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INTERNATIONAL REAL ESTATE

SOUTH CAROLINA. USA

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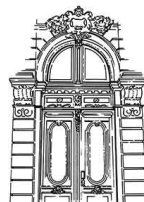
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BlackStream International Real Estate

Nearly 180 acres of unlimited possibilities! This is a prime development opportunity, golf course and beach resort, or the perfect private estate to get away from it all. Beautiful, secluded ocean access with over a mile of pristine beach within walking distance. Accessible only by public ferry, private boat, or helicopter, this one-of-a-kind property is incredibly unique and situated on the beautiful and secluded Daufuskie Island nestled between two major tourist destinations of Savannah, GA and Hilton Head Island, SC – each with millions of visitors year. Existing 125-foot boat dock, Clubhouse, 7 room inn, beachfront pool and bar lot, golf cart barn, golf course maintenance area, and much more. Approval for development, use as a golf course and resort, or a private family compound. A proposed boutique hotel is approved for 60 rooms in addition to the 7 rooms in the Osprey Cottage and up to 25,000 square feet of commercial real estate, open spaces with linear park, leisure trails, boardwalk, fishing docks with overlook, a ferry landing, nature center and local food production farm and a vineyard. Timeshare units are not allowed. This plan proposes a relaxed village-like setting drawing from Daufuskie Island's unique qualities and characteristics while offering an alternative to conventional golf oriented amenity communities and resorts across the region. This plan supports the development of a viable and successful community with an emphasis on creating an alternative destination that builds on active, nature based recreation and protection and sustainment of the property's cultural and natural resources. The developer/investor may develop up to a 3 story distinctive boutique hotel on an island with traditional architectural styles and interiors. It can be a premier hideaway for those seeking privacy and classic luxury. Guests can enjoy their stay in secluded, inviting and grand guestrooms which would offer spectacular ocean views and other lush green areas. The adjacent golf course can be upgraded to enhance the value of the entire island, making it a golfer's paradise. Other open parcels can also be used for developing sea side dining restaurant area, ocean front meeting, conference and function space and destination wedding spot. The development could resemble existing resorts of the Golden Isles of Georgia including The Cloister, Sea Island; The Lodge at Sea Island Golf Club and The King and Prince Beach and Golf Resort.

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