

**The Sea Pines Resort  
2008 Gross Revenue**

<u>UNITS</u>	<u>TOP GROSSING</u>	<u># OF WEEKS</u>
2 BD Beach Lagoon	up to 22,901	17
1 BD Beachside Tennis	up to 32,351	21
2 BD Beachside Tennis	up to 45,118	30
1 BD Bluff Villas (Water/Resort)	up to 17,711	22
2 BD Bluff Villas (Water/Resort)	up to 16,947	16
1 BD Caravel Court (Harbour)	up to 32,507	30
1 BD Caravel Court (Interior)	up to 17,940	16
2 BD Caravel Court (Harbour)	up to 40,770	25
3 BD Caravel Court (Harbour)	up to 41,015	21
2 BD Clipper Court (Interior)	up to 27,021	21
3 BD Clipper Court (Interior)	up to 29,516	19
1 BD Cutter Court (Harbour)	up to 31,608	25
1 BD Cutter Court (Interior)	up to 23,144	20
2 BD Cutter Court (Harbour)	up to 34,234	25
2 BD Cutter Court (Interior)	up to 25,460	19
3 BD Cutter Court (Harbour)	up to 38,457	21
3 BD Cutter Court (Interior)	up to 24,248	17
4 BD Harbour Town Club	up to 39,796	18
2 BD Heritage	up to 31,079	26
3 BD Heritage	up to 31,218	23
4 BD Heritage	up to 33,847	19
2 BD Inland Harbour	up to 19,705	16
3 BD Inland Harbour	up to 22,391	17
1 BD Ketch Court (Harbour)	up to 30,960	23
1 BD Ketch Court (Interior)	up to 21,482	19
2 BD Ketch Court (Harbour)	up to 38,339	23
2 BD Ketch Court (Interior)	up to 23,238	18
3 BD Ketch Court (Harbour)	up to 40,139	21
3 BD Ketch Court (Interior)	up to 29,308	20
3 BD Lagoon Villa	up to 21,683	22
4 BD Lands End (Sound View)	up to 44,120	17
<b><u>UNITS</u></b>	<b><u>TOP GROSSING</u></b>	<b><u># OF WEEKS</u></b>

*NOTE: Yearly gross rental revenue varies within a complex depending upon interior rating (Premier, Deluxe or Resort), owner use during peak rental seasons, view (Water, Harbour, Wooded, etc.), unit on rental program the entire year and/or amount of units on the rental program in sited complex.*

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2 BD N. Shore Place	up to 17,443	13
2 BD Ocean Course	up to 16,673	20
2 BD Plantation Club	up to 22,803	19
3 BD Plantation Club	up to 29,623	25
1 BD Racquet Club	up to 17,992	21
2 BD Racquet Club	up to 16,930	16
3 BD Racquet Club	up to 28,729	22
2 BD Schooner Court (Sound)	up to 26,018	18
2 BD Schooner Court (Interior)	up to 19,875	16
1 BD Sea Crest (Ocean View)	up to 22,460	17
2 BD Sea Crest (Ocean View)	up to 32,555	19
2 BD Sea Crest (Ocean Front)	up to 58,489	32
3 BD Sea Crest (Ocean View)	up to 42,688	23
3 BD Sea Crest (Ocean Front)	up to 45,522	18
3 BD South Beach Villas	up to 33,615	15
3 BD South Beach Club (Ocean Front)	up to 47,513	20
1 BD Stoney Creek	up to 22,292	25
2 BD Stoney Creek	up to 23,455	19
3 BD Stoney Creek	up to 27,209	19
3 BD Turtle Lane Villa (lagoon view)	up to 45,752	22
3 BD Turtle Lane Villa (ocean view)	up to 69,037	18
3 BD Twin Oaks	up to 30755	21

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**APPROXIMATION OF CLOSING EXPENSES FOR PURCHASER**

<b>Attorney's Fees (approximate)</b>	
Lot - cash closing	\$600.00
Lot- loan closing	\$700.00
Home, villa, etc. - cash	\$650.00
Home, villa, etc.- loan	\$750.00
Power of Attorney (additional expense per instrument)	\$ 75.00
<b>Title Search / Abstract</b>	\$150.00
<b>Survey (approximate and optional)</b>	
Lot	\$550.00
Improved Property	\$650.00
Improved Property including flood elevation certificate	\$750.00
<b>Home Inspection Report (approximate)</b>	\$375.00- \$500.00
<b>Recording Fees</b>	
Mortgage (approximate)	\$38.00
Deed	\$10.00
Release	\$ 5.00
<b>Title Insurance</b>	
Binder	\$75.00
Title Update	\$60.00
<b>Title Insurance Premium</b>	<b>Per Thousand</b>
Over \$50,000.00 and up to \$100,000.00	\$2.50
Over \$100,000.00 and up to \$500,000.00	\$1.75
Over \$500,000.00 and up to \$5,000,000.00	\$1.50
Over \$5,000,000.00	\$1.00
Enhanced Policy add 20% to total premium	
<b>Hilton Head Island Transfer Fee</b>	\$2.50 per thousand based on sales price (0.25%)
<b>Lender Fee</b>	Costs vary based on mortgage product & its fees

**\*Please note that some fees are approximate charges and vary by attorney. All prices are subject to change.**

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