

Custom Construction by:
NATIONS★HOMES II
Building the American Dream

Introducing ***Ocean Walk Cottages*** 67 Ave Myrtle Beach



Just Steps to the Beach!



Sales and Marketing by:



OUR STORY

NATIONS HOMES II has earned a reputation as one of the finest builders in the Carolinas. Industry peers and satisfied customers applaud a record of excellence that includes a full range of custom homes from first time home buyers to multi-million dollar estates.

Those who choose NATIONS HOMES II will quickly understand why the company's name has become synonymous with uncompromising customer service and outstanding value. National contracts with major suppliers and volume discounts with local subcontractors allow our pricing structure to be well below the market.

NATIONS HOMES II takes pride in our extraordinary staff of professionals. These experts will guide you through every stage of the home building process. Our design team works with each homeowner to create the most livable and appealing floor plans to fit their lifestyle and budget using the latest computer technology. Experienced construction managers and supervisors are on site at your new address every day making sure a multitude of details are handled appropriately. All this experience and personalized service means you can sit back, relax and finalize your moving plans.

The decision to make NATIONS HOMES II your home building team could be one of the most important decisions you will ever make. In experience, expertise and reputation, we give buyers long term value and simple peace of mind.

NATIONS HOMES II was founded by Jeff Skelley in Myrtle Beach, South Carolina. He has over 25 years of home building experience in the Grand Strand which includes:

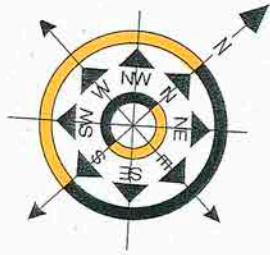
- ★ Co-owning and operating the largest private homebuilding company in South Carolina.
- ★ Co-operating one of the largest divisions of a public building company ranked as the 16th largest home builder in the nation.
- ★ Constructing as many as 400+ homes per year with gross sales in excess of \$40 million.
- ★ Voted Custom Home Builder of the Year by readers of the Myrtle Beach Herald.

"We are committed to grow Nations Homes II reputation as one of the most sought after custom homebuilders in the Grand Strand, providing our home-owners with dedicated customer service and the best values for their hard earned money."

Jeff Skelley, President Nations Homes II



SITE PLAN



OCEAN WALK COTTAGES PRICE LIST

LOT PRICE LIST

<i>Plan</i>	<i>Heated Square Feet</i>	<i>Square Feet Under Roof</i>	<i>Base Price</i>
The Azalea	1345	1522	\$234,803
The Magnolia	1284	1690	\$240,725
The Palm	1775	2173	\$273,890
The Pampas	1981	2379	\$295,682
The Palmetto	1653	2108	\$287,043
The Palmetto w/Bonus Room	2177	2647	\$307,113

Lot Premiums

Lots #7 and #8
Lots #1-6

No Premium
\$10,000

COMMUNITY INFO/FEEES

NEIGHBORHOOD HIGHLIGHTS

- Ocean Walk Cottage is a beautiful enclave of just eight unique home surrounded by beautiful trees and a natural lake.
- Each home is situated inside a quaint entrance and cul-de-sac drive.
- Each home has been carefully designed to maximize the aesthetic appeal and comforts of beach living.
- A gazebo with grilling area situated on the lake to enjoy with family and friends.
- A quaint wooden dock to enjoy fishing or bird watching.
- The neighborhood, including your private yard is professionally landscaped and maintained.
- Great shopping and restaurants within walking distance.
- All this just 650 yards from 67th Avenue public beach access and golf cart parking.

FEES

** One low monthly association fee of \$180 takes care of:

- Common area utility bills
- Common area and each private home landscaping maintenance
- Trash pick-up
- Community insurance

*Prices subject to change without notice prior to execution of contract.

** Association fee is a preliminary estimate

04-08-16

OCEAN WALK COTTAGES FEATURES

INCLUDED FEATURES:

- Each home has professionally installed fire suppression system
- Low maintenance painted fiber cement siding
- Low maintenance aluminum and vinyl fascia, soffit and trim
- Stone accents / front elevation (optional)
- Board and Batten vinyl shutters on front elevation
- Self-sealing 30 year "architectural" fiberglass shingles
- Continuous ridge vent and ventilated soffits
- LOW-E white vinyl single hung windows with insulated double pane glass and screens
- Stain grade fiberglass front door w/glass
- White vinyl insulated sliding patio doors with screen
- Handle set lock on front door
- Raised panel steel garage doors with straps, handles and operator
- Monolithic concrete foundation
- Shell finish concrete drive to street
- Professional landscape package

INTERIOR:

- Ceiling heights are 9' high on the first floor and 8' high on the second floor unless otherwise noted on the plans
- Living areas to have volume ceilings as per plan
- Smooth finish on ceilings
- Latex flat finish paint on all interior walls
- Latex semi-gloss finish paint on interior trim
- Saddlebrook smooth skin 2-panel 6'8" interior doors. Optional 8'0" doors for the first floor
- 3.1/4" casing and 5.1/4" baseboard
- Flat panel w/30" wall cabinets. Optional 42" wall cabinets

- Granite counter tops in kitchen
- Cultured marble vanity tops
- 12" ceramic tile flooring in all bathrooms
- Premium simulated wood plank tile flooring in kitchen, breakfast, laundry, living room, entry and adjacent hallways for the first floor
- Durable carpet with 7lb carpet pad in bedrooms, loft and stairs
- 52" high mirror with lightning on surface in master bath
- Levered door handles, Halifax by Kwikset
- Ventilated vinyl coated shelving in closets. Optional wood shelving in master closet
- Garage walls to be sheet rocked finished and painted
- Washer and dryer connections

PLUMBING:

- Fiberglass base with tiled walls and glass door in master bath per plan. Optional 4" recessed tiled floor
- Guest baths to have a fiberglass tub/shower. Optional tiled walls
- Decorative chrome faucets w/8" spread in all bathrooms
- Water line for ice maker
- 50 gallons gas water heater, optional rinnai
- 2 exterior hose bibs
- 8" deep stainless steel kitchen sink w/stainless steel single handle faucet
- Water saving toilets with elongated bowl

APPLIANCES:

- Stainless steel Whirlpool or equal appliances
- Energy Star, multi-cycle Dishwasher
- Free standing gas ceramic top range
- 1/3 HP disposal
- Microwave/hood combo with fan

- Optional 25 cf stainless steel refrigerator with side by side doors with water/ice dispenser

HEATING, AIR CONDITIONING & VENTILATION:

- 14 SEER HVAC system professionally sized for each home with gas heat
- Bathroom exhaust fans vented to the outside
- Dryer vented to the outside

ELECTRIC:

- 110/220 V 150 Amp service with 200 Amp breaker panel box located in garage
- Brushed nickel or chrome light fixtures package
- Smoke detectors per local building code
- (2) outdoor waterproof receptacles
- Ground fault circuit interrupter on designated kitchen, bath and outside electrical outlets
- Ceiling fan in great room and master bedroom
- (2) ceiling fan pre-wires in guest bedrooms
- (2) phone jacks
- (2) cable jacks

BUILDER FEATURES:

- Homeowners manual
- Termite treatment
- Tubes in the wall pest control
- Pre-construction orientation with job superintendent
- Pre-drywall walk through with job superintendent
- Pre-occupancy walk through with job superintendent
- 8 years limited residential warranty (RWC) provided with each home

OCEAN WALK COTTAGES FEATURES

AVAILABLE OPTIONS

		Sales Price
Plumbing		
AP001	Tankless Gas Water Heater in Lieu of 80 Gallon Electric	\$1,646
AP002	Additional Outdoor Hose Bib (Standard is 3)	\$274
AP003	Utility Sink (Rough In, Sink, Fixture)	\$720
AP004	Imitation Stone Composite kitchen sink in lieu of stainless steel	\$383
AP005	Utility Sink Rough In Only	\$514
AP006	Outdoor shower (does not include enclosure)	\$725
AP007	Outdoor Shower with 4x4 Wood Enclosure and Door	\$1,371
AP008	Add a shower door to guest bath tub/shower	\$857
Electrical		\$0
AP101	Ceiling Fan Prewire (includes switch for fan and light)(no fan or assembly included)	\$60
AP102	Prewire and Install recessed can light (includes fixture)	\$69
AP103	Prewire and Install "mini" can light (includes fixture)	\$86
AP104	110 v. outlet	\$51
AP105	110 v. GFI Outlet	\$69
AP106	Dedicated 110 v. Outlet	\$86
AP107	Can/Fan Combo in lieu of Standard Exhaust fan with Light	\$171
AP108	Dimmer Switch	\$69
AP109	Prewire and Install Flood light with switch	\$60
AP110	Additional Light prewire (fixture not included)	\$43
AP111	Extra 220 Electrical Outlet	\$171
AP112	Floor Receptacle (Brass Cover Plates)	\$386
AP113	Central Vac System (includes 4 outlets)	\$2,743
AP114	Additional Outlet for Central Vac	\$171
AP115	Kitchen Cabinet Toe Kick for Central Vac	\$214
AP116	Under cabinet Lighting (per location)	\$171
Security/Low Voltage		\$0
AP201	Extra Phone Jack	\$69
Ap202	Extra Cable TV Jack	\$69
AP203	Computer Wire Jack	\$69
AP204	Basic Security System	\$1,191
AP205	Basic Security with Fire Package	\$2,049
AP206	Additional Keypad for Security System	\$214
AP207	Additional Motion Sensor for Security System	\$129
AP208	Prewire for 5.1 Surround Sound System	\$429
AP209	5.1 Surround Sound System (5 Speakers, 1 Subwoofer, Receiver Not Included)	\$2,743
AP210	Prewire for 2 Speakers and 1 Volume Control	\$214
AP211	2 Speakers and 1 Volume Control (Receiver Not Included)	\$729

10/214 - Prices subject to change without notice prior to execution of contract.

OCEAN WALK COTTAGES FEATURES

AVAILABLE OPTIONS

Security/Low Voltage *continued*

AP212	Prewire for Whole House Distributed Audio (Per Room)	\$214
AP213	Whole House Distributed Audio (Includes 4 Rooms)	\$4,731
AP214	Additional Room for Whole House Distributed Audio	\$1,183

Fireplace

AP301	36" Ventless Fireplace (blower, slate, mantle) (gas tank and gas to be supplied by owner separately)	\$2,829 \$0
AP302	42" Ventless Fireplace (blower, slate, mantle) (gas tank and gas to be supplied by owner separately)	\$3,171 \$0
AP303	Remote Control for Fireplace (On/Off Only)	\$89

Heating and Air Conditioning

AP401	Additional Zone	\$1,371
AP402	Programmable Thermostat	\$189
AP403	Hybrid Gas HVAC System	\$1,440

Landscaping and Irrigation

AP501	Upgraded Landscape Package	\$3,429
AP502	Landscape Lighting Package	\$3,429
AP503	Additional Concrete Pavers for Patios, Driveways and Walkways (per square foot)	\$9
AP504	Irrigation meter	\$1,508

Appliances

AP601	Add refrigerator (side by side with ice maker)	\$2,094
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Structural and Miscellaneous

AP701	Painted Built-ins at Fireplace	\$3,429
AP702	Ceramic Tile Shower in Lieu of Fiberglass Tub/Shower	\$2,208
AP703	12 Square Feet Boxed Window	\$1,547
AP704	9 Lite Garage Service Door (Non-Impact) w/ 3'x3' Concrete Paver Pad	\$562
AP705	Additional Paint Color (per color change)	\$225
AP706	Add Glass to Double Garage Door	\$274
AP707	Add Glass to Single Garage Door	\$137
AP708	Additional concrete for driveway, walkway patio	\$5
AP709	Pull Down Staircase in Attic	\$377
AP710	Add Single Window	\$430

Cabinets

AP804	Painted cabinets	\$1,570
AP805	Add Glazing to cabinets	\$1,570
AP808	Wood roll out trays (per pair)	\$295
AP809	Wood trash base pull out	\$446
AP810	Glass wall cabinet (includes glass) each	\$446

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THE AZALEA



3 BEDROOMS, 2 BATHS O.D. 54'x30'

Total Heated 1,345 sq. ft.

Front Porch 27 sq. ft.

Concrete Patio 150 sq. ft.

Total 1,522 sq. ft.

* Photos may show features not included in base price. All dimensions and areas are approximate.

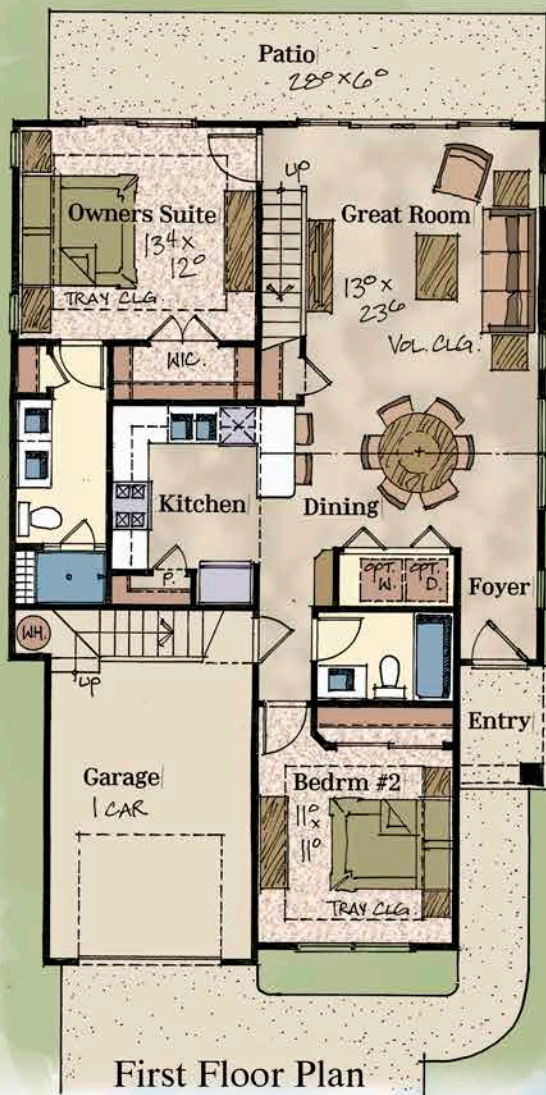


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THE MAGNOLIA



2 BEDROOMS WITH LOFT, 2 BATHS
O.D. 47'x30'

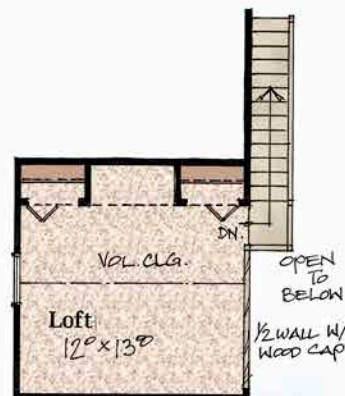
First Floor Heated 1,074 sq. ft.
Second Floor Heated 210 sq. ft.

Total Heated 1,284 sq. ft.

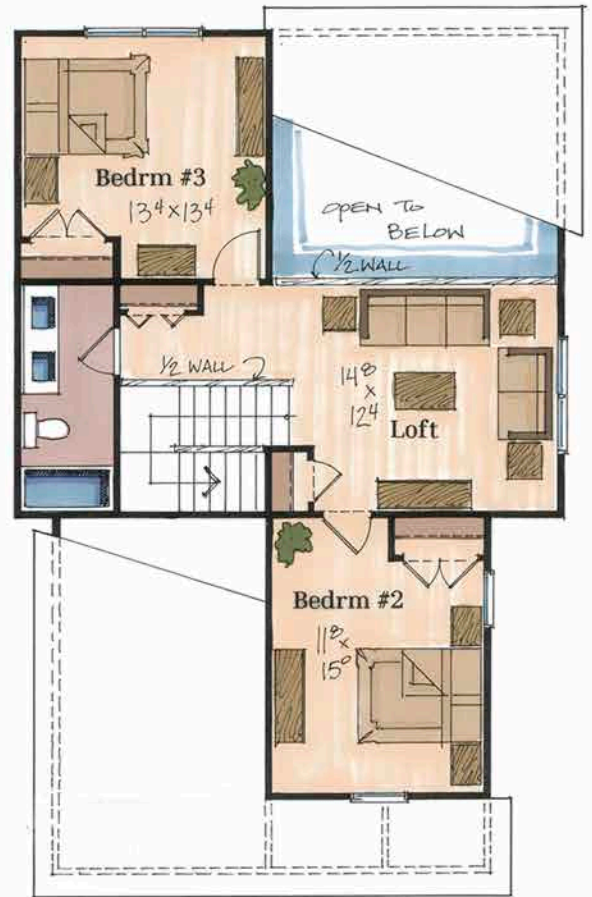
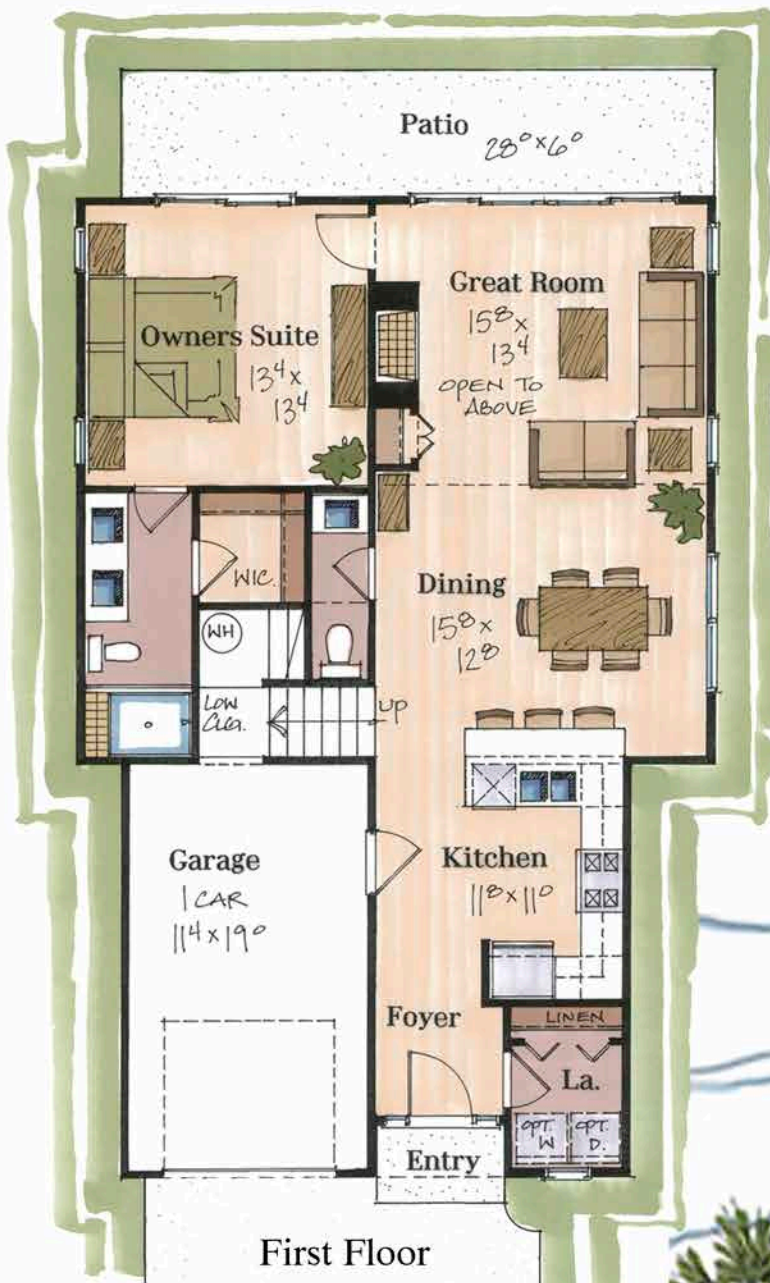
Garage 238 sq. ft.
Concrete Patio 168 sq. ft.

Total 1,690 sq. ft.

* Photos may show features not included in base price. All dimensions and areas are approximate.



THE PALM

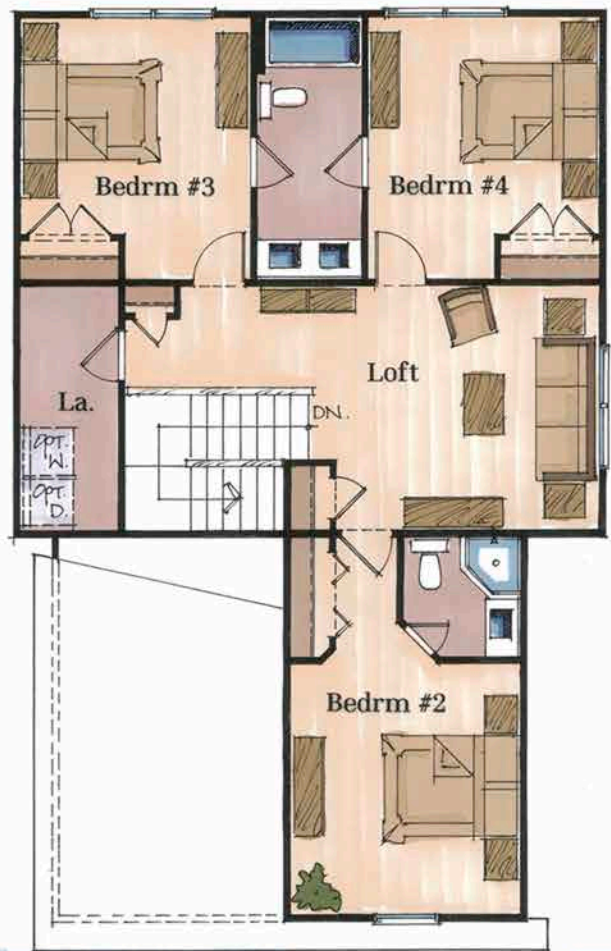
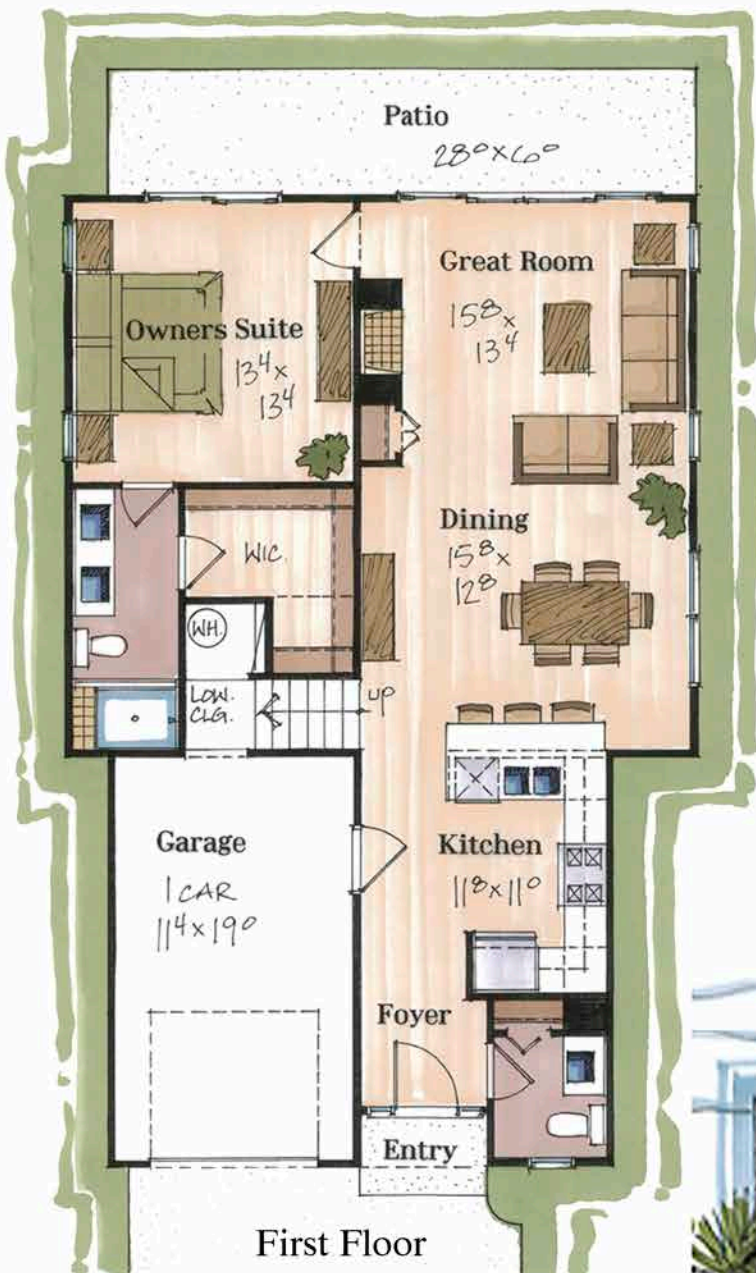


3 BEDROOMS, 2.5 BATHS O.D. 52'x30'

First Floor Heated	1,017 sq. ft.
Second Floor Heated	758 sq. ft.
Total Heated	1,775 sq. ft.
Garage	215 sq. ft.
Concrete Patio	168 sq. ft.
Total	2,173 sq. ft.

* Photos may show features not included in base price. All dimensions and areas are approximate.

THE PAMPAS

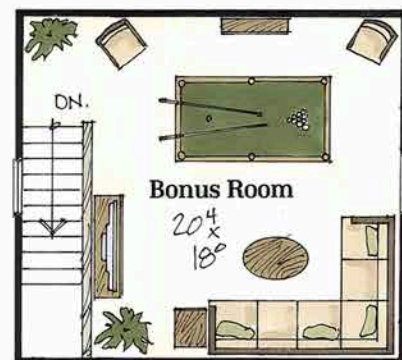
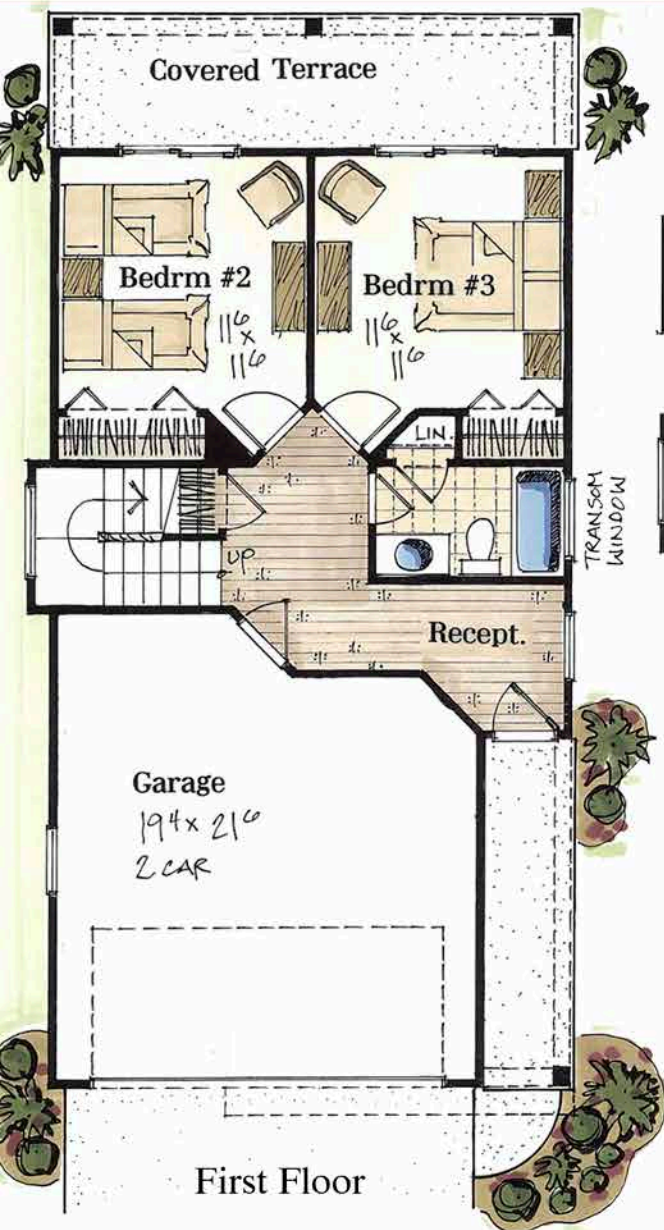


4 BEDROOMS, 3.5 BATHS O.D. 52'x30'

First Floor Heated	1,007 sq. ft.
Second Floor Heated	974 sq. ft.
Total Heated	1,981 sq. ft.
Garage	215 sq. ft.
Concrete Patio	168 sq. ft.
Total	2,379 sq. ft.

* Photos may show features not included in base price. All dimensions and areas are approximate.

THE PALMETTO

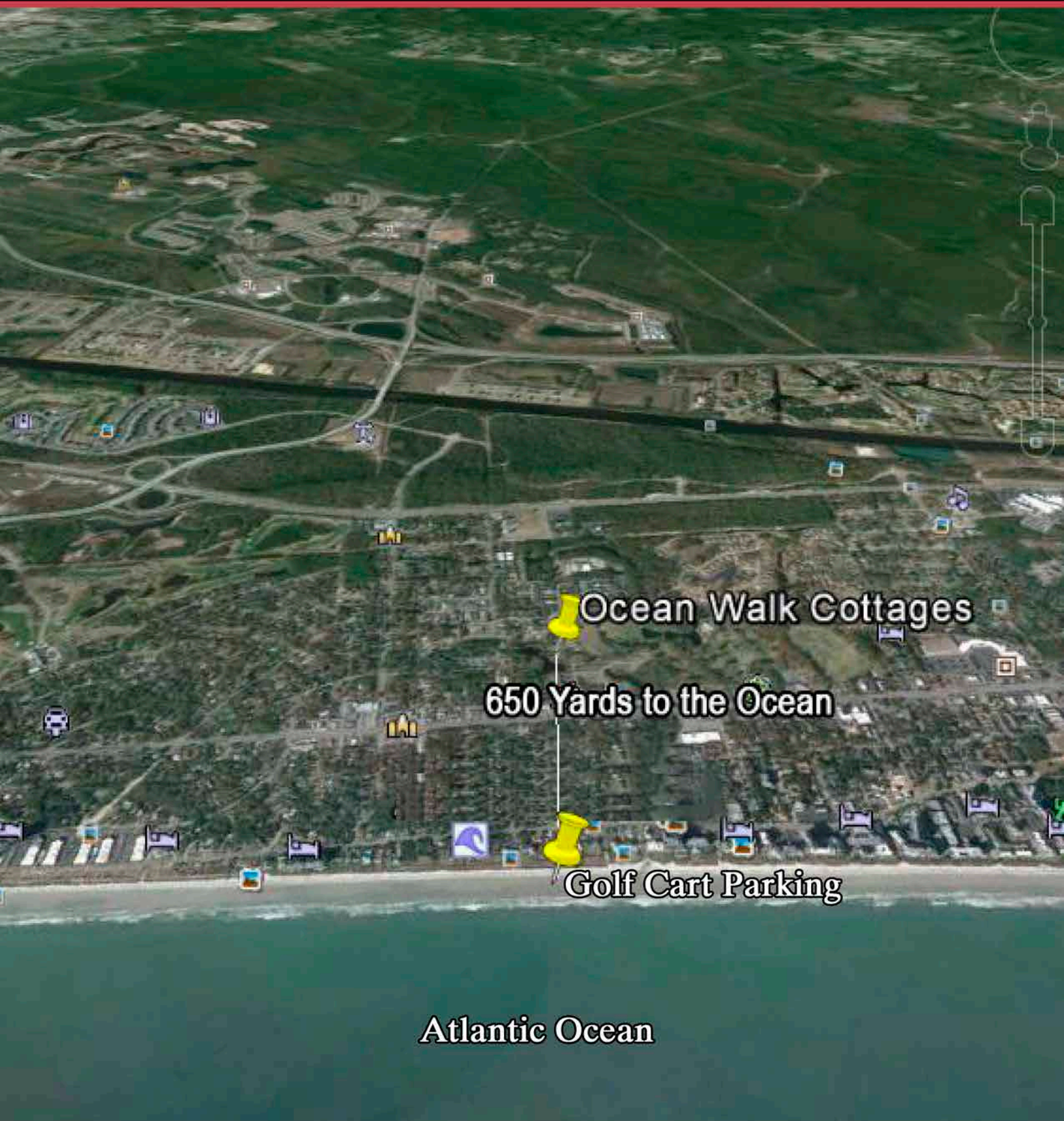


3 BEDROOMS, 2.5 BATHS

Main Floor Heated	1,070 sq. ft.
Ground Floor Heated	568 sq. ft.
Opt. Bonus Room Heated	539 sq. ft.
Total Heated	2,177 sq. ft.
Garage	400 sq. ft.
Front Entry	70 sq. ft.
Total	2,647 sq. ft.

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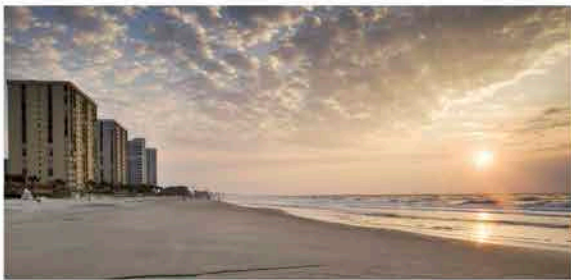
LOCATION



Custom Construction by:
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Directions

Conveniently located on 67th Avenue
between Business and Bypass 17 in Myrtle Beach



Accepting Reservations Now!

Call Mandi to reserve your Ocean Walk Cottage
Only a few available and ready this Winter 2016!



**mandi
palmer**
cell 843.360.3229

Sales and Marketing by:

traci miles
miles beyond

cell 843.997.8891
email tsmiles@tracimiles.com
www.tracimiles.com

Century 21
BOLING & ASSOCIATES, INC.



Building the American Dream

OCEAN WALK COTTAGES

HOME PACKAGE RESERVATION AGREEMENT

THIS RESERVATION AGREEMENT is made and entered into this _____ day of _____, _____, by and between Nations Homes II LLC, a South Carolina Limited Liability Company (hereinafter referred to as "Seller") and _____ (hereinafter referred to as "Prospective Purchaser").

W I T N E S S E T H:

WHEREAS, Prospective Purchaser desires to express its interest in purchasing a house package within Ocean Walk Cottages, 67th Avenue Myrtle Beach SC.

NOW, THEREFORE, the parties hereto agree as follows:

1. Reservation of Site. Subject to the terms contained herein, Prospective Purchaser hereby expresses an interest in purchasing, and hereby reserves site# _____, to construct the _____ plan in accordance with such terms and conditions as the Prospective Purchaser and Seller may hereafter agree upon.

2. Deposit of Funds in Escrow. Simultaneously with the execution of this Reservation Agreement, Prospective Purchaser has given a deposit in the sum of Five Thousand Dollars (\$5,000.00) to Escrow Agent (as hereinafter defined). In addition, Prospective Purchaser shall provide Seller, within fourteen (14) days after the date hereof, with satisfactory evidence of Prospective Purchaser's pre-approval for financing to purchase the house/lot package. Said sum shall be held by Century 21 Boling and Associates Inc, Escrow Agent, in accordance herewith, as an expression of Prospective Purchaser's interest in purchasing the Lot/Home package. Prospective Purchaser shall not be entitled to any interest on said escrow deposit which will be held in a non-interest bearing account. Deposit is fully refundable (by either party for any or no reason) until the Prospective Purchaser and Seller execute a Binding Agreement.

3. Period of Reservation Agreement. The Prospective Purchaser shall have a period of sixty (60) days from the execution of this reservation agreement to finalize a house plan from a gallery of plans offered by the Seller and choose all options to be included in the home/lot package. This selection process will be handled with the Purchaser and a representative of the Seller. Once the home/lot package plans is complete and within (7) days thereof, the Seller

representative will present to the Prospective Purchaser a contract for the purchase of the house/lot package. The Prospective Purchaser shall then have (7) days to execute said contract and return it to the Seller's representative. In the event the Prospective Purchaser executes and returns such contract to Seller within seven (7) days after such contract is presented to Prospective Purchaser, all sums deposited hereunder shall be paid over by the Escrow Agent to be held in accordance with the terms of such contract. In the event the Prospective Purchaser fails to execute and return the proposed contract within seven (7) days after being presented with such contract, Seller shall cause Escrow Agent to refund the funds deposited hereunder to Prospective Purchaser and neither party shall have any further rights or obligations hereunder.

4. Termination. This Reservation Agreement shall terminate and all monies paid hereunder shall be returned to Prospective Purchaser upon the happening of any of the following:

- a. The Prospective Purchaser's delivery to Seller and Escrow Agent of a written request for refund signed by the Prospective Purchaser specifically releasing all interest in the Lot/Home Package;
- b. The Prospective Purchaser fails to return the executed contract for the purchase of the Lot/Home Package to Seller within seven (7) days after such contract has been presented to the Prospective Purchaser by Seller; or,
- c. The return by Seller (or Escrow Agent at the direction of Seller) to Prospective Purchaser of all sums paid by Prospective Purchaser into Escrow pursuant to Section 2 of this Agreement.

5. Nature of Reservation. This Agreement is not and does not result in an offer to sell and does not impose a binding obligation on the Prospective Purchaser to purchase the Lot/Home Package or on the Seller to sell the Lot/Home Package. Such binding obligation will only arise if the Prospective Purchaser and Seller execute a contract for the purchase and sale of the Lot/Home Package. This reservation is not subject to agreement on price and plan for home/lot package. This will occur with the full agreement. Prospective Purchaser's sole remedy hereunder shall be to demand the return of any sums deposited hereunder. This Agreement may be terminated by Seller at any time by the return by Seller (or Escrow Agent) to Prospective Purchaser of all sums paid into escrow, in Seller's sole and absolute discretion.

6. Miscellaneous. The rights and obligations of the Seller hereunder may be assigned at any time by the Seller. The rights and obligations of the Prospective Purchaser may not be assigned. This Agreement together with any attachments sets forth the entire understanding of the parties with respect to the Lot/Home Package and supersedes any and all prior written or oral understandings with respect thereto. This Agreement may not be amended or modified except by written agreement of the parties. Any prices of homes and dimensions of home-sites are subject to change without notice.

7. Notices. All notices required or permitted hereunder shall be in writing and shall be deemed duly given and received as of the date delivered by hand or mailed by United States mail, certified mail, return receipt requested, with postage prepaid, to the following addresses:

AS TO SELLER:

Nations Homes II, LLC
606 16th Avenue
Myrtle Beach, SC 29577
(843) 449-8900

AS TO PROSPECTIVE PURCHASER

Telephone: (____) _____ Cell (____) _____
Email Address: _____

or such other address as a party hereto may notify the other party in writing pursuant hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Reservation Agreement the day and year first above written.

In the Presence of:

SELLER: Nations Homes II, LLC

By: _____
Its: Manager

Prospective Purchaser(s)

Selling Agent

Listing Agent

Century 21 Boling and Associates Inc. Escrow Agent