



**FISHER**  
AUCTION COMPANY

**21 CENTURY 21**  
The Harrelson Group



## REAL ESTATE AUCTION

**11 Oceanfront Condo Units  
Offered in Bulk Purchase**

**Myrtle Beach, South Carolina**

**ONLINE AUCTION  
EVENT  
JUNE 5TH  
AT 11 AM ET**

Fisher Auction Company SC Auction Licenses No. 3996; 3981 | Greg Harrelson SC Broker Licenses No. 12838

[www.FisherAuction.com](http://www.FisherAuction.com)



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# OVERVIEW

## REAL ESTATE AUCTION

Fisher Auction Company and Century 21 The Harrelson Group are pleased to present via Online Auction Event 11 Oceanfront Condominiums in the Heart of Myrtle Beach, South Carolina.

### PROPERTY HIGHLIGHTS

- Upside Investment Opportunity consisting of 11 Oceanfront Condos
- Prime Location in Surfside Beach with Spectacular Ocean Views
- Units and Building have been recently Renovated and Updated
- Close Proximity to World Class Golf, Fishing, Fine Dining, Shopping and Entertainment
- Central Location within 2 Hours to Charleston and Wilmington
- Major Air Travel is located only 20 minutes to Myrtle Beach International Airport
- Perfect Investment with potential for High Rental or Resale Value
- Horry County is experiencing Rising Job Growth, a Healthy Jobs Market and Steady Residential Construction
- Surfside Beach has easy access to main transportation networks in the Myrtle Beach MSA. The area has a stable economy supported by the Tourism, Hospitality, Entertainment, Healthcare and Aerospace sectors.
- All Units will include current inventory of Furnishings and Appliances
- Amenities include On-Site Parking, Jacuzzi Hot Tub, Grilling Area, Elevator and Private Beach Access





# OVERVIEW

## REAL ESTATE AUCTION

### PROPERTY DETAILS

- **Address:** 1011 S Ocean Boulevard, Surfside Beach, SC 29575
- **Location:** East side of S Ocean Boulevard on the Atlantic Ocean
- **Directions:** From Business US Highway 17 go East on 10th Avenue S to Ocean Boulevard. Turn right to Address
- **Access:** Ocean Boulevard
- **Unit Size / Mix:** 10 - 2 / 2 Units with 1,056± SF and 1 - 1/1 Unit with 768± SF
- **Land Area:** 26,417± SF / .6± Acres
- **Current Use:** 15 Unit Condominium Building
- **Construction:** Wood Frame on Pilings, Concrete Siding, Concrete Foundation , Built-Up Flat Roofing with Mansard Perimeter
- **HVAC:** Central System
- **Year Built:** 1983, Renovated. Renovations include New Roof in 2020, Hurricane Rated Doors , Updated Kitchens and Bathrooms, New Stairwells, Refinished Ground Level Concrete, New Fencing, Carpet and Tile Flooring and Exterior Paint in 2023.
- **Frontage:** 140± Feet along S Ocean Boulevard and The Atlantic Ocean
- **Zoning:** R3 - Multifamily
- **Taxes:** See attached in Unit Spreadsheet
- **Parcel ID No.:** See attached in Unit Spreadsheet
- **Flood Zone:** Zones VE and AE per FEMA Map 45051C0801K
- **Parking:** 25 Surface Spaces
- **Utilities:** Municipal Water and Sewer





# UNIT MIX

## REAL ESTATE AUCTION

<u>Unit Number</u>	<b>Size (SF)</b>	<b>Bedroom / Bathroom</b>	<b>PIN</b>	<b>2024 Tax Assmt.</b>	<b>2024 Taxes</b>
101	1,056	2/2	46109030025	\$469,500.00	\$6,066.49
102	1,056	2/2	46109030026	\$469,500.00	\$6,066.49
103	1,056	2/2	46109030037	\$469,500.00	\$6,066.49
104	768	1/1	46109030031	\$469,500.00	\$6,066.49
201	1,056	2/2	46109030024	\$469,500.00	\$6,066.49
203	1,056	2/2	46109030027	\$469,500.00	\$6,066.49
204	1,056	2/2	46109030033	\$469,500.00	\$6,066.49
205	1,056	2/2	46109030028	\$469,500.00	\$6,066.49
302	1,056	2/2	46109030035	\$469,500.00	\$6,066.49
304	1,056	2/2	46109030030	\$469,500.00	\$6,066.49
305	1,056	2/2	46109030038	\$469,500.00	\$6,066.49

# PROPERTY PHOTOGRAPHS (Unit 101)





# PROPERTY PHOTOGRAPHS (Unit 203)



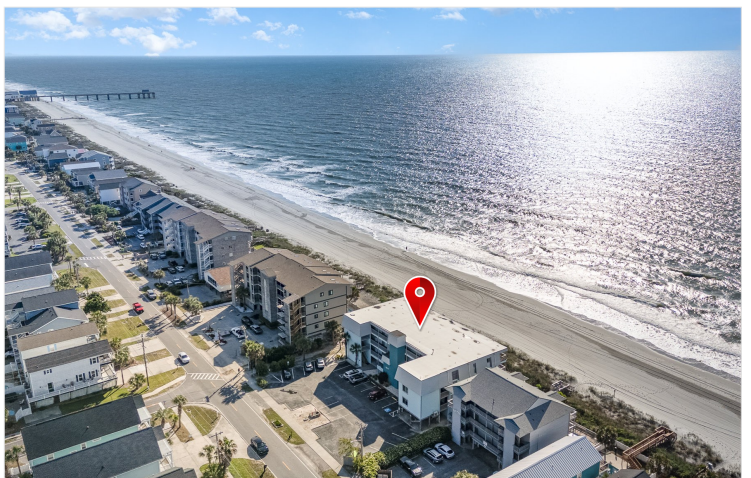


# PROPERTY PHOTOGRAPHS (Unit 305)





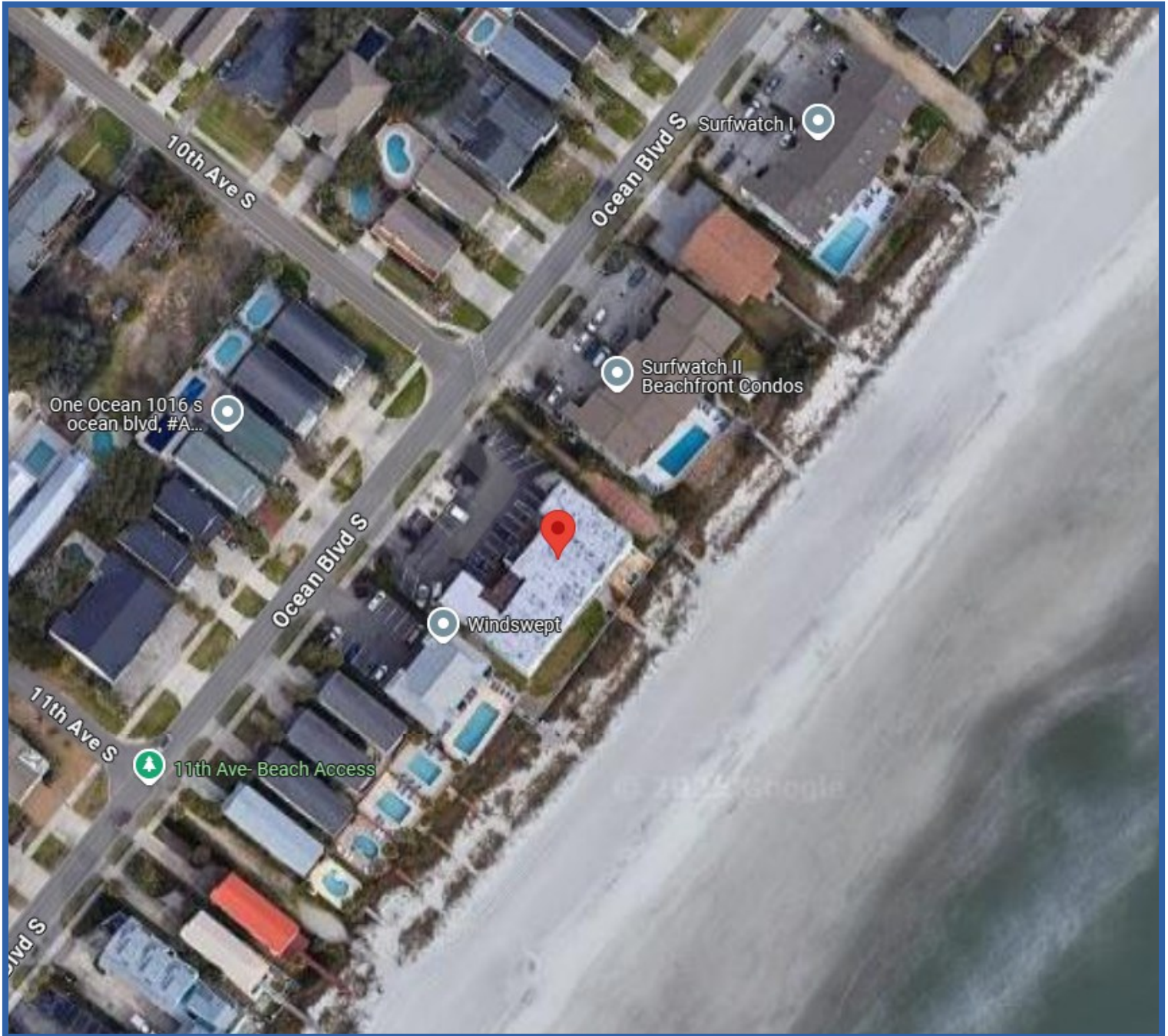
# PROPERTY PHOTOGRAPHS



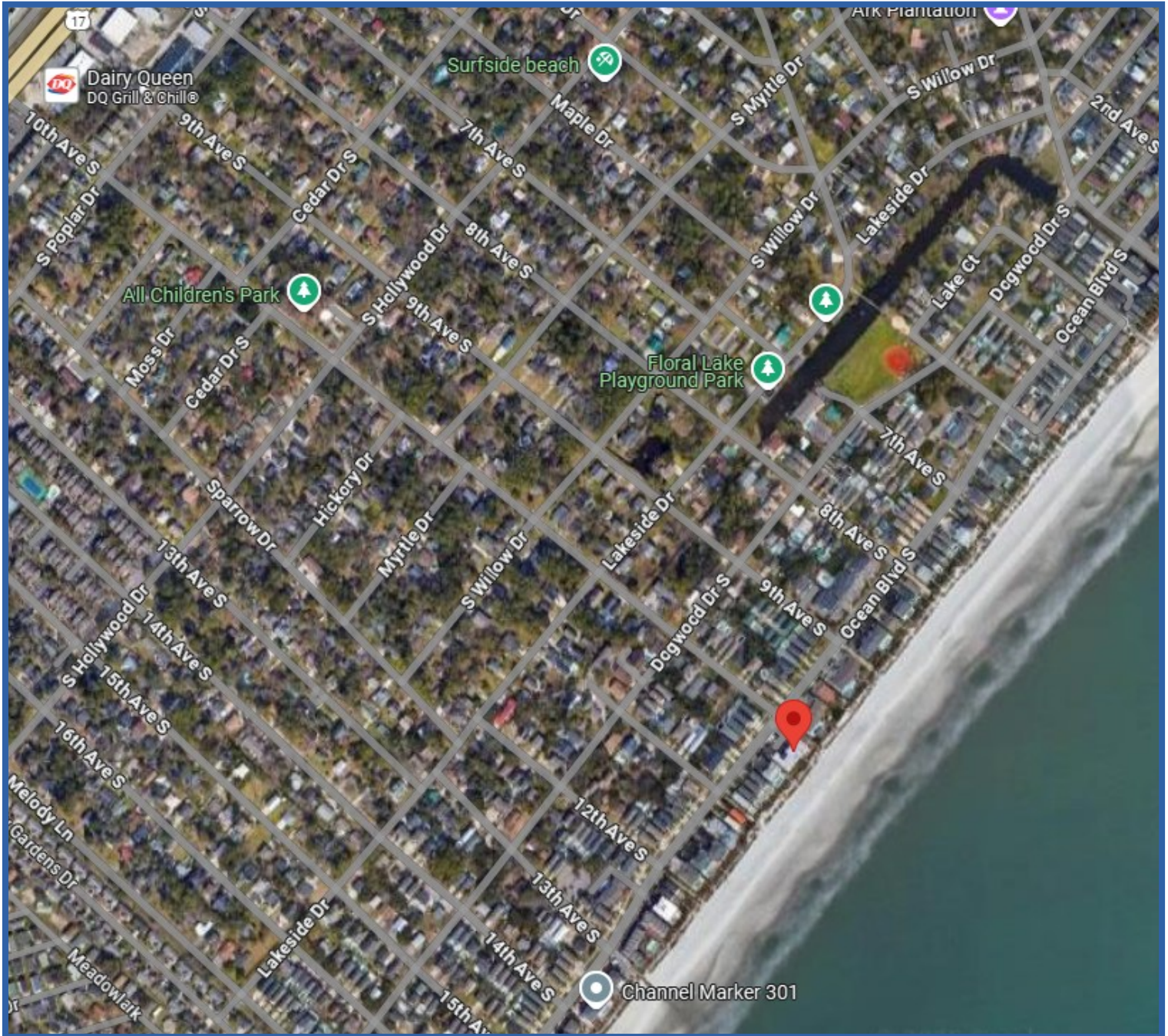


# LOCATION MAP

## REAL ESTATE AUCTION



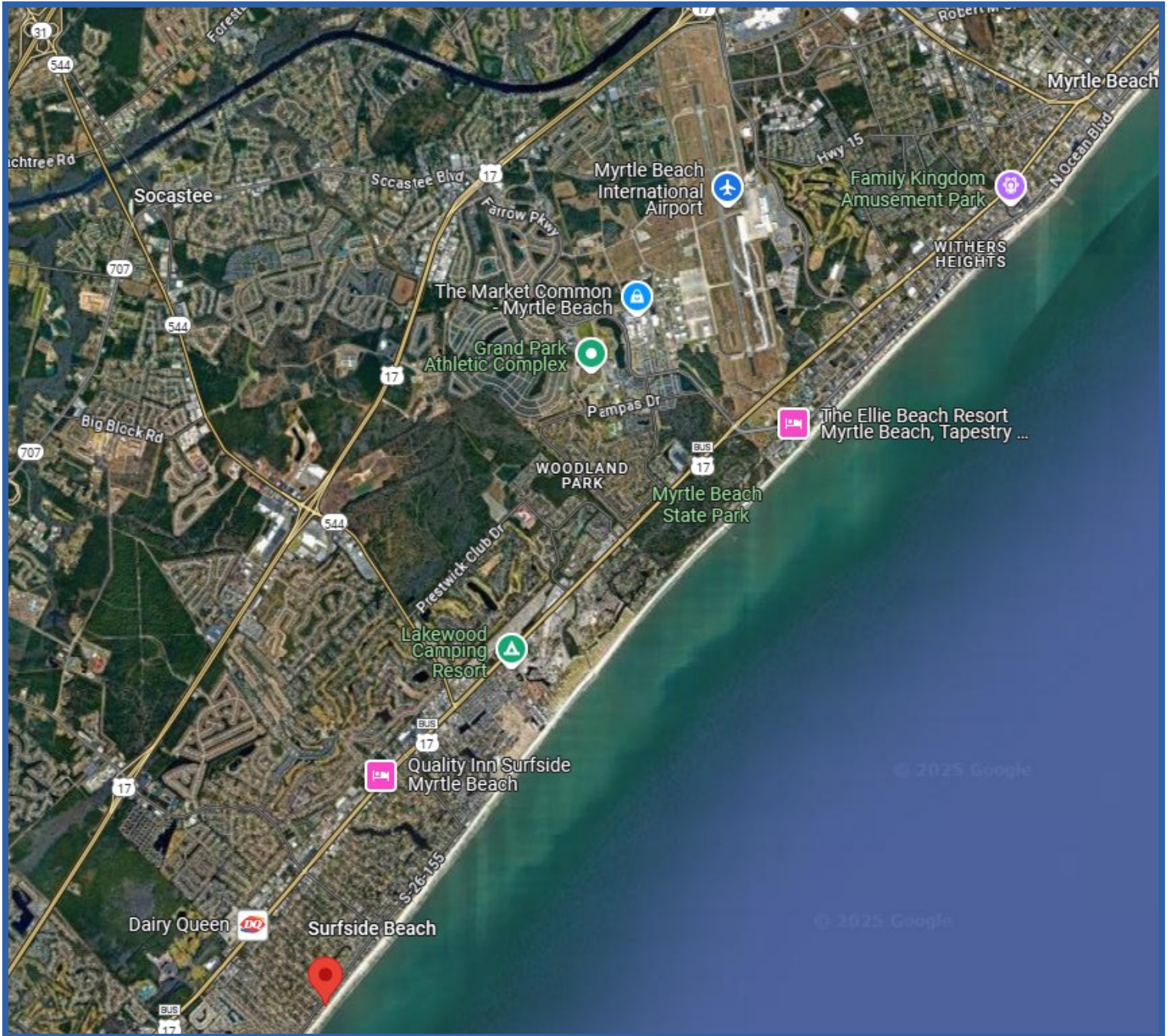






# LOCATION MAP

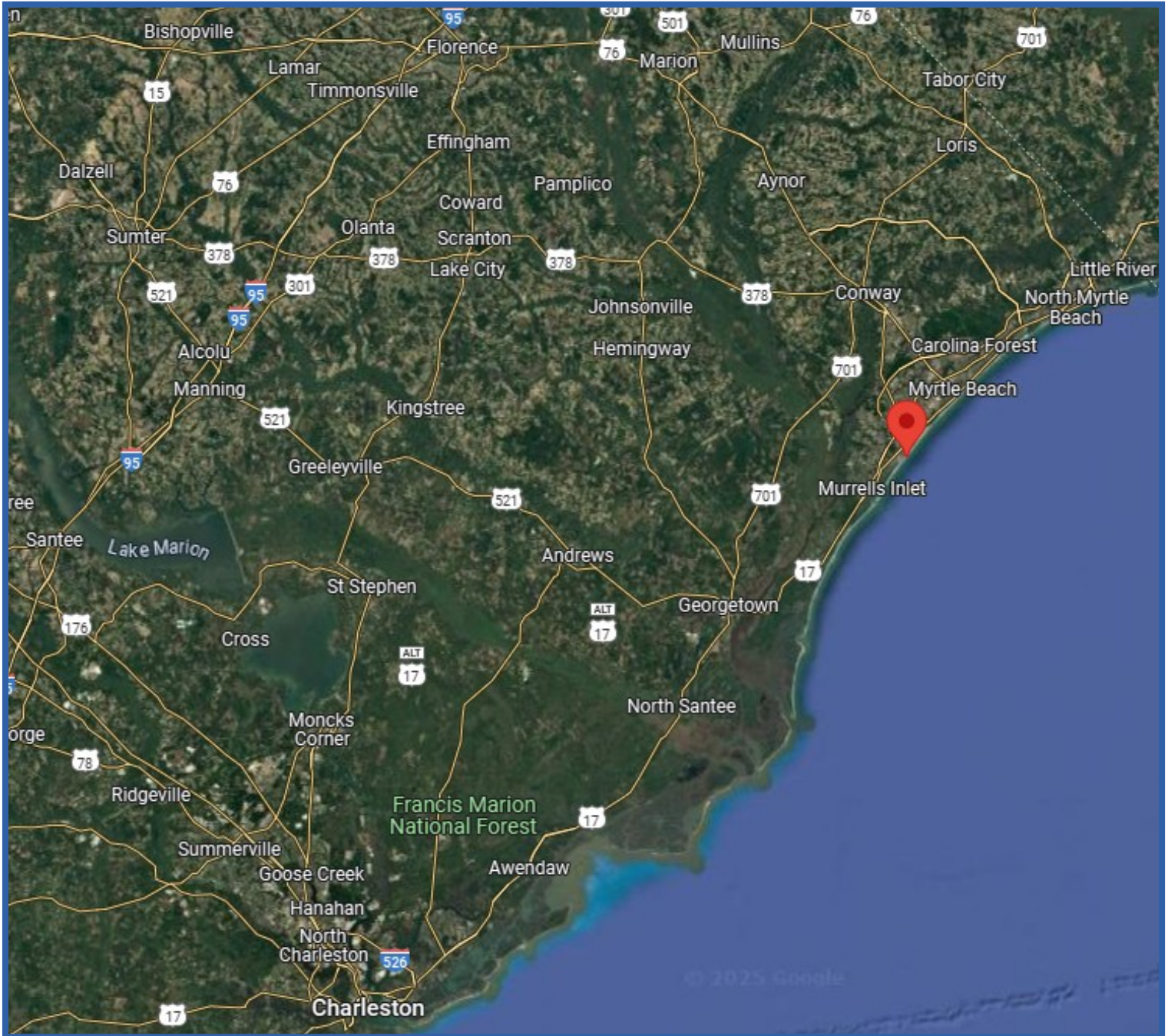
## REAL ESTATE AUCTION





# LOCATION MAP

## REAL ESTATE AUCTION



# AUCTION SUMMARY

## REAL ESTATE AUCTION

**Live Auction Date / Time:** Begins - Thursday, June 5, 2025 @ 11:00 AM ET  
Ends - Thursday, June 5, 2025 @ 1:00 PM ET  
(Subject to Time Extensions)

**Online Auction Only:** Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - [Bid.Fisherauction.com](https://www.Bid.Fisherauction.com)

**Property Tours:** Please Contact: Stacey Weaver at  
[stacey@c21harrelson.com](mailto:stacey@c21harrelson.com) / 843.251.6795 for  
Scheduled Tour Dates and Private Showings

### AUCTION METHOD

- The Final Bid Price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold to the Highest and Successful Bidder at or above a bid price of \$2,150,000.00 plus the seven percent (7%) Buyer's Premium, subject to the terms and conditions of the Governing Documents.

### QUALIFYING BIDDER REQUIREMENTS

- Wire into Oxner & Stacy Law Firm, LLC's IOLTA Account (the "Escrow / Settlement Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$100,000 Initial Deposit to be received by the Escrow / Settlement Agent no later than 5:00 PM ET on Wednesday, June 4, 2025 (the "Initial Deposit"). Contact Fisher Auction Company for wiring instructions via email [info@fisherauction.com](mailto:info@fisherauction.com) or call 954.942.0917.
- The Highest and Best Bidder will execute the non-contingent Purchase Agreement with any and all addenda, immediately following the Auction. An Additional Escrow Deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Oxner & Stacy Law Firm, LLC's IOLTA Account (the "Escrow / Settlement Agent") within twenty-four (24) hours of the conclusion of the Auction.

### BROKER PARTICIPATION

- 2% of the Final Bid Price
- Call 800.331.6620 or visit [www.fisherauction.com](https://www.fisherauction.com) for the Mandatory Real Estate Buyer Broker Participation Registration Form.



# AREA OVERVIEW

## REAL ESTATE AUCTION

The City of Myrtle Beach is a residential community and vacation destination at the heart of the Grand Strand, a 60-mile stretch of natural beauty on South Carolina's northeastern coast. The 37,000-plus permanent residents and millions of visitors enjoy the wide beaches, the warm weather and an incredible range of entertainment, nightlife, golf, shopping, dining and live theatre.

\*INFORMATION OBTAINED FROM CITYOFMYRTLEBEACH.COM

### DEMOGRAPHIC

	MYRTLE BEACH, SC	Charleston, SC	HORRY COUNTY, SC
POPULATION	37,214	152,014	368,937
MEDIAN HH INCOME	\$53,679	\$90,038	\$64,623
MEDIAN AGE	47	36.1	48.2
MEDIAN PROPERTY VALUE	\$347,700	\$469,100	\$260,500

\*INFORMATION OBTAINED FROM DATAUSA.IO





# REAL ESTATE AUCTION

**11 Oceanfront Condo Units  
Offered in Bulk Purchase**

**Myrtle Beach, South Carolina**



**Auction Consultant:**

**Francis D. Santos**

**754.220.4116**

**[francis@fisherauction.com](mailto:francis@fisherauction.com)**



**FISHER**  
AUCTION COMPANY

**Real Estate Broker:**

**Greg Harrelson**

**843.457.7816**

**[greg@c21harrelson.com](mailto:greg@c21harrelson.com)**

**CENTURY 21**  
The Harrelson Group