

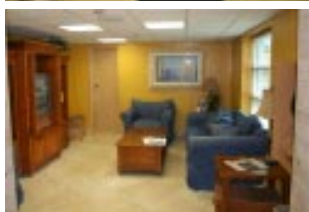


# CAROLINIAN

Beach Resort

**Opened April, 2004**  
2504 N. Ocean Boulevard  
Myrtle Beach, SC

**Luxury 1 & 2 Bedroom  
Condominiums**



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## **The Carolinian Beach Resort** **All New Oceanfront - Opened April, 2004**

This *awesome* resort reflects the dedication of The Hoffman Group and our Resort Developers to creating ever-finer resort development properties and the end product is indeed magnificent!

The L-shaped building has been designed to utilize every available opportunity to create wonderful views of the Atlantic and Timbes Architectural Group has taken full advantage via extensive floor-to-ceiling glass! The floor plans are the most spacious to be offered in over a decade. The largest of the one-bedroom plans is **nearly 900 sq. ft.** (about 35% larger than offered in typical resorts)! The largest of the two-bedroom villas boasts **combined square footage in excess of 1280 sq. ft.!**

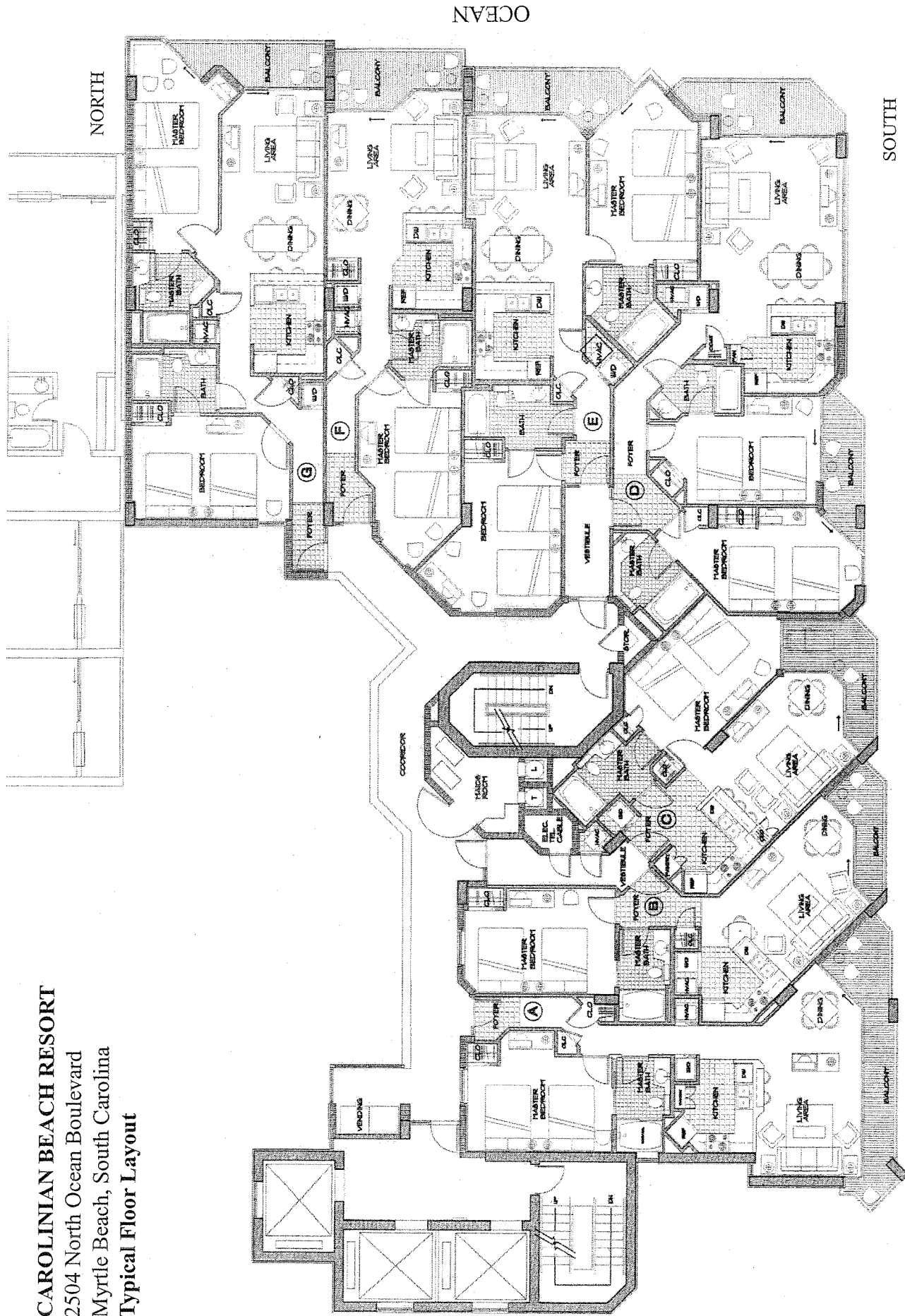
Each unit features spacious living areas, private bedrooms and balconies, designer furnishings, washer / dryer, dishwasher and more! Amenities are part of the adjacent Best Western Carolinian Hotel and include a new fitness center and oceanfront water amenities with extensive tropical landscaping.

The Carolinian Beach Resort's **strategic downtown location at 2504 North Ocean Boulevard** lends itself to a Planned Unit Development (P.U.D.). After careful review, the City of Myrtle Beach granted the developers PUD approval allowing the project to expand from the initial 76 units to a total of 129 units. In exchange, the developers, beginning Fall 2004, have been making several public improvements in the neighborhood including a new public parking lot, 12-foot wide public sidewalks with decorative lighting and landscaping, and underground burial of utilities in the area. Even with the increased number of units, the Carolinian Beach Resort is one of the smallest and most private resorts The Hoffman Group has offered in over two years. The PUD exchange will add even more value to the immediate neighborhood

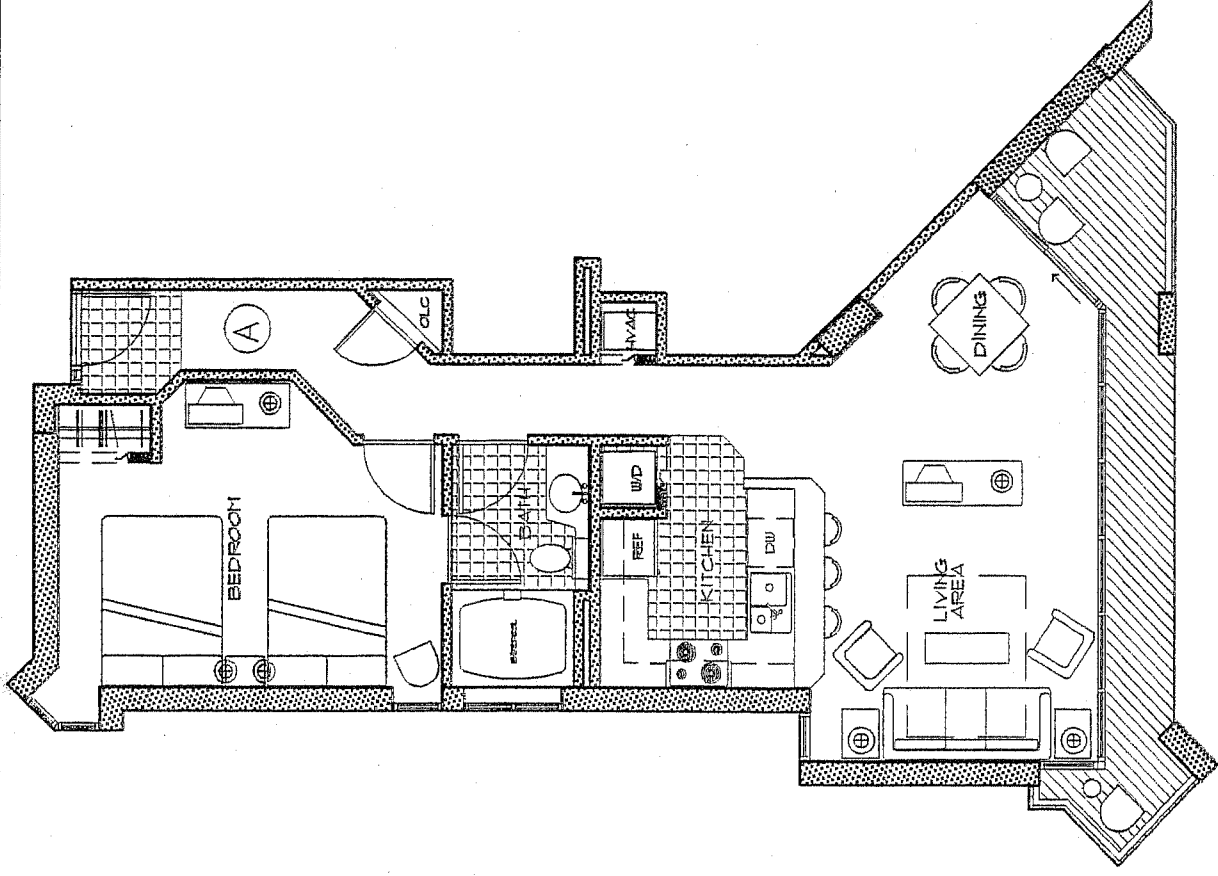
The Grand Strand remains one of the **HOTTEST** resort destinations in the country. As the cost of construction and property values increase and the demand for oceanfront properties grows, there can be no better time to buy!

Call your Hoffman Group sales associate today to discuss available purchase opportunities.

**CAROLINIAN BEACH RESORT**  
 2504 North Ocean Boulevard  
 Myrtle Beach, South Carolina  
**Typical Floor Layout**



NOTE: All ocean views, maps, plans, landscaping, elevations, and interior views herein are based on artist renderings or computer generations for illustration purposes and are not guaranteed. The developer/builder reserves the right in his sole discretion to make changes or modifications to maps, plans, specifications, materials, features, and colors without notice. Product type is subject to availability.



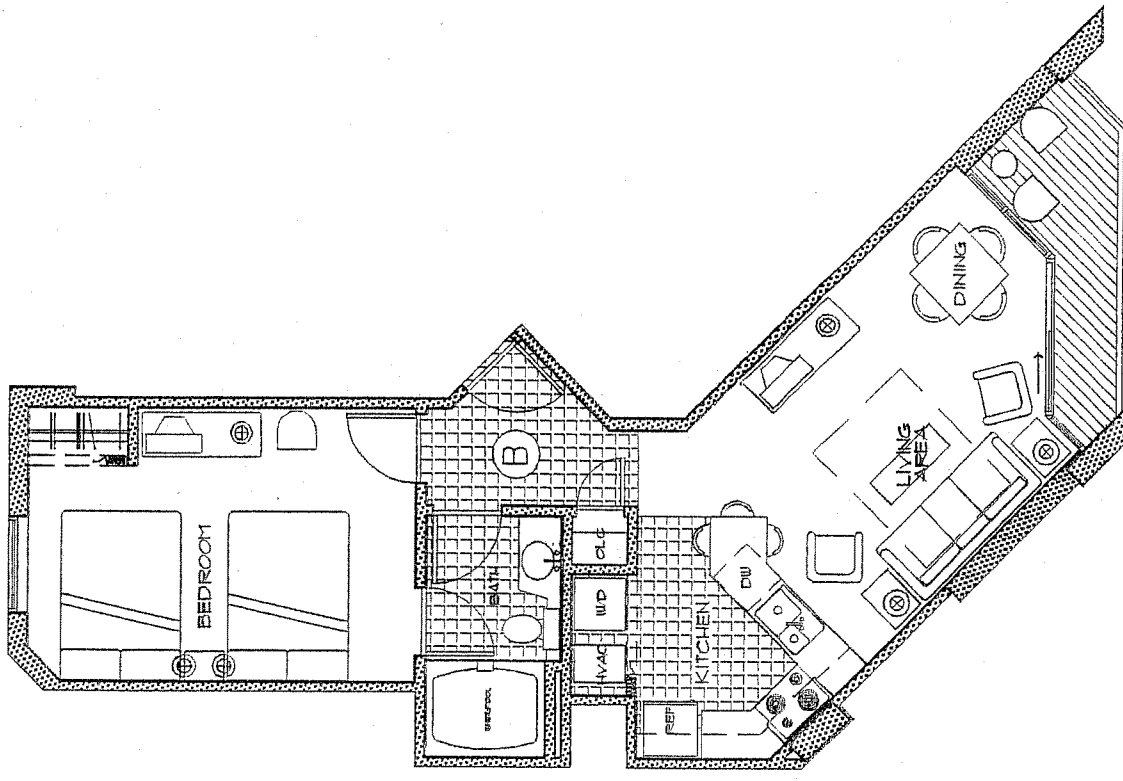
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**THE CAROLINIAN BEACH RESORT**  
 2014 NORTH OCEAN BOULEVARD MYRTLE BEACH, SOUTH CAROLINA



**HEATED SF 763**  
**BALCONY SF 131**

**THE RALEIGH SUITE**  
**1 BEDROOM DOUBLE BAY**



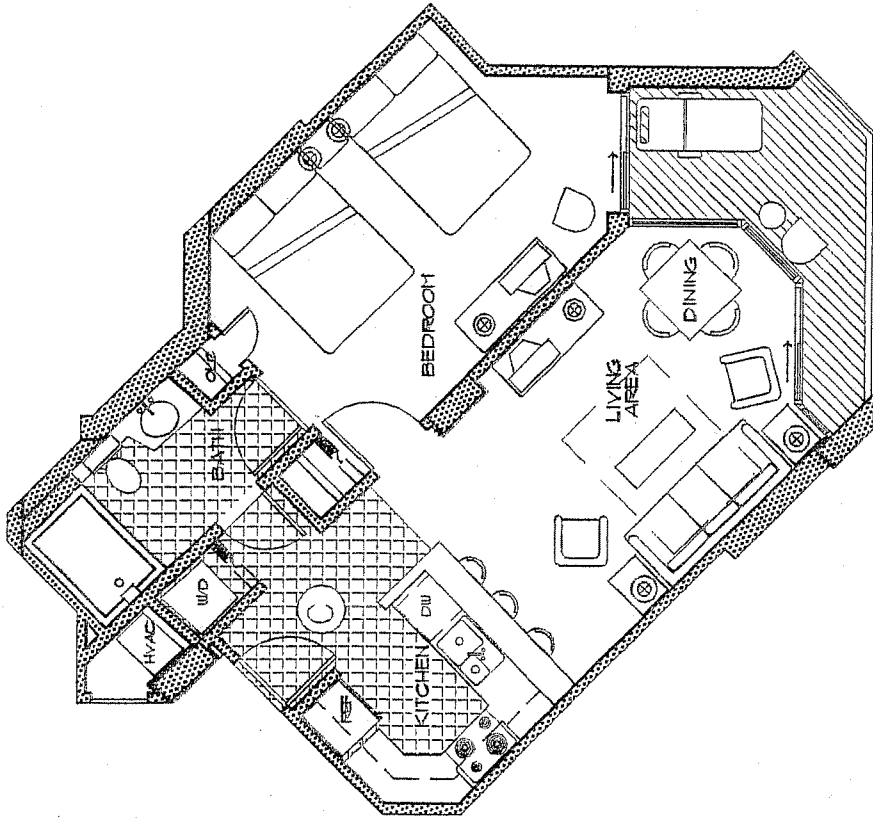
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**THE CAROLINIAN BEACH RESORT**  
 2504 NORTH OCEAN BOULEVARD MYRTLE BEACH, SOUTH CAROLINA



HEATED SF 620  
 BALCONY SF 64

**THE WINSTON SUITE**  
**1 BEDROOM DELUX**



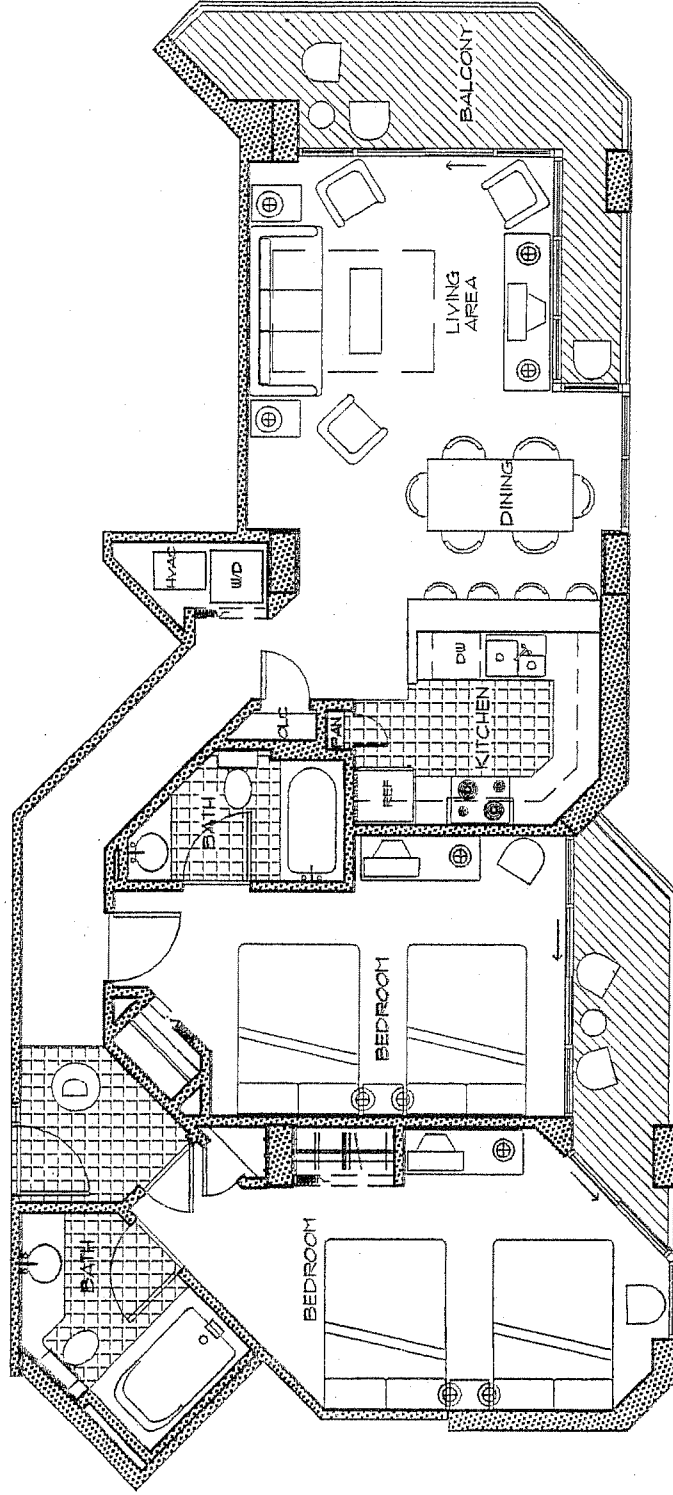
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**THE CAROLINIAN BEACH RESORT**  
 2501 NORTH OCEAN BOULEVARD MYRTLE BEACH, SOUTH CAROLINA



HEATED SF 649  
 BALCONY SF 90

**THE COLUMBIA SUITE**  
 1 BEDROOM CORNER



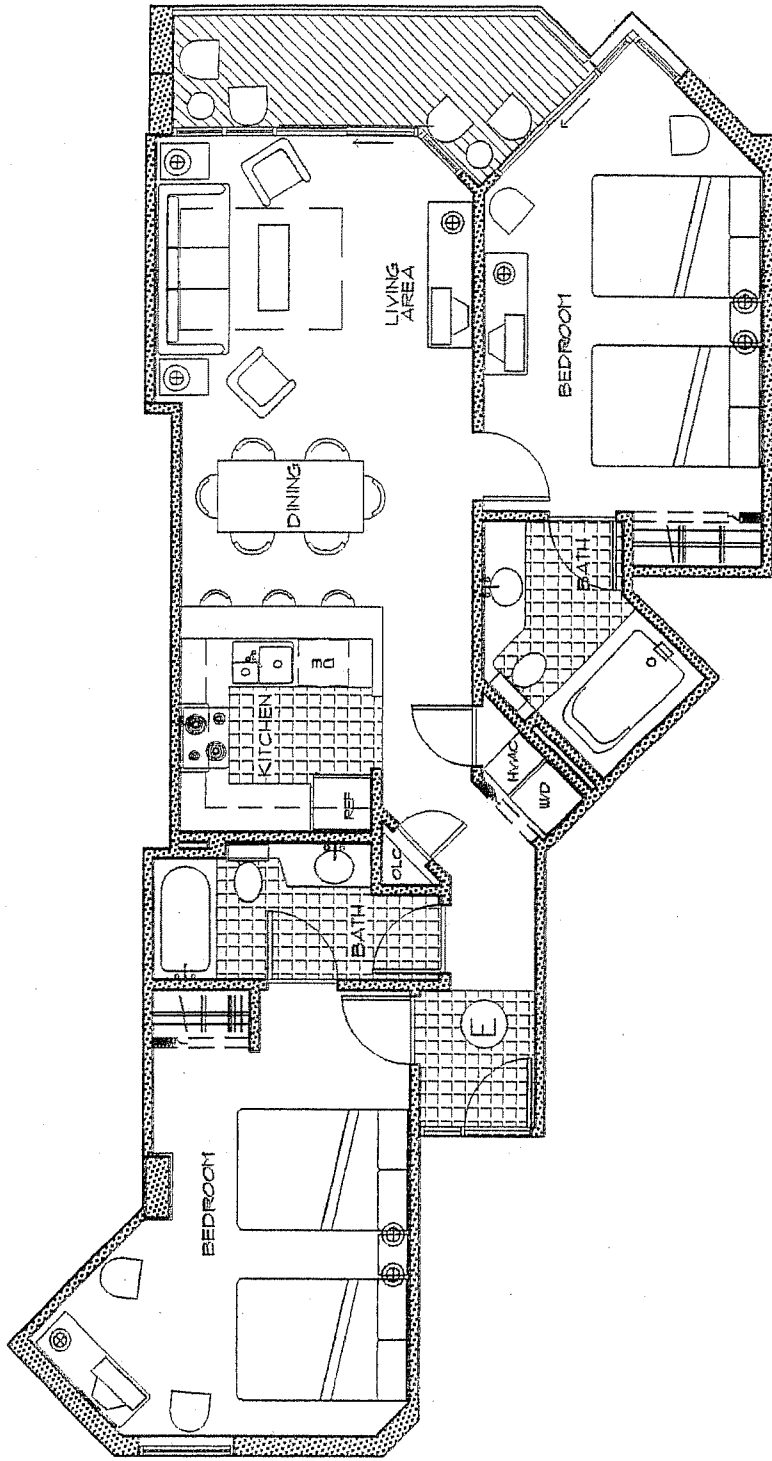
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THE CHARLESTON  
2 BEDROOM SOUTH CORNER

HEATED SF 1088  
BALCONY SF 193



THE CAROLINIAN BEACH RESORT  
2504 NORTH OCEAN BOULEVARD MYRTLE BEACH, SOUTH CAROLINA



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**THE CAROLINIAN BEACH RESORT**  
 2501 NORTH OCEAN BOULEVARD MYRTLE BEACH, SOUTH CAROLINA

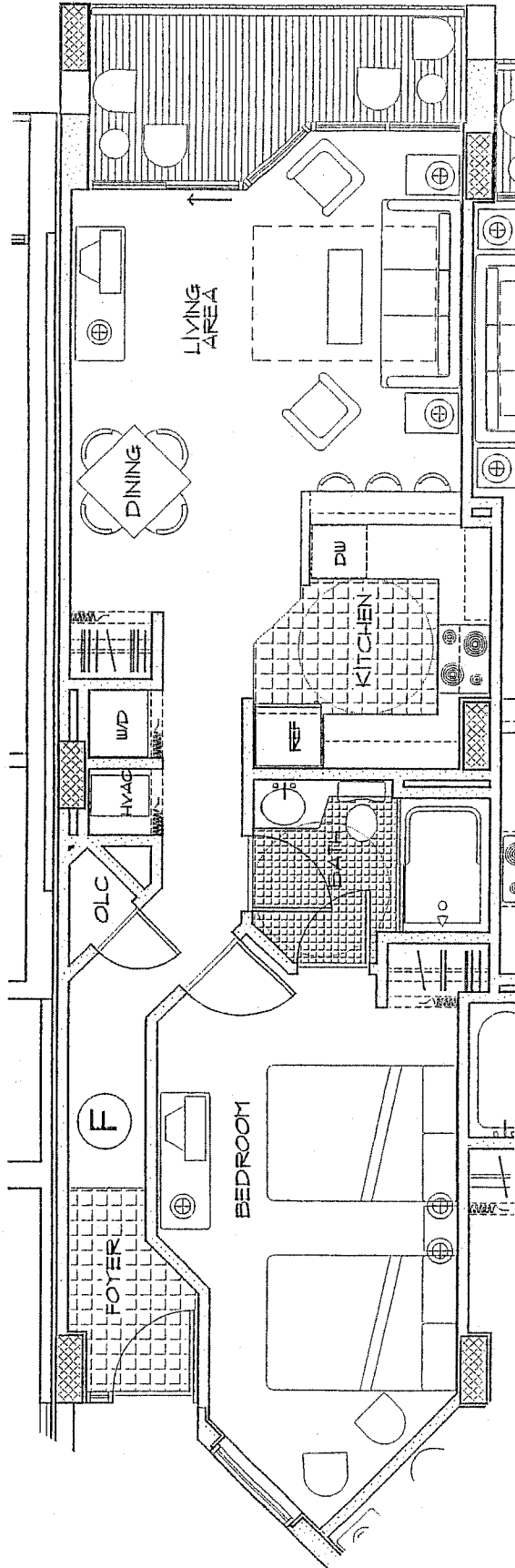


**HEATED SF 1070**  
**BALCONY SF 88**

**THE CHARLOTTE**  
**2 BEDROOM DOUBLE BAY**



Carolinian Beach Resort  
 The Beaufort  
 1 Bedroom Oceanfront



SCALE 1/4" = 1'-0"

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THE CAROLINIAN BEACH RESORT

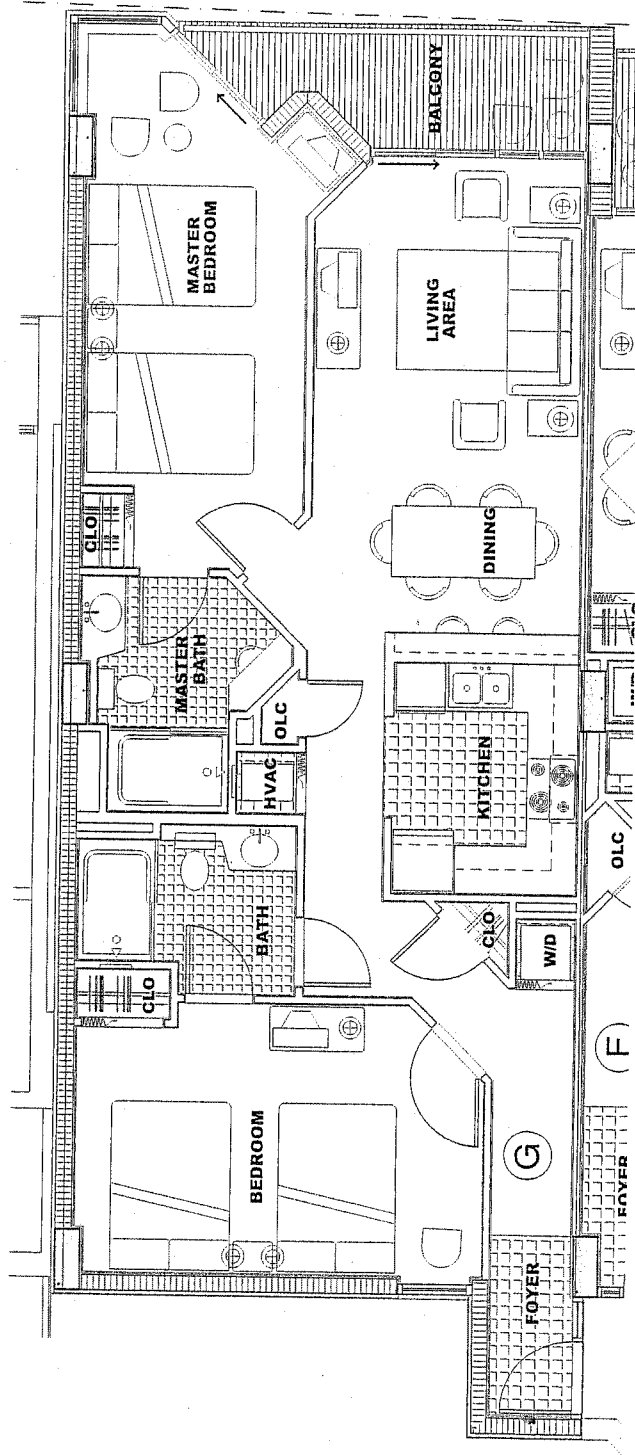
2504 NORTH OCEAN BOULEVARD, WYRTLE BEACH, SOUTH CAROLINA



HEATED SF 750  
 BALCONY SF 84

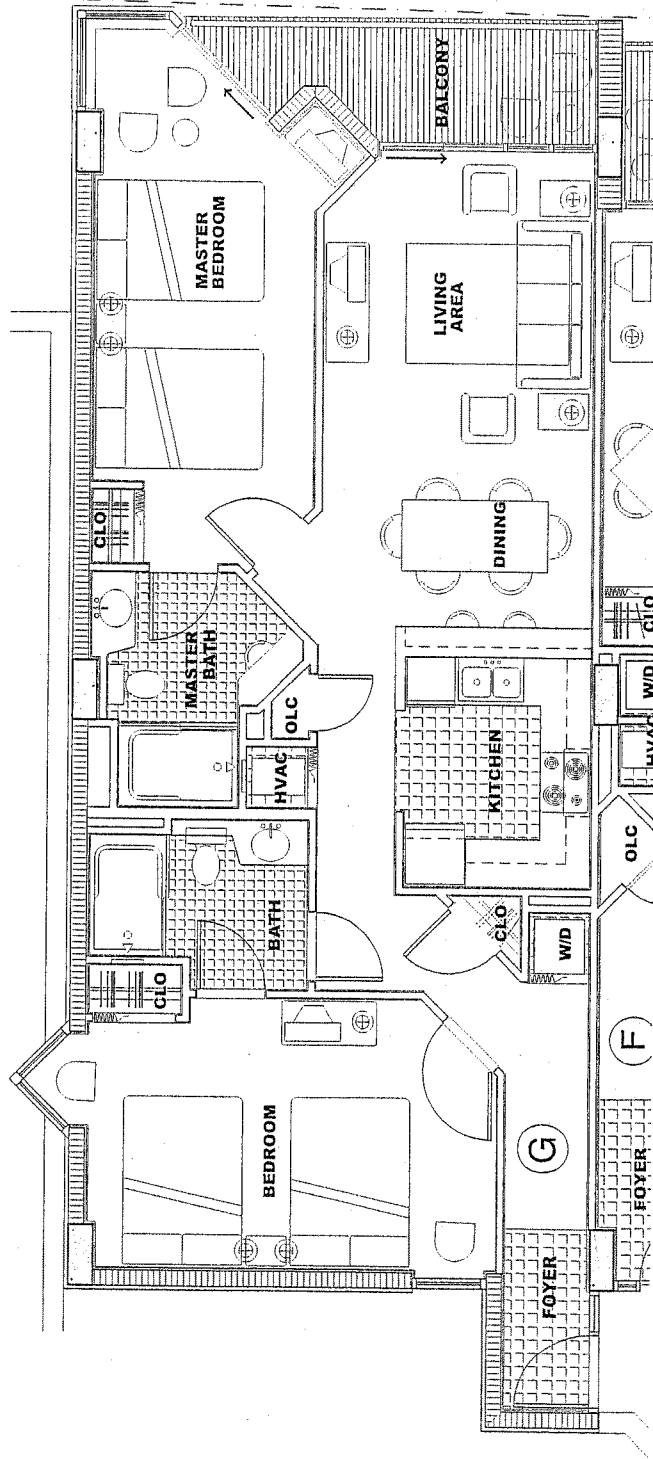
1 BEDROOM

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**HEATED SQ. FT. = 1097**  
**BALCONY SQ. FT. = 70**  
**TOTAL SQ. FT. = 1167**

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**HEATED SQ. FT. = 1101**  
**BALCONY SQ. FT. = 70**  
**TOTAL SQ. FT. = 1171**