

**Car Village USA  
Seagrass Station on Highway 170  
Bluffton, South Carolina**

## **FAQ**

### **GENERAL INFORMATION**

#### **What is the "Car Village" Concept?**

- The Car Village will create an opportunity for automobile enthusiasts in the Lowcountry to be a part of a facility which will provide not only individually owned garage condominiums for classic and collector motor vehicles but also additional common facilities for vehicle detail and minimal automotive maintenance. There will be a clubhouse included on the second floor as shown on the site plan which will have common gathering spaces, lounge areas, office and dining and kitchen facilities for Club Members and all owners of the CarVillas.

#### **What is the location for the Car Village?**

- The Car Village is located in Seagrass Station on Highway 170 in Bluffton, SC across the highway from Sun City and close to the intersection of Highway 278. It's approx. 20 Minutes to Savannah International Airport AND 15 Minutes to Hilton Head Island.

#### **What is the total acreage for the Car Village?**

- The Car Village will consist of approx. 5 acres.

#### **What is the elevation of the property?**

- The base floor elevation will be approx. 16 ft plus.

#### **What is the total Square Footage for the Car Village?**

- The Car Village will be approximately 70,300 square feet.

#### **Have you obtained approval from the Town of Bluffton for the "use" to be allowed?**

- Yes, the Town of Bluffton has approved the "use" and building permits are expected to be issued in the near future.

#### **Will the Car Village be secure and what type of access to the Car Village and what security measures will there be?**

- Yes, there will be 24/7 high tech alarm system, keycode or biometric monitor, cameras, fire, and alarm wired by central station.

#### **Can I store my boat and RV at the Car Village?**

- This will be for cars only so there will not be any RV or Boat Storage.

**Can I upfit my CarVilla any way I want, such as converting the loft into an apartment?**

- You can upfit your CarVilla as you would like so long as it's permitted. However, there are no residential apartments allowed per the development agreement.

**Is the clubhouse for Members and owners to use? If so, how many square feet and what will it be used for?**

- Yes, the Clubhouse will be approx. 9,900 SF and it will be used for Member functions.

**Can I detail my car and change my oil on site?**

- Yes, there will be a car detailing bay and a bay to change your oil on the ground floor under the clubhouse.

**Will there be encrypted Wi-Fi throughout the Car Village?**

- Yes

**What other amenities will be available to Members?**

- The below list is some of the amenities that are planned, and this list is subject to change.
  - ⇒ Private Member Bar
  - ⇒ Pool Tables
  - ⇒ Private Offices and Conference Room for Member Use
  - ⇒ Private Bottle Storage Cigar Room
  - ⇒ Detail Services Available
  - ⇒ Wash Bay
  - ⇒ Commercial Smart Systems
  - ⇒ Weekend Car and Coffee Events

**What are the communication processes from the developer to future owners and Members as to the ongoing status of the development and operations?**

- There will be an operations manager and all communications will go through a management company.

**When do you expect to have permits and start construction?**

- We estimate to have all permits and start construction by early March 2024 but this is subject to change though we don't expect any further delays on permitting at this point.

**When do you expect delivery of the various buildings, or will they all be delivered at the same time?**

- We expect the first building to be delivered at the end of 2024 with the overall completion date to be in December 2025. Of course, these timelines are subject change based on permits and construction timeline.

## **MEMBERSHIP**

### **What does a Membership at the Car Village entail?**

- All Members will have use of all club amenities.

### **What is the total number of Memberships that are going to be sold?**

- 500

### **What does a Membership cost and are my family Members included?**

- The current costs of a Membership is \$12,500.00 but that is expected to increase over time and there are two (2) family Members per Membership.

### **If we have a partnership or a limited liability company, does each partner have to pay for a Membership?**

- Yes, all Members of partnerships, corporations and limited liability companies will pay for a Membership.

### **Can I reserve a Membership and when can I sign the Membership agreement?**

- Yes, we have a reservation form. We can email you a copy if you are interested.
- There will be a \$250.00 refundable deposit that will be held in escrow with Burr Forman (Attn: Walter Nester) as the escrow agent.
- Once the Certificate of Occupancy for the Clubhouse is issued, then you will sign a Membership agreement and pay the balance.

### **What are the ongoing costs to be a Member and what do those expenses cover? Is there a budget I can review?**

- Yes, all Members will pay towards the Membership events, clubhouse, the bays for washing cars and changing oil, special events, etc...
- We will have a budget for the ongoing Membership dues in the near future for your review.
- The management company will issue account statements on a monthly basis.

### **Do Members have the same access to the clubhouse and other common amenities as owners of the CarVillas?**

- Yes, all Members and CarVilla owners will have access to all the amenities.

## **CARVILLAS**

### **How many CarVillas will there be?**

- There will be a total of thirty (30) CarVillas at this location.

### **What size are the CarVillas?**

- Twenty-Three (**23**) CarVillas are **1,680 SF** (28' wide and 60' deep)
- Five (**5**) CarVillas are **1,664 SF** (27'- 8 ¾" wide and 60' deep)
- Two (**2**) CarVillas are **1,694 SF** (28 - 2 ¾" wide and 60' deep)

### **How many cars will a single CarVilla accommodate on the ground floor and how many using lifts?**

- Each CarVilla will accommodate up to six (6) cars on the ground floor and up to ten (10) cars on a lift with the loft in place.

### **What is the Sales Price of a CarVilla?**

- Currently the sales price for a CarVilla is \$550,000.00. Prices for the CarVillas will be increasing as the development progresses.

### **Can I reserve a CarVilla?**

- Yes, we have a reservation form for purchasing a CarVilla. There will be a \$2,500.00 refundable deposit that will be held in escrow with Burr Forman (Attn: Walter Nester) as the escrow agent. We can email you a reservation form if you are interested.

### **When do I sign a Purchase Agreement in lieu of the reservation form?**

- We will send you a Purchase Agreement to review and sign thirty (30) days before construction begins on the building that your CarVilla is located which will require a \$100,000.00 non-refundable deposit.

### **When will I get to Close on my CarVilla?**

- Closing on the CarVillas will occur upon the issuance of the Certificate of Occupancy for the building that your CarVilla is located.

### **If I buy a CarVilla do I still need to pay for a Membership?**

- Yes, in addition to purchasing the CarVilla, the owner will join as a Member.

**What are the estimated annual costs of owning a CarVilla and when do you expect to have an estimated budget?**

- We are working with the property manager on a budget for the operating expenses for the CarVillas and will share a copy of that budget with prospective buyers once it's ready. As mentioned above, the same goes for the budget for the Membership dues as well.

**What will dictate the responsibilities, covenants, restrictions, and overall operation of the Car Village?**

- Our attorney at Burr Forman is in the process of finalizing the Master Deed which will establish the Horizontal Property Regime (HPR) and By Laws for the Car Village.

**Can I get a floor plan and architectural plans for the CarVillas?**

- Yes, we can email you a preliminary floor plan for the buildings and once we have permits, we can email you the final plans for construction. We will provide all purchasers of a CarVilla a PDF and CAD file for the building that their CarVilla is located.

**Will each CarVilla be separately metered for power and if so, will it have a single or three phase meters?**

- Yes, each CarVilla will have its own electric meter which will be single phase, 150 amp.

**Will all the buildings be sprinkled?**

- Yes, all the buildings will be sprinklered.

**What is the condition of the CarVilla at delivery and what is the developer providing?**

- The developer will be providing the following;
  - ⇒ Completed Demising Wall
  - ⇒ Finished Loft with stairway as shown on the architectural plans.
  - ⇒ One finished ADA Accessible Restroom
  - ⇒ Two (2) mini split HVAC systems
  - ⇒ 6" concrete slab
  - ⇒ Overhead Door (9 x16)
  - ⇒ Glass Entry Door and Windows across the front of the building
  - ⇒ Metal Frame Awnings
  - ⇒ Overhead LED lighting
  - ⇒ Electrical Outlets per electrical plan
  - ⇒ Sprinkler lines and sprinkler heads per the plans.

**Will there be one water meter for each building?**

- Yes, there will be one water meter for each building and water will be included as part of the operating expenses for the CarVillas.

**What will the ceiling height in my CarVilla be?**

- The ceiling height in each CarVilla will be 20' to 22'.

**What service providers will there be for Cable and Internet for my CarVilla?**

- We plan to have both Hargray and Spectrum services available.

**Can I wash my car and change my oil at my CarVilla?**

- There will be a wash-bay available as well as a bay to change your oil so therefore owners will not be changing the oil or washing their cars in their CarVilla.

**When should be I be ready to start my buildout?**

- The buildout for each CarVilla will start it's buildout upon issuance of certificate of occupancy (CO) for the building in which the CarVilla is located.

**Will I be able to use your architect and engineer for my buildout? Or can I use my own architect?**

- Yes, you will be able to use our architect and engineer or you can use your own design team if you prefer.

**Will I be able to use your builder, or do you have an approved list of builders to choose from for me to use for my buildout?**

- We will be providing a list of approved builders for the owners of the CarVillas to choose from.

**Do you have a list of options that I can choose from for my buildout?**

- Yes, the following are some examples of the options for your CarVilla and we will be adding to this list.
  - ⇒ Lift Systems - manufacturer, dealer, etc.
  - ⇒ Big Ass Fans
  - ⇒ Upgraded Restroom Fixtures

**Who should I contact for additional Information?**

- For additional information, contact our listing Broker;
  - **Baker Wilkins at NAI Carolina Charter**
  - **Email address:** [Baker@NAICarolinaCharter.com](mailto:Baker@NAICarolinaCharter.com)
  - **Office Number:** +1 (843) 837-4460 ext. 2
  - **Cell Number:** +1 (843) 247-2470