

ABSOLUTE AUCTION

Escapes! To The Shores

24060 Perdido Beach Blvd.

Orange Beach, Baldwin County, Alabama 36561

Auction: July 25, 2009 at 11:00 AM Central Time

Registration begins at 8:00 AM Central Time

OVERVIEW:

Cool Ocean Breezes, Warm Sugar Sands And Postcard Vistas Of The Awe-Inspiring Gulf Of Mexico Sweep Away All Cares At Escapes! To The Shores, In Orange Beach, Alabama. An Oceanside Community Of Luxury Resort Condominiums, This Coastal Getaway Pampers Residents And Guests With First-Rate Amenities And High-Quality Appointments. Escapes! To The Shores Is A Tower Rising High Above One Of The Most Beautiful Beaches In The World.

TO BE AUCTIONED:

Thirty (30) Condos Will Be Offered At Absolute Auction, Regardless Of Price.

AGE:

Built in 2007

BUILDER:

Hoar Construction

ARCHITECT:

Stephen G. Hill Architect

EXTERIOR:

Stopover Wall/Stucco

LANDSCAPING:

Tropical

UNIT NUMBERS:

One (1) Bedroom (Reserved Lock-out Units): 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202, 1302, 1402, 1502, 1602

Two (2) Bedroom: 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004, 1101, 1103, 1104, 1201, 1203, 1204, 1301, 1303, 1304, 1401, 1403, 1404, 1501, 1503, 1504, 1601, 1603, 1604

Three (3) Bedroom: 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005, 1105, 1205, 1305, 1405, 1505, 1605

Penthouses: 1701, 1702, 1703, 1704, 1802, 1803, 1804

**** Please Note: Inventory Is Subject To Change Due To Pre-Auction Offers And Prior Sales**

FLOOR PLANS:

Available Upon Request

CONDOMINIUM FEATURES:

A Gourmet Kitchen (1-Bedroom, 1- Bath Condos have Mini-Kitchens), Ceramic Tile Floorings, Spacious Gulf Front Balcony (1-Bedroom, 1-Bathroom Condos Do Not Have a Balcony)

FURNISHINGS:

One (1), Two (2) and Three (3) Bedroom Units Will Be Selling Furnished.

Please See Attached List.

CONDOMINIUM AMENITIES:

Heated Indoor Gulf Front Pool & Gulf Front Pool, State-Of-The-Art Fitness Center With Sauna, Steam Room, Hot Tub, Covered Parking, Boardwalk, Gazebo, Playground, Barbecue Grill Area

CONDOMINIUM DOCUMENTS:

Available Upon Request

CONDOMINIUM DUES:

**Unit "A"
Operating and Reserve Exp: \$635.85
Insurance: \$506.64
Totals Approximately \$1,142.48 Per Month.**

**Unit "B"
Operating and Reserve Exp: \$631.65
Insurance: \$502.42
Totals Approximately \$1,134.07 Per Month.**

**Unit "C"
Operating and Reserve Exp: \$827.83
Insurance: \$699.30
Totals Approximately \$1,527.12 Per Month.**

**Unit "17E"
Operating and Reserve Exp: \$801.43
Insurance: \$672.81
Totals Approximately \$1474.24 Per Month.**

**Unit "D"
Operating and Reserve Exp: \$309.49
Insurance: \$179.11
Totals Approximately \$488.60 Per Month.**

Unit "E"

Operating and Reserve Exp: \$1131.09
Insurance: \$1003.64
Totals Approximately \$2134.73 Per Month.

Unit "F"

Operating and Reserve Exp: \$990.71
Insurance: \$862.76
Totals Approximately \$1,853.47 Per Month.

(Condominium dues are based on square footage)

TAXES:

The Estimated Taxes Are Based On the Asking Price:

One (1) Bedroom Units: Estimated at \$1,696.00
Annually

Two (2) Bedroom Units: Estimated at \$5, 504.00
Annually

Three (3) Bedroom Units: Estimated at \$7,808.00
Annually

Penthouse Unit 1701: Estimated at \$10,880.00 Annually

Penthouse Units 1702 & 1703: Estimate at \$8,000.00
Annually

Penthouse Unit 1704: Estimated at \$11,200.00 Annually

Penthouse Units 1802 & 1803: Estimated at \$15,360.00
Annually

Penthouse Unit 1804: Estimated at \$18, 342.00 Annually

CONDOMINIUM DUES
INCLUDE:

Office & Administrative Expenses, Maintenance,
Insurance, Pest Control, Landscaping, Security, Pool, Hot
Tub, Sauna Maintenance, On-Site Management, Water,
Sewer, Electricity, Cable, Internet and Phone

COMMERCIAL AIRPORT:

Pensacola Regional Airport (PNS)
Mobile Regional Airport (MOB)

PRIVATE AIRPORT:

Jack Edwards Airport (JKA)

SCHOOLS:

**Orange Beach Elementary School
Gulf Shores Middle School
Gulf Shores High School
Gulf Shores Elementary School
Open Door Christian School
Victory Christian Academy**

GENERAL INFORMATION

BIDDER DEPOSIT:

1-Bedroom Condo (Reserved Lock-out Units): \$5,000.00 per condo being in personal check, business check or certified funds.

2-Bedroom Condo: \$10,000.00 per condo being in personal check, business check or certified funds.

3-Bedroom Condo: \$15,000.00 per condo being in personal check, business check or certified funds.

Penthouses: \$20,000.00 per condo being in personal check, business check or certified funds.

TERMS:

10% down on auction day with balance due at closing in 30 days.

OWNER FINANCING:

Owner financing available. Call for details.

BROKER PARTICIPATION:

Broker participation welcome subject to certain guidelines. Call 1-800-579-1174.

ONLINE BIDDING:

Available subject to certain guidelines. Visit www.nationalauctiongroup.com for more details.

PRE-SALE INSPECTION:

The property is available for viewing, by appointment, from 10:00 a.m. to 5:00 p.m. beginning July 1ST. To schedule an appointment prior to this date, please call (800) 579-1174. Beginning July 1ST, you may call the site directly at (251) 224-7496, (251) 224-7496 ; fax (251) 224-7498.

FOR MORE INFORMATION:

Visit our Web site at www.nationalauctiongroup.com or call (800) 579-1174 or (256) 547-3434.

DIRECTIONS:

Travel south on AL 59. Turn left onto Hwy. 182 (Beach Blvd.) and drive 4 6/10 miles to Escapes! on right- 24060 Perdido Beach Blvd.

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Orange Beach, Baldwin County, Alabama

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