



OAK
ESTATES
at **ISLAND GREEN**

NEW PROPERTY AT FORECLOSURE PRICES!



OAK ESTATES at ISLAND GREEN

BRAND NEW DETACHED GOLF RESORT HOMES IN MYRTLE BEACH (SC)



Exclusive Guaranteed Rental Offer
FANTASTIC 'FORE! FORE!' DEAL
MINIMUM 7.5% NET RETURN
for 4 years + 4 months !



INVEST IN AMERICA'S FAVOURITE HOLIDAY DESTINATION

Fully Fitted Luxury 3 bed / 2 bath Properties
Only \$187,500 (under £125,000*) for
a detached property on a top Golf Course!

*Calculated at \$1.5034/£1

Guaranteed Rental Plan Delivers a Minimum 33% Return*

*over offer period

INVEST IN A SLICE OF THE USA



WHY BUY NOW?

With prices at an all time low, there has never been a better time to invest in the USA. Although building costs have fallen over the last few years, price rises are now imminent due to a short supply of exceptional value properties in prime locations.

Due to an excess stock of building materials, **Oak Estates** has launched an exclusive investment opportunity which offers canny buyers **brand new detached homes at 40% + reduction on 2005/6 prices** located within the prestigious **Island Green Golf & Country Club**.

Oak Estates has 10 properties available in this exclusive investor offer. This is a one-off special promotion, and will be available for a limited period only, on a first come first served basis.

EXCLUSIVE INVESTOR OFFER AT OAK ESTATES

Don't Delay! This is a strictly limited offer from **Oak Estates**: 10 properties only, are available with this guaranteed rental return - in addition to the following fantastic features and benefits:

- Brand new, detached 3 bed / 2 bath properties
- Plot size: 8,000sq ft (743m²)
- Built size: 1,700 sq ft (158m²)
- Every property features a fully-fitted kitchen including dishwasher
- Hot and cold air-conditioning
- Top holiday location with great year round weather. Great for rentals, family holidays & retirement
- Home owner fees are low at \$120 p/m (unlimited use of onsite facilities including free golf, refuse collection, lawn cut and treatments etc)
- Onsite rental management services are available to ensure peace of mind to all investors
- All properties come with new home warranties and membership to the adjacent golf course and country club facilities

OFFER PRICE - 40% BELOW 05/06 PRICES!

ONLY 10 PROPERTIES AVAILABLE WITH FULLY GUARANTEED MINIMUM RENTAL RETURN

THIS EXCLUSIVE OFFER IS AVAILABLE FOR A LIMITED PERIOD ONLY!

OAK ESTATES AT ISLAND GREEN

Oak Estates is a brand new residential development located within the established **Island Green Golf and Country Club** in Myrtle Beach, South Carolina.

Island Green Golf and Country Club is a private residential resort featuring an 18 hole golf course, a clubhouse with bar and restaurant, an indoor and outdoor swimming pool, tennis courts and a gymnasium. All residents and homeowners at **Oak Estates** exclusively benefit from free annual golf membership and unlimited use of the onsite club facilities all-year-round.

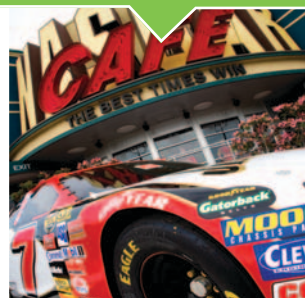
Located in Myrtle Beach, just 10 minutes from the stunning white sandy beaches and a wide variety of attractions to suit all age groups, **Island Green Country Club** couldn't be better located to offer peace and tranquility and easy access to all amenities and Myrtle Beach International Airport which is just 20 minutes away.



INVEST IN A COUNTRY CLUB LIFESTYLE IN THE USA!

KEY FACTS ABOUT MYRTLE BEACH

- 60 miles of pristine sandy beaches
- Boasts 102 golf courses
- Over 1,800 restaurants along its famous Grand Strand
- Home to NASCAR Speedway and a host of water and amusement parks
- Attracts around 14.7 million visitors every year
- It is the second most popular holiday destination for US citizens
- Myrtle Beach is one of the fastest growing areas in the US
- Easily accessible and only a short flight from New York



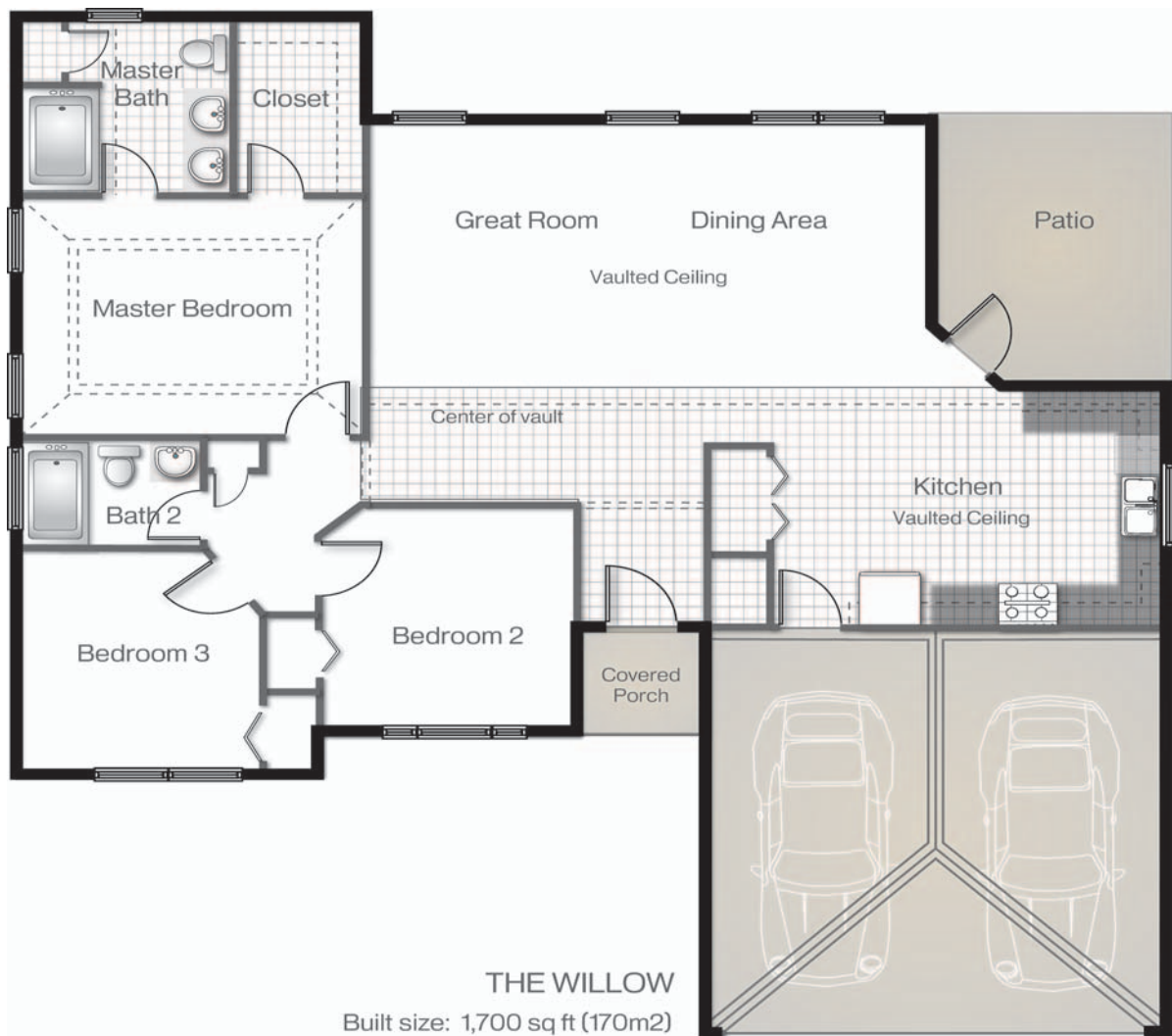
Myrtle Beach is one of the top 10 places for families to visit in the US *(Yahoo Travel)*

N°1 Beach and Sun Destination in the US

N°5 Beach and Sun Destination in the World *(2010 TripAdvisor Travelers' Choice)*

OAK ESTATES at ISLAND GREEN

FLOOR PLAN "THE WILLOW"



For further information, please contact:

Oliver Smets The Resort Agency Ltd
Tel : +44 (0) 7977 667748
Tel: +353 16177937
Email: oliver@theresortagency.com