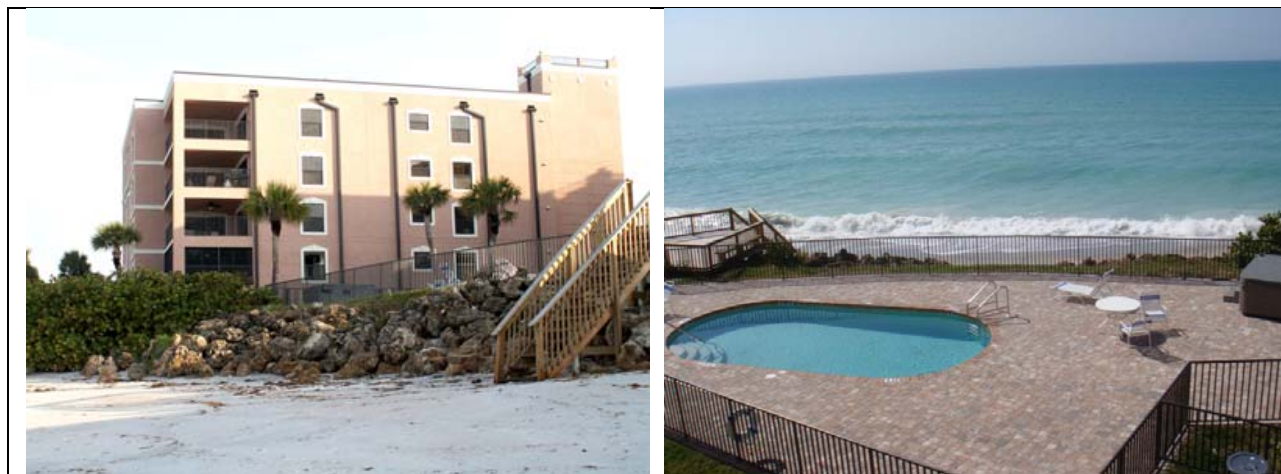


Property Summary

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Boulder Pointe Condominiums



Manasota Key, Florida

8 New Luxurious Condominiums on the Gulf of Mexico
3 Units Selling ABSOLUTE to the Highest Bidder(s) with No Reserves
Buy One or More!

Auction Date / Time / Location:	Saturday, November 12, 2011 @ 11:00 A.M. E.T. (Registration begins at 10:00 A.M. E.T.) Boca Royal Golf & Country Club 1601 Englewood Road Englewood, Florida 34223
Directions:	From I-75 Exit #193 (Jacaranda Boulevard). Travel South 5.4± miles to Englewood Road (SR 776). Turn left and proceed 3.7± miles to address
Auction Day Deposit(s):	➤ A \$25,000.00 (Per Unit) Cashier's Check or Certified Funds payable in U.S. Funds to Title Matters LLC ➤ An Additional Deposit totaling 10% of the Total Contract Price in the form of a Business or Personal Check from a U.S. Bank ➤ Call 800.331.6620 or 954.942.0917 for wiring Instructions
Broker Participation Welcome:	3% of the Bid Price. Visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form
Property Tours:	• The On-Site Auction Sales Center is located in Unit 401 in Building 2(5056) and will be open Thursdays and Fridays from 10:00 A.M. to 6:00 P.M. and Saturdays from 10:00 A.M. to 3:00 P.M. • Call Jim Liddy at 941.266.1226 or jimliddy@verizon.net to schedule a guided tour

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PROPERTY HIGHLIGHTS

Boulder Pointe is located on the enchanting barrier island of Manasota Key in Englewood, Florida. This luxurious condominium community is situated on the Gulf of Mexico and boasts breathtaking sunsets and world class beaches. Each condominium features first class finishes with large three (3) bedroom floor plans in excess of 2,500 square feet. This Charlotte County property is located between Fort Myers and Sarasota only minutes from I-75 and within one (1) hour to Southwest Florida International Airport. Amenities include two heated swimming pools, a regulation tennis court and private beach.

<u>Property Name:</u>	Boulder Pointe Condominiums
<u>Location:</u>	5050, 5056, 5060 N. Beach Road, Manasota Key, Englewood, Florida 34223
<u>Property Directions:</u>	From I-75 Exit #193 (Jacaranda Boulevard). Travel South 5.4± miles to Englewood Road (SR 776). Turn left and proceed 7.9± miles to Beach Road. Turn right and follow to roundabout and N. Beach Road. Continue on N. Beach Road to address
<u>Property Description:</u>	Two (2) Four (4) Story and One (1) Three (3) Story Luxury Condominium Buildings with a total of Nineteen (19) Units and enclosed Parking Garages
<u>Land Size:</u>	• 3.10± Acres • 135,053± Square Feet • 260± Ft. x 525± Ft.

Building Features / Recreational and Common Facilities / Amenities

<u>Private Beach:</u>	260± feet of private beach area
<u>Swimming Pool:</u>	• Two (2) heated in-ground swimming pools • Large decks for entertaining
<u>Tennis Court:</u>	Regulation size
<u>Elevator:</u>	Semi-Private Elevators to each Unit
<u>Parking Areas:</u>	• One Deeded Garage Space Per Unit • Ample Guest Parking
<u>Security:</u>	Gated security pad access
<u>Unit Leasing:</u>	One (1) month minimum with Association approval
<u>Occupancy:</u>	Eleven (11) Units sold out of a total of nineteen (19) Units
<u>Pets:</u>	Domestic pets under 30 pounds with restrictions



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Flood Zone:

- Zones AE, UE
- Panel No. 0178F

Construction:

- CBS on pilings
- Block Construction with Stucco and metal framing on interior walls

Windows:

Impact Resistant Glass and Sliding Doors

Year Built:

Approximately 2007

Maintenance Fee(s):

- \$2,700.00 to \$2,878.00 per quarter
- Includes common areas

Real Estate Taxes:

Building 1 (5060) Unit 102	Building 1 (5060) Unit 402
• Parcel ID No.: 411902626002	• Parcel ID No.: 411902626008
• Taxes - \$11,124.55	• Taxes - \$13,267.73
• Tax Assessment Value - \$624,495.00	• Tax Assessment Value - \$747,833.00
Building 2 (5056) Unit 102	Building 2 (5056) Unit 201
• Parcel ID No.: 411902626010	• Parcel ID No.: 411902626011
• Taxes - \$13,294.88	• Taxes - \$13,294.88
• Tax Assessment Value - \$749,394.00	• Tax Assessment Value - \$749,394.00
Building 2 (5056) Unit 302	Building 2 (5056) Unit 401
• Parcel ID No.: 411902626014	• Parcel ID No.: 411902626015
• Taxes - \$13,294.88	• Taxes - \$13,294.88
• Tax Assessment Value - \$749,394.00	• Tax Assessment Value - \$749,394.00
Building 3 (5050) Unit 101	Building 3 (5050) Unit 103
• Parcel ID No.: 411902626017	• Parcel ID No.: 411902626019
• Taxes - \$8,823.98	• Taxes - \$8,823.98
• Tax Assessment Value - \$492,102.00	• Tax Assessment Value - \$492,102.00

Note: Tax Assessment Values and Taxes subject to possible change after recorded sales

Interior Features:

- Formal Dining Room
- Open Floor Plan
- Split Bedrooms
- Walk-in Closets with Shelving
- Window Treatments
- Floors are 18" Ceramic Tiles and Carpeting
- High Impact Windows and Sliding Doors
- Custom Crown Molding
- Smoke Alarms
- Large Open Balcony



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Kitchen Features:

- Raised Panel Wood Cabinetry
- Corian Countertops with Integrated Sinks
- Westinghouse Appliances – Refrigerator, Stove / Oven, Microwave, Dishwasher, In-sink Disposal
- Recessed Lighting

Bathroom Features:

- Dual Vanity with Solid Surface
- Jacuzzi Tub
- Tiled Walls and Flooring
- Separate Glass Enclosed Shower
- Water Closet

Three (3) Bedroom / Two and One Half (2.5) Bathroom Units					
Building	Unit	Floor	Living Area S.F.	Total Area S.F. (includes Terrace)	View
1 (5060)	102	1	2,783±	3,035±	Direct Gulf
1 (5060)	402	4	2,783±	3,035±	Direct Gulf
2 (5056)	102	1	2,639±	2,891±	Direct Gulf
2 (5056)	201	2	2,639±	2,891±	Direct Gulf
2 (5056)	302	3	2,639±	2,891±	Direct Gulf
2 (5056)	401	4	2,639±	2,891±	Direct Gulf
3 (5050)	101	1	2,525±	2,885±	Partial Gulf
3 (5050)	103	3	2,525±	2,885±	Partial Gulf

Initial Sales Activity			
Building #	Unit #	Date of Sale	Sale Price
1	101	Aug-07	\$1,000,000
1	201	Dec-07	\$1,195,000
1	202	Nov-07	\$1,100,000
1	301	Aug-07	\$1,200,000
1	302	Aug-07	\$1,200,000
2	101	Apr-08	\$850,000
2	202	Oct-07	\$1,200,000
2	301	Sept-07	\$1,075,000
2	402	Jan-08	\$1,250,000
3	102	Dec-07	\$788,000

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.

