



Sandpiper Real Estate

Introducing Oceanfront Vacation Homes at a *Fraction* of the Price

VACATION INVESTMENT OPTIONS COMPARISON

Property Investment

Category	Timeshare	Condo Hotel	Fractional Ownership	Full Ownership	Weekly Rental	Luxury Hotel
Property Type	Apartment	Hotel	Private Home	Private Home	Private Home	Hotel
Property Size	Small	Small	Large-Very Large	Large-Very Large	Large-Very Large	Small
Luxury	Low	Moderate	Moderate-High	Moderate-High	Moderate-High	Low-High
Location	Near Resort area	Resort area	Resort area	Resort area	Resort area	Resort area
Beach Location	Nearby	Ocean view	Oceanfront	Oceanfront	Oceanfront	Ocean View
Exclusivity	Not	Can be	Yes	Yes	Yes	Yes
Amenities	Efficiency Kitchen Community	Efficiency Kitchen Pool, Resturant	Full Kit, Pool, Spa, Game Room	Full Kit, Pool, Spa, Game Room	Full Kit, Pool, Spa, Game Room	Efficiency Kitchen Pool, Resturant
Livability	Low	Low	High	High	High	Low-Medium
Check-In/Out Ease	Difficult	Difficult	Easy	Easy	Moderate	Difficult
Duration of Stay/Occupancy	1 week	1-2 weeks	4-8 weeks	Full time	1 Week	Daily
Extended Stays	Not Suitable	Suitable	Suitable	Suitable	Not Suitable	Not Suitable
Family Friendly	Moderately	Not	Definitely	Definitely	Definitely	Not
Large Groups	Not Suitable	Not Suitable	Suitable	Suitable	Suitable	Not Suitable
Maintenance Effort	Low	Low	Low	High	None	None
Maintenance Expense	Low-Moderate	Low-Moderate	Low-Moderate	Very High	None	None
1031 Exchange	No	No	Yes	Yes	No	No
Tax Deductible	No	No	Yes	Yes	No	No
Qualified IRA/401k Rollover	No	No	Yes	Yes	No	No
Average Nightly Stay Cost	Low-Moderate	Moderate	Low-Moderate	Very High	Moderate-High	High
Avg After-tax Nightly Cost	Low-Moderate	Moderate	Low	High	Moderate-High	High
Vacation Expense Efficiency	Moderate	High	High	Low	Moderate	Low
Investment Class	Depreciating Asset	Depreciating Asset	Appreciating Asset	Appreciating Asset	Expense	Expense
Financing Options	In-house/Consumer No Mortgage	In-house/Consumer No Mortgage	Conventional Mortgage	Conventional and Jumbo Mortgage	n/a	n/a
Type of Ownership	Time or Points, sometime deeded	Fee Simple Title Condominium	Fee Simple Title Single Family	Fee Simple Title Single Family	n/a	n/a
Return on Investment	n/a	n/a	Moderate	Moderate-High	n/a	n/a
Sales Professionalism	High-pressure salespeople	Salespeople or Broker	Real Estate Broker	Real Estate Broker	n/a	n/a