

PROPERTY SUMMARY

By Order of Lender Recovery Services LLC

1± Acre Private Island

Caloosahatchee River, Alva, Florida

To be Sold to the Highest Bidder at Absolute Online Auction!



Auction Start Date / Time:	Monday, September 17, 2012 @ 10:00 A.M. E.T.
Auction End Date / Time:	Thursday, September 20, 2012 @ 2:00 P.M. E.T.
<u>Online Only Auction:</u>	Online Bidding Only; visit www.fisherauction.com to become a Qualified Bidder!
<u>Property Tours:</u>	Visit at your convenience or contact Frank Nesselhauf with King Group Realty at 239-370-4152 to arrange a property tour.
<u>Qualified Bidding Deposit:</u>	A \$20,000.00 Escrow Deposit must be wire transferred to Granados, P.A., Trust Account (Settlement Agent) no later than 5:00 P.M. E.T., Wednesday, September 19, 2012.
<u>Broker Participation:</u>	■ 3% of the Final Bid Price ■ Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

Property Highlights

- 1± Acre Private Island located on the Caloosahatchee River
- Deep Water Access to the Gulf of Mexico and the Atlantic Ocean
- Breathtaking 360 Degree Riverfront Views
- Excellent Location for a Private Island Estate surrounded by Luxury Waterfront Estate Homes
- Property qualifies for a Rebuild Permit of a large boat dock on the north side of the island.

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Property Details

<u>Description:</u>	A 1± Acre Private Island on the Caloosahatchee River (Former South Bank of River / Not a Natural Island)
<u>Address:</u>	Alva, Florida 33920
<u>Location:</u>	■ On the Caloosahatchee River just west of the Franklin Lock ■ Between Elmwood Drive and Interlochen Lane ■ 7± miles east of I-75 ■ GPS Coordinates: 26° 43' 28.75" N, 81° 42' 11.20" W ■ Water Depth- 7± to 20± Feet
<u>City / County:</u>	Lee County, Florida
<u>Legal Description:</u>	IDALIA BLK.B PB 3 PG 30 LOT PT A LESS RIVER R/W
<u>Land Size:</u>	■ 1± Acres ■ 43,560± SF ■ Circular Shaped
<u>Access:</u>	Caloosahatchee River via local marinas
<u>Dockage:</u>	Previous Dockage with rebuild permit obtainable
<u>2011 Real Estate Taxes:</u>	■ \$557.36 ■ Parcel No. 22-43-26-02-0000B.A000 ■ Tax Assessed Value \$34,125.00
<u>Utilities:</u>	■ Existing Well Casing ■ Septic System must be utilized ■ Electric and Telephone can be extended from mainland or generator ■ FP&L Electric Lines approximately 20 yards from the Island. Estimated costs to extend electric service to Island is \$7,000.00 to \$10,000.00
<u>Flood Zone:</u>	■ Zone A7 ■ Elevation 8± Ft. ■ FEMA Map No. 125124 0250 B
<u>Zoning:</u>	■ AG-2 ■ See Zoning Section for permitted uses and setback requirements

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.