

Property Summary
The Riviera Condominiums
 2743 First Street, Fort Myers, Florida 33916



75 Brand New Waterfront Condominiums
20 Selling ABSOLUTE to the Highest Bidder(s) with No Reserves
Buy One or More!

Auction Date / Time / Location:	Saturday, May 16, 2009 @ 11:00 A.M. E.D.T. Harborside Event Center 1375 Monroe Street Fort Myers, Florida 33901
Directions:	From I-75 Exit #138 (SR-82), toward Imaginarium / Ft. Myers / Edison / Ford Estates. Travel approximately .3 miles to Dr. Martin Luther King Jr. Blvd. (FL-82W). Proceed approximately 4.3 Miles to Monroe St. Turn Right and proceed approximately .3 Miles to Address.
Auction Information Buyer / Broker Seminar Date / Time / Location:	Thursday, April 23, 2009 @ 7:00 P.M. E.D.T. Onsite at the Riviera Club Room 2743 First Street Fort Myers, Florida 33916
Directions:	From I-75 Exit #141 (Ft. Myers-LaBelle / Palm Beach Blvd. / St. Rd. 80). Travel West 4.3± Miles to The Riviera.
Auction Day Deposit(s):	<ul style="list-style-type: none"> ➤ A \$10,000.00 (Per Unit) Cashier's Check or Certified Funds payable in U.S. Funds from a U.S. Bank to Title Matters, LLC Escrow. ➤ An Additional Deposit totaling 10% of the Total Contract Price in the form of a Business or Personal Check from a U.S. Bank in U.S. Funds. ➤ See optional Wiring Instructions in the General Terms and Conditions of Sale.
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 Preview Center is located in Unit 301 of The Riviera and will be open daily from 10:00 A.M. to 6:00 P.M. Call 239.689.1402 or 239.689.1404 to schedule a guided tour.

PROPERTY HIGHLIGHTS

- ◆ Waterfront Entertainment Area with Infiniti Heated Pool & Spa
- ◆ 27 Floors with Semi-private High Speed Elevators
- ◆ All Units have Screened-in Lanais
- ◆ Managed Recreation Activities / 24-hour Resident Manager
- ◆ Beautiful Kitchens / Cove Ceilings / Textured Walls / 8 Ft. Impact Resistant Sliding Glass Doors & Windows
- ◆ Clubroom with Personal Owner Wine Storage, Kitchen, Bar and Fireplace
- ◆ Lighted Tennis Courts, State-of-the-Art Fitness Center, Billiards Room, Theater Room, Multi-Purpose Rooms
- ◆ Pets Welcome (under 35 lbs.)
- ◆ Proposed Permitted 44 Slip Marina
- ◆ Magnificent Sunrise and Sunset Views
- ◆ Covered Secured Parking Garage with Assigned Space

<u>Property Name:</u>	The Riviera Condominiums
<u>Location:</u>	2743 First Street Fort Myers, Florida 33916
<u>Property Description:</u>	A 160 Unit, 27 Story Condominium Building with attached 2-story Parking Garage
<u>Property Directions:</u>	From I-75 Exit #141 (Ft. Myers-LaBelle / Palm Beach Blvd. / St. Rd. 80). Travel West 4.3± Miles to The Riviera.

Recreational and Common Facilities

<u>Riviera Club:</u>	<ul style="list-style-type: none"> ■ 105± Person Capacity ■ Wine Room with Personal Storage ■ Kitchen Area, Bar, Fireplace
<u>Tennis Courts:</u>	<ul style="list-style-type: none"> ■ 2 Regulation Tennis Courts ■ Mattflex Mesh Surface
<u>Swimming Pool:</u>	<ul style="list-style-type: none"> ■ 3200± SF Heated Infiniti Style ■ Surrounded by Large Open Deck Area ■ Shower Area ■ 1500± SF Hot Tub Spa ■ Views of the Intracoastal Waterway ■ Cabana House
<u>Fitness Center:</u>	State-of-the-Art Equipment
<u>Activity Room:</u>	<ul style="list-style-type: none"> ■ 938± SF ■ 44± Person Capacity
<u>Theater Room:</u>	<ul style="list-style-type: none"> ■ 220± SF ■ 12± Person Capacity

<u>Business Center:</u>	<ul style="list-style-type: none"> ■ 140± SF ■ 6± Person Capacity
<u>Lobby:</u>	<ul style="list-style-type: none"> ■ 377± SF ■ 7± Person Capacity
<u>Manager's Office:</u>	<ul style="list-style-type: none"> ■ 88± SF ■ 3± Person Capacity
<u>Pro Shop:</u>	<ul style="list-style-type: none"> ■ 109± SF ■ 3± Person Capacity
<u>Restrooms:</u>	<ul style="list-style-type: none"> ■ 240± SF – Men's / Women's ■ 2± Person Capacity
<u>Parking Areas:</u>	<ul style="list-style-type: none"> ■ Three Levels; P-1, P-2, Third Level (opened and uncovered) ■ One (1) Assigned Space Per Unit ■ Additional Spaces May Be Available for Purchase
<u>Unit Leasing:</u>	Association Approval Required and a Thirty (30) Day Minimum
<u>Occupancy:</u>	Occupancy not to exceed two (2) persons per Bedroom and one (1) person per Den
<u>Pets:</u>	One (1) Pet allowed per household, not to weigh in excess of 35 pounds
<u>Utilities:</u>	<ul style="list-style-type: none"> ■ Water/Sewer - Serviced by the City of Fort Myers (FMU) ■ Electric - Serviced by Florida Power and Light ■ Telephone - Serviced by Sprint Telecommunications ■ Cable Television - Serviced by Comcast
<u>Construction:</u>	CBS
<u>Windows:</u>	Impact Resistant Glass
<u>Year Built:</u>	September, 2007
<u>Maintenance Fee(s):</u>	<ul style="list-style-type: none"> ■ A Units \$388.74 Per Month ■ B Units \$364.82 Per Month ■ C Units \$400.71 Per Month ■ Lofts \$209.32 Per Month <p>Includes; Property Management, Common Area Maintenance and Electric, Building Insurance, Flood Insurance, Basic Cable, Water, Rubbish Removal, Concierge Service</p>
<u>Taxes:</u>	See Real Estate Tax Estimator on Lee County Property Appraiser website at www.leepa.org

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.