



1 Bedroom Condominium Suites
Fully Furnished
Historic Oceanfront Resort



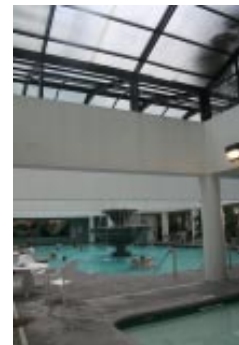
The Landmark features the only skywalk
from parking area to the oceanfront resort



The Landmark Resort enjoys
extensive outdoor and indoor
water amenities.



View of Lobby - renovated in 2006





The Landmark Resort

Phase I – Opened As Condominiums Spring, 2004

The Landmark Resort, anchored by a fabulous year-round amenities program and extensive conference facilities that contribute to year-round occupancy rates, enjoys a long tradition as one of the most exciting OCEANFRONT properties on the Grand Strand.

Taking advantage of the popularity, in summer 1996, the developer opened a magnificent Tower addition of 257 fully furnished and accessorized one-bedroom oceanfront and ocean view suites to complement the existing hotel. In May 2003, the developer took a new step toward continuing The Landmark tradition by offering those 257 suites for private ownership.

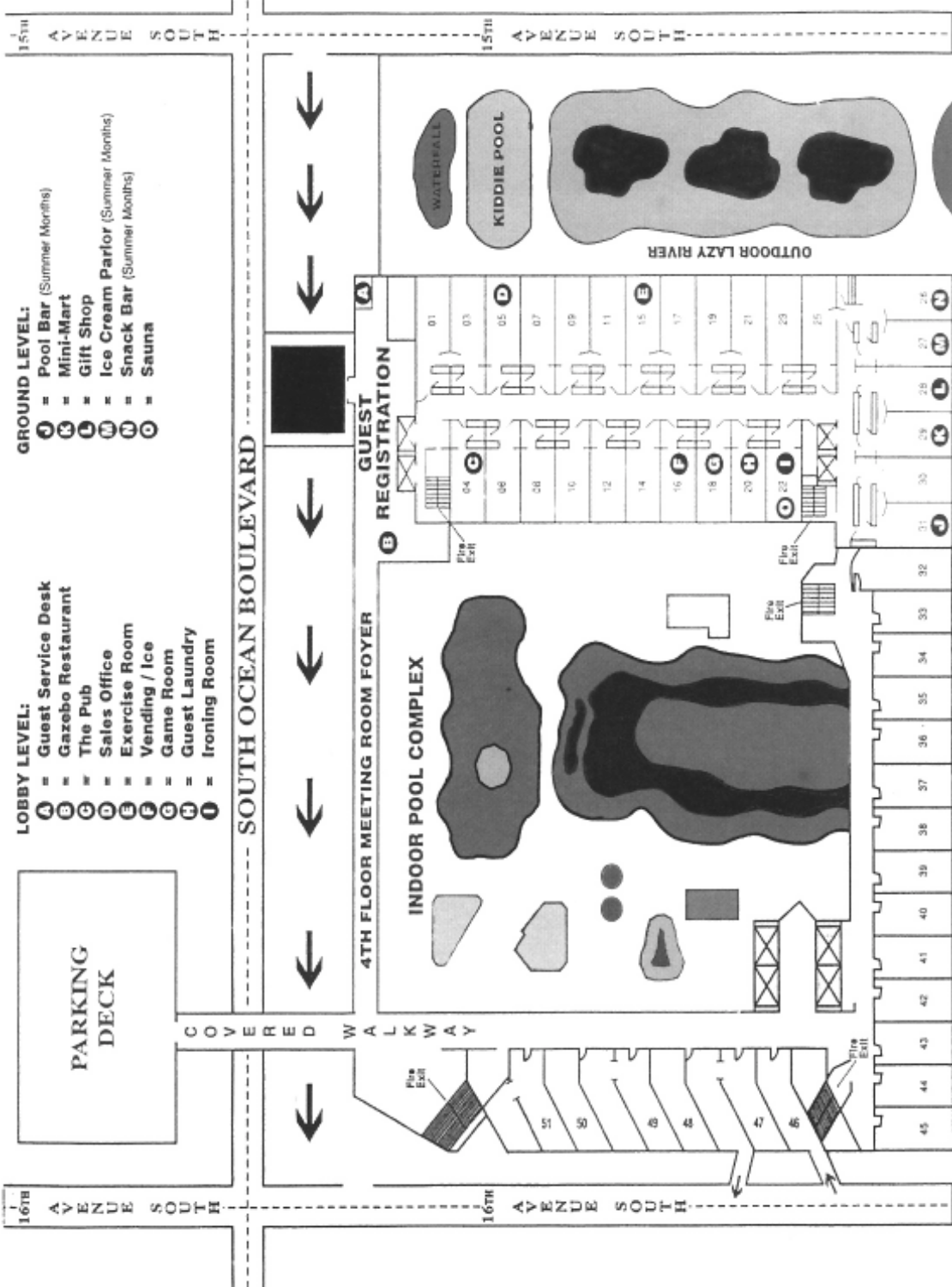
Both long-time vacationers to the resort and new patrons responded to the developer's initial release of 75 units with enthusiasm, allowing release of the entire inventory for sale. Closings began Spring, 2004. The purchase price included complete existing furnishings with a refurbishment allowance. Refurbishing took place Winter 2004-2005.

Owners also benefit from the facilities contributing to The Landmark's successful history:

- 14 water amenities including indoor and outdoor swimming pools, both an indoor / outdoor lazy river (300' ride) and an outdoor lazy river (300' ride), indoor tot's lazy river and "fun pool," and indoor and outdoor whirlpools.
- Over 20,000 square feet of conference facilities making it desirable for large convention/banquet groups, trade show expositions as well as small conference groups.
- Additional features including the Gazebo Restaurant, the Pub Lounge, snack bar, exercise room, video game room, sauna, gift shop and air-conditioned covered walkway connecting the resort to its 8-story parking garage.

In conjunction with the tower's conversion to private ownership, many of the Resort's common areas have been renovated. The first floor lobby along with its adjacent corridor and restaurant hallway received new furnishings, draperies, lighting, and artwork. The fourth floor Meeting Room lobbies have been upgraded with new window treatments, lighting, seating and artwork.

Contact The Hoffman Group today to learn more about becoming an owner in The Landmark Resort – Phase I.



- GROUND LEVEL:**
- Ⓚ = Pool Bar (Summer Months)
 - Ⓛ = Mini-Mart
 - Ⓜ = Gift Shop
 - Ⓝ = Ice Cream Parlor (Summer Months)
 - Ⓞ = Snack Bar (Summer Months)
 - Ⓟ = Sauna

- LOBBY LEVEL:**
- Ⓐ = Guest Service Desk
 - Ⓑ = Gazebo Restaurant
 - Ⓒ = The Pub
 - Ⓓ = Sales Office
 - Ⓔ = Exercise Room
 - Ⓕ = Vending / Ice
 - Ⓖ = Game Room
 - Ⓗ = Guest Laundry
 - Ⓘ = Ironing Room

PARKING DECK

Beach Access



Resort Features

Water Amenities to accommodate the entire family all year round:

A. **Largest Resort Indoor Water Complex in the Southeast**

Large Swimming Pool with Fountain
Indoor Lazy River with 300' ride
Children's Swimming Pool
Kid's Lazy River
Kid's "Fun Pool"
Five Bubbling Whirlpools

B. **Outdoor Water Facilities:**

Oceanfront Lazy River with 300' ride
Large Oceanfront Swimming Pool
Spacious Oceanfront Whirlpool
Outdoor Kiddie Pool
Outdoor Waterfall

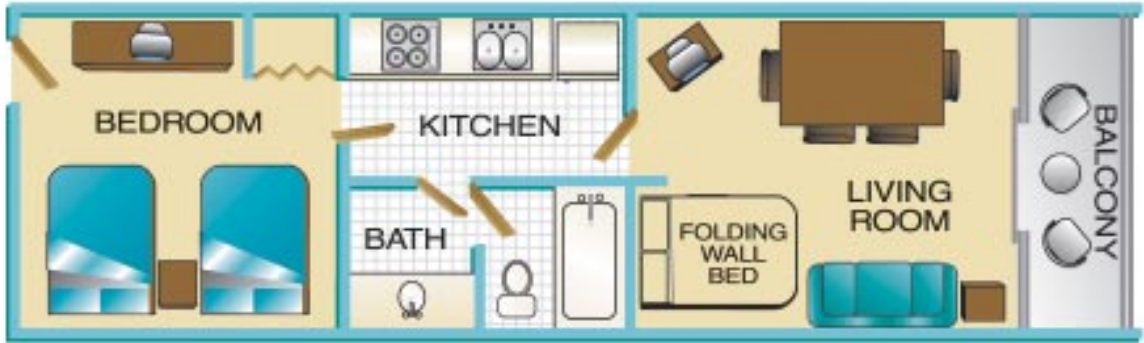
Extensive Conference Facilities for up to 900 people
theatre, classroom, dining seatings

- A. Grand Strand Ballroom [4th Floor - Rooms I, II, III]
- B. Sea View Ballroom [4th Floor - Total of 2700 sq. ft.]
- C. Expo Ballroom [Lobby Floor - Rooms A, B, C]
- D. Palmetto Room [3rd Floor]
- E. 6 Boardrooms [3rd Floor, 5th Floor]

8-story Parking Garage
with covered/air-conditioned pedestrian crosswalk to hotel
Myrtle Beach's only pedestrian walkway

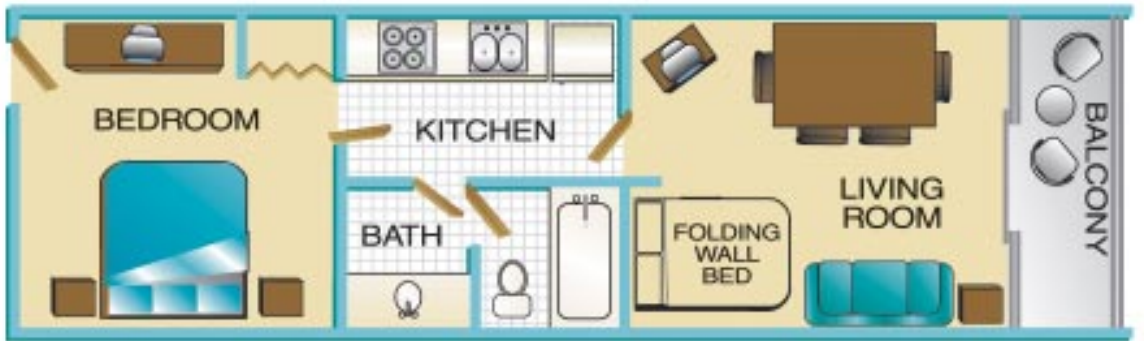
Gazebo Restaurant with full dining service
Pub Lounge
Snack Bar/Pool Bar/Ice Cream Parlor in summer months

Fitness Room • Sauna • Video Game Room
Guest Laundry • Gift Shop • Convenience Mart



Style L

Oceanfront Executive Suite
2 Double Beds
1 Folding Double Wall Bed



Style M

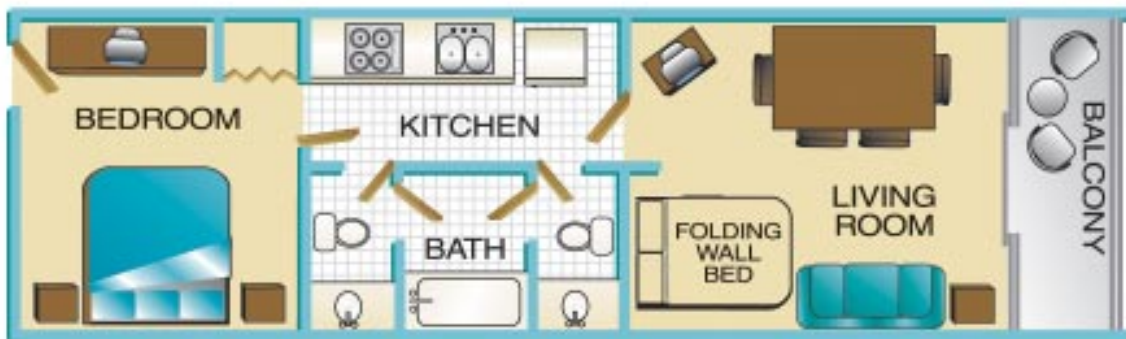
Oceanfront Executive Suite
1 King Bed
1 Folding Double Wall Bed

*NOTE: Actual units vary slightly due to angles of building.
Refurbished suites may have a different furniture package.*



Style N

Deluxe Oceanfront Executive Suite - 1 1/2 Baths
2 Double Beds, 1 Folding Double Wall Bed



Style O

Deluxe Oceanfront Executive Suite - 1 1/2 Baths
1 King Bed, 1 Folding Double Wall Bed

*NOTE: Actual units vary slightly due to angles of building.
Refurbished suites may have a different furniture package.*



Style Q
Angle Executive Suite
1 King Bed,
1 Folding Double Wall Bed

****Style G**
Handicap access Q unit



*NOTE: Actual units vary slightly due to angles of building.
Refurbished suites may have a different furniture package.*