

Smith Mill

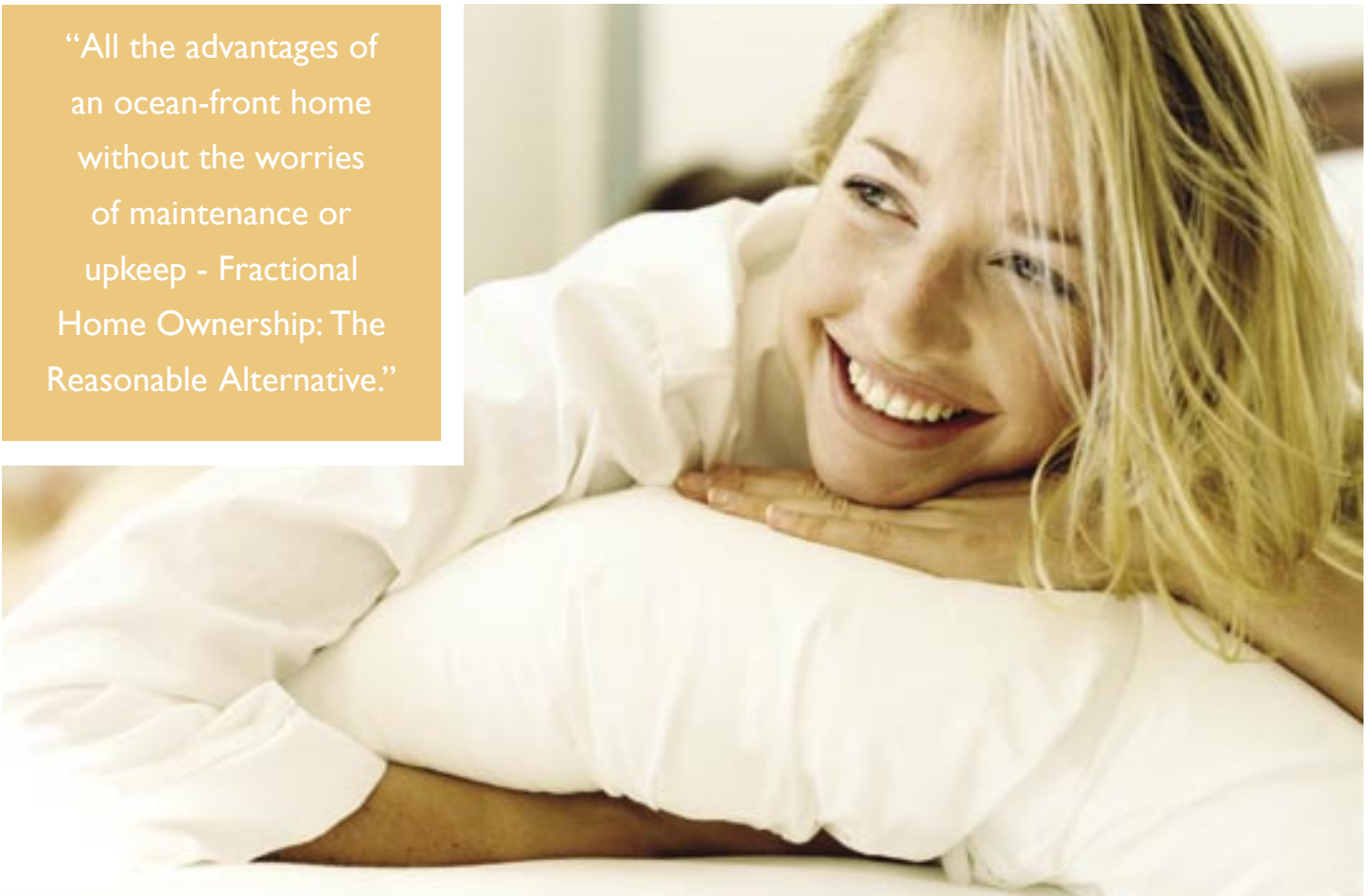
Fractional Ownership | *Designed for those accustomed to luxury*

What is Fractional Home Ownership?

Fractional Home Ownership divides a single property into multiple, equal shares. A home owned by six members guarantees each fractional owner at least eight weeks of usage per year. The cost of the home and the monthly expenses are shared between all members, making home ownership considerably more affordable. Best of all, the property is fully maintained and managed by W. Smith Mill, allowing the owners to focus on enjoying their property.



“All the advantages of an ocean-front home without the worries of maintenance or upkeep - Fractional Home Ownership: The Reasonable Alternative.”





“I don’t like timeshares, they feel more like a hotel room than a home. With Fractional Home Ownership I get my own home at a very reasonable price. It’s a great balance between exclusivity and expense.”

W. Smith Mill

W. Smith Mill offers Fractional Home Ownership in exceptional coastal properties. Ownership is limited to four to eight members, giving each member ample time in each season to enjoy their home.

Ownership in a W. Smith Mill property is exclusive. The fully furnished properties are available only for use by the owners and are never rented to the public. The properties are well-appointed and fully serviced by W. Smith Mill, allowing the owners to enjoy their home without the responsibility of maintenance.

Ownership in a W. Smith Mill home is fully transferable and shares can be sold or transferred at any time. W. Smith Mill can assist in making financing options available. Considering recent appreciation rates of coastal properties, Fractional Home Ownership provides an ideal opportunity to secure your dream home.

“I spent more time maintaining my last beach house than I did enjoying it. With Fractional Home Ownership, I don’t waste any time working on the property - It’s 100% enjoyment.”

Getting Started

W. Smith Mill maintains a waiting list of pre-qualified buyers. As properties become available, ownership is offered accordingly. Contact your real estate agent or call W. Smith Mill directly at (888) 795-1476.

The W. Smith Mill Advantage

Match the Property to the Owner

Using a short survey, W. Smith Mill matches potential owners to a property of appropriate location and cost. Prior to closing, background checks will be performed on all parties to ensure the personal integrity of all members. Once the owners are designated and finances secured, W. Smith Mill finalizes the purchase of the residence and transfers the property to the new owners.

Terms of Use

The foundation of successful Fractional Home Ownership relies on an organized Managing Partner and crystal clear terms of use. W. Smith Mill can manage every aspect of the ownership experience.



Servicing the Property

Offering owners a second home without the responsibility of maintenance and upkeep is our goal. Cleaning the house, maintaining the property, paying the bills and even preparing the residence for inclement weather can all be handled by W. Smith Mill. It is our job to keep you free from the worries of residential management and focused on enjoying the property.

Managing the Corporation

With each property held in an LLC, W. Smith Mill can act as the Managing Partner, handling the day-to-day management of the LLC including scheduling bi-annual board meetings and overseeing the annual accounting and tax returns.



Concierge Service

To make each owner's stay even more enjoyable, W. Smith Mill is available to arrange personal added amenities. Anything from arranging transportation, scheduling a tee time or stocking the refrigerator before arrival can be arranged through W. Smith Mill.

Talk to us about Fractional Yacht Ownership complete with captain and crew. Yacht photos courtesy of Hatteras Yachts.



www.WSmithMill.com