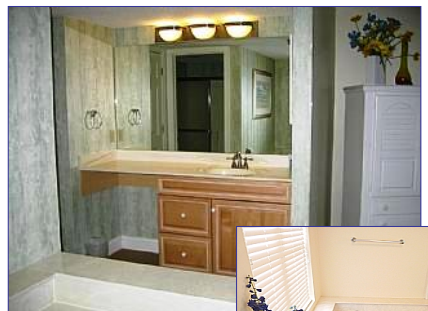
Bedroom 2



Bedroom 3



Bedroom 3



Bathroom 3

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Villamare Fitness Center



Workout Equipment



Fitness Center Pool



Villamare Entry



Villamare overhead



The Villamare Grounds



The Beach



Beach



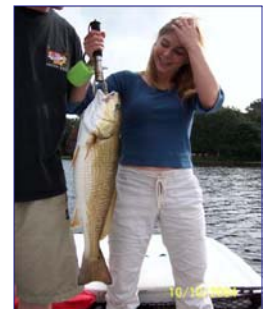
Palmetto Dunes Golf



Palmetto Dunes Tennis



The Marriott (right next door)



Palmetto Dunes Fishing

1406 VILLAMARE

2009 , 2008 & 2007 RENTAL HISTORY

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	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	\$27,325	110	\$40,986	160	21	\$68,311	291
			Economic Value of Owner Usage (21 days) >			\$3,930	
			TOTAL 2009 GROSS >			\$72,241	
			TOTAL NET TO OWNER (After Rental Commission) >			\$60,918	
	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	\$25,545	102	\$36,832	150	19	\$62,377	271
			Economic Value of Owner Usage (19 Days) >			\$3,247	
			TOTAL 2008 GROSS >			\$65,624	
			TOTAL NET TO OWNER (After Rental Commission) >			\$55,230	
	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	\$23,028	98	\$34,544	147	21	\$57,572	266
			Economic Value of Owner Usage (21 Days) >			\$3,312	
			TOTAL 2007 GROSS >			\$60,884	
			TOTAL NET TO OWNER (After Rental Commission) >			\$51,341	

VILLAMARE 1406

HOME OWNER EXPENSES

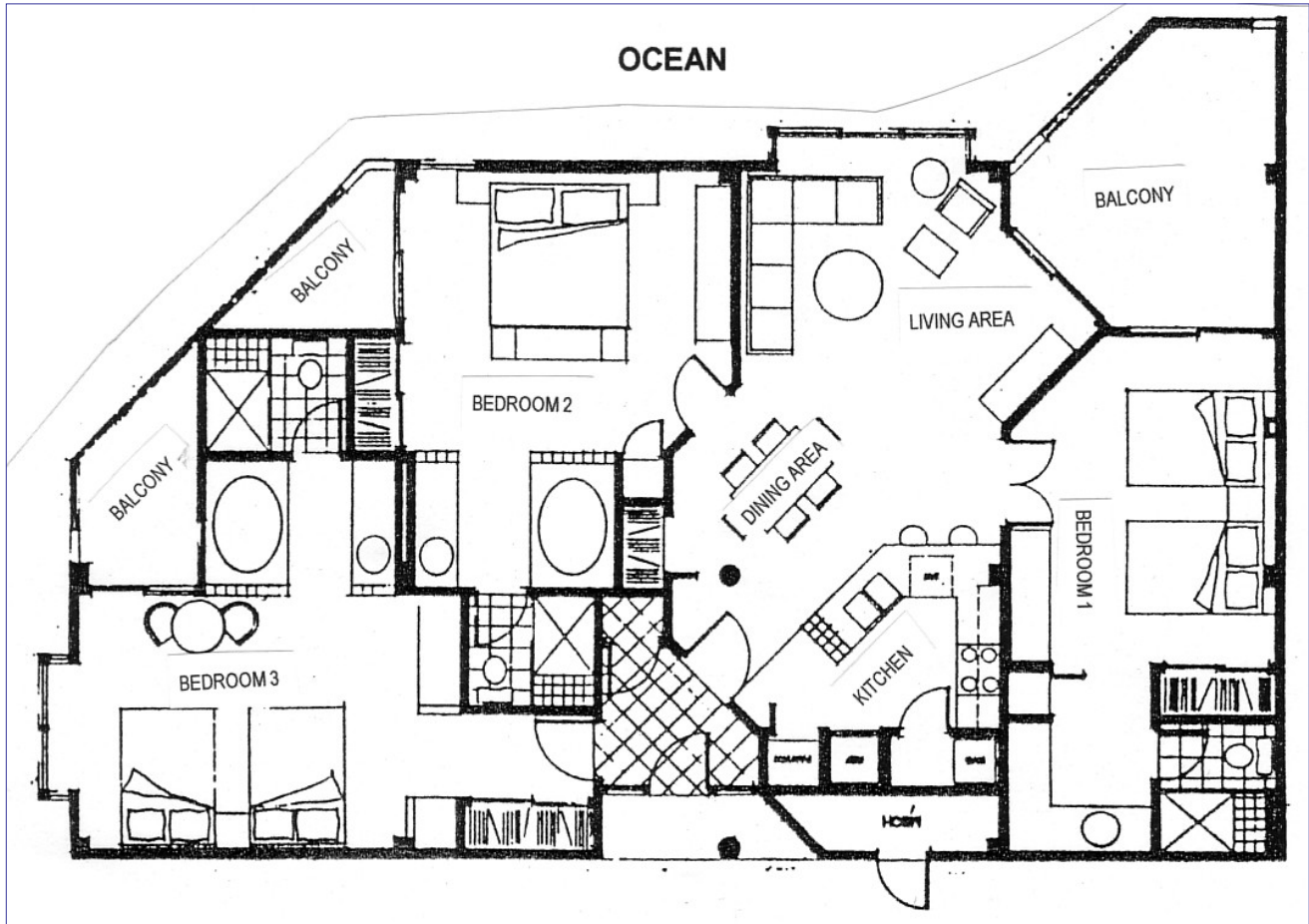
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PAID	EXPENSES	MONTHLY	YEARLY
Monthly >	Condo / Regime Fee	\$540.00	\$6,480.00
Monthly >	Electricity (average per month)	\$65.00	\$780.00
Monthly >	Basic Cable TV / Internet	\$60.00	\$720.00
Monthly >	Phone Service	\$41.00	\$492.00
Monthly >	Broad Creek PSD (Water / Sewer)	\$20.00	\$240.00
Monthly >	Pest Control (Included in Regime Fee)	\$0.00	\$0.00
Monthly >	Trash Removal (Included in Regime Fee)	\$0.00	\$0.00
Pd Yearly >	Insurance	\$125.00	\$1,500.00
Pd Yearly >	Non Resident Property Taxes	\$875.00	\$10,500.00
Pd Yearly >	Community Fee	\$110.08	\$1,321.00
	TOTAL EXPENSES	\$1,836.08	\$22,033.00

All Information herein deemed reliable but not guaranteed. Buyer to verify.

Villamare 1406 Floor Plan

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Villamare 1406 Site Plan

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1406 Villamare
4th Floor Oceanfront



WHY PURCHASE AT VILLAMARE?

Location, Location, Location!

To each owner of Villamare, the meaning of that word will be something different. For all, its literal Italian translation, "house by the sea", will be most significant. Conceived in the classic tradition of a Michelangelo masterpiece, Villamare extends far beyond that translation.

The Oceanfront at Palmetto Dunes

Oceanfront property has become priceless. The beauty and value of oceanfront cannot be reproduced anywhere. As you enjoy the ocean view and beautiful lagoons from the elevated oceanfront pool, stroll the ocean boardwalk or walk this stretch of beach, you will soon realize how valuable it truly is. This elegant setting on the oceanfront in Palmetto Dunes is perfect for Villamare.

Rental Income & The Marriott Beach & Golf Resort

The Marriott Beach and Golf Resort, with its excellent restaurants, elegant shops, night club and other facilities, is an important amenity in itself for people staying & owning at Villamare. It's convenient boardwalk make enjoying these amenities at The Marriott easy- and rental guests return year after year due to Villamare's convenient oceanfront location. The Marriott also has the largest convention facility between Atlantic City, New Jersey and Palm Beach, Florida. With just over 500 rooms, the Marriott is able to house about 1,000 guests assuming a high level of double occupancy. However, its conference facilities are able to accommodate 3,500 people. Because Villamare is right next door, and connected to The Marriott by a special boardwalk, a substantial number of Marriott convention guests will overflow into Villamare rentals. The unique two-bedroom lockout floor plan also allows a two bedroom villa to rent as two one-bedroom villas (a hotel type room and a one bedroom suite). As an income property, Villamare is one of the highest grossing complexes on Hilton Head Island!

The Enjoyment of Villamare

To enhance the surroundings and add endless enjoyment is the purpose of the facilities of Villamare. The elevated pool area and boardwalk are at your fingertips. The indoor pool and exercise facilities are unique to a Hilton Head villa complex. Villamare is surrounded by amenities as well. Again, with The Marriott Beach Resort as your neighbor, its public facilities are all available. Within a short walk you will find the famous George Fazio, Robert Trent Jones and Arthur Hills golf courses. Tennis enthusiasts will enjoy the Palmetto Dunes Tennis Center. Other conveniences available within a short walk are Shelter Cove Marina, the Hilton Resort, Alexander's Restaurant, The General Store, as well as boat and bicycle rentals at Fish Creek Landing. The classic tradition of Villamare within this world of amenities will certainly make you glad you are there.

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VILLAMARE FACTS

PROJECT SITE

Located on 8.5 acres of oceanfront property
Situated between The Marriott Beach Resort and Captain's Walk within Palmetto Dunes security gates
Three 5-story buildings (160 units)
Release date for sale: September 1985
Years built: 1986 (phase 1) * 1987 (phase2) * 1988 (phase 3)
Elevation: 12 feet above sea level
First floor: 22 feet above sea level

VILLAS

150 two-bedroom / 2 bath villas (1200 sq feet) * 1 BD lockout floor plan
10 three-bedroom / 3 bath villas (1763 sq feet) * 1BD lockout floor plan
1 covered parking space and additional parking per unit

AMENITIES – on site

Over 400 feet of oceanfront with beach access on the Atlantic Ocean
Beautiful lagoons
Intertwining walkways
Water displays
Outdoor pool with bath house
Outdoor jacuzzi
Indoor pool with health club & exercise facilities
Barbecue area
Boardwalk connecting with the Marriott Beach and Golf Resort Hotel

AMENITIES – within walking distance

Robert Trent Jones, George Fazio and Arthur Hills Golf Courses
Palmetto Dunes Tennis Center
Marriot Beach Resort & Hilton Resort (restaurant, night clubs & more)
Alexander's Restaurant
The General Store
Fish Creek Landing- boat, canoe, and bicycle rentals
Shelter Cove Harbour- shops, restaurants, harbour & yacht rentals

OTHER FEATURES & FACTS

Reinforced concrete and steel structure
Large balconies and fully glassed living room
Large soaking tub with separate showers
Garage parking