

ABSOLUTE AUCTION

Tranquil Harbour & Cape San Blas Lots

**101 36th Street,
Mexico Beach, Bay County, Florida 32410**

**Auction: Saturday, May 2, 2009 at 1:00 PM Central Time
Registration begins at 10:00 AM Central Time**

OVERVIEW:

St. Joseph's Bay Provides Tranquil Harbour Condominiums With A Serene Setting For Exploring The Waters Which Flow From This Scenic Canal-Across From The Mexico Beach Pier-To The Breathtaking Gulf Of Mexico. Desired By Boating Enthusiasts Tranquil Harbour's Assigned Boat Slips Bring Deep-Water Dockage To The Door Of Avid Outdoorsman Seeking A Quiet Recreational Haven.

TO BE AUCTIONED:

There Will Be Ten (10) Units Being Offered At Absolute Auction, Regardless Of Price.

AGE:

Completed in 2007

EXTERIOR:

Stucco

UNIT NUMBERS:

2 Bedroom/2 Bath: 102, 103, 104, 105, 106, 109, 110, 111, 203, 205, 206, 209, 210, 211

3 Bedroom/2 Bath: 101, 107, 108, 112, 201, 207, 208, 212

3 Bedroom/3 Bath: 302, 303, 304, 305, 306, 309, 310, 311

4 Bedroom/3 Bath: 301, 307, 308, 312

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

FLOOR PLANS:

Available Upon Request

UNIT OVERVIEW: 9 Ft. Ceilings, Deluxe Decorative Trim, Including Crown Molding In Living Room, Dining Room, Kitchen, And Master Bedroom, Upgraded Door Casings & Baseboards, Solid Core Interior Doors, Pre-Wired For Telephone & Cable, Owner's Storage In Each Unit & Garage, Washer & Dryer Connections, Designer Light Fixtures, Ceiling Fans, Porcelain Tile Floors, Kitchen With Granite Countertops, Undermount Stainless Steel Sink, GE Profile Or Equivalent Side-By-Side Refrigerator, Smooth Surface Stove With Self-Cleaning Oven, Microwave, Dishwasher & Disposal, Cultured Marble Tubs & Surrounds, Master Bath With Separate Shower

CONDOMINIUM DOCUMENTS: Available Upon Request

CONDOMINIUM DUES: Approximately \$1,008.00 Quarterly

CONDOMINIUM DUES INCLUDE: Maintenance Fees, Common Area Utilities, Pest Control, Insurance, Administrative Fees

AMENITIES: Assigned Boat Slips, Assigned Covered Parking, Swimming Pool

TAXES: Four (4) Bedroom/ Three (3) Bath Approximately \$10,361.71 Annually
 Three (3) Bedroom/ Three (3) Bath Approximately \$8,588.58 Annually
 Three (3) Bedroom/ Two (2) Bath Approximately \$8,674.24 Annually
 Two (2) Bedroom/ Two (2) Bath Approximately \$5,901.38 Annually.

Gulf Front And Gulf View Lots

Cape San Blas, Florida

OVERVIEW: Dreams Of The Perfect Home Can Be Realized At Any Of These Spectacular Lots On Cape San Blas, One Of America's Top 10 Beaches. Located Between Port St. Joe And Apalachicola, Cape San Blas Is An Unspoiled, Uncrowded Oasis. Several Lots Are Located Directly On The Gulf Of Mexico, Where Aquamarine Waters And White Sand Dunes Stretch As Far As The Eye Can See.

TO BE AUCTIONED:

There Will Be Twelve (12) Lots Up For Auction With Two (2) Lots, Including One (1) Gulf Front Lot Being Offered At Absolute Auction, Regardless Of Price.

LOTS:

**Phase I-A: Lot 2: 0.23 +/- Acres Gulf View
Lot 3: 0.22 +/- Acres Gulf View
Lot 8: 0.33 +/- Acres Gulf Front**

**Phase II-A: Lot 1: 0.25 +/- Acres Gulf Front
Lot 2: 0.44 +/- Acres Gulf Front
Lot 3: 0.21 +/- Acres Gulf Front
Lot 4: 0.23 +/- Acres Gulf Front
Lot 5: 0.26 +/- Acres Gulf Front
Lot 6: 0.28 +/- Acres Gulf Front
Lot 7: 0.32 +/- Acres Gulf Front**

**Cape Breeze Block "A": Lot 5: 0.786 +/- Acres Gulf Front
Lot 6: 0.670 +/- Acres Gulf Front**

TAXES:

**Phase I-A and II-A Taxes Average \$4,000.00 Annually
Cape Breeze Lots Average \$12,000.00 Annually**

GENERAL INFORMATION

TERMS:

2-Bedroom: 10% down per condo with \$5,000.00 being in personal check, business check or certified funds. Closing in 30 days.

3-Bedroom: 10% down per condo with \$10,000.00 being in personal check, business check or certified funds. Closing in 30 days.

4-Bedroom Condo: 10% down per condo with \$15,000.00 being in personal check, business check or certified funds. Closing in 30 days.

All Gulf Lots: 10% down with \$5,000.00 per lot being in personal check, business check or certified funds. Closing in 30 days.

BROKER PARTICIPATION:

Broker participation welcome subject to certain guidelines. Call 1-800-503-0010.

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 April 17th . To schedule an appointment prior to this date, please call (800) 503-0010. Beginning April 17th , you may call the site directly at (256) 504-5201 or (256) 504-6858 or locally at (850) 648-2055.

FOR MORE INFORMATION:

Visit our Web site at www.nationalauctiongroup.com or call (800) 503-0010 or (256) 547-3434.

DIRECTIONS:

Tranquil Harbour: From US 231 In Panama City Beach, Florida, Turn East On US 98. Continue for 25.3 Miles To Property Located On Left- 101 36th St., Mexico Beach.

Gulf Lots: From Tranquil Harbour, Drive 14.6 Miles East Then Bear Right Onto 30-A. Drive 7.5 Miles And Turn Right Onto 30-E. Drive Approximately 4 Miles To Lots On Left Side Of Road.

Cape Breeze Lots: Continue 3.9 Miles Past First Set Of Lots On 30-E. Turn Left Onto Port St. Drive Approximately .5 mile. Turn Right Onto Windward St. And Continue To End Of Street To Last Two Lots On Left.

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583 Tranquil Harbour
Mexico Beach, Bay County, Florida

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