

ABSOLUTE AUCTION

San Carlos

**365 E. Beach Blvd.,
Gulf Shores, Baldwin County, Alabama 36542**

**Auction: Saturday, February 7, 2009 at 1:00 PM Central Time
Registration begins at 10:00 AM Central Time**

OVERVIEW:

Discover Paradise At San Carlos Condominiums, Where 30 New Beach Front, Never-Before-Occupied Condos Showcase Tantalizing Views Of The Gulf Of Mexico In Gulf Shores, Alabama. Lavished With Fine Decorator Touches And Superb Community Amenities, These Luxury Resort-Style Condominiums Are Destined To Win Approval Of Discriminating Residents And Guests.

TO BE AUCTIONED:

There Will Be Thirty (30) Units Being Offered At Absolute Auction, Regardless Of Price.

AGE:

Completed in 2006

UNIT NUMBERS:

2 Bedroom, 2 Bath: 702, 1802, 1902

3 Bedroom, 3 Bath: 301, 303, 307, 403, 405, 503, 609, 706, 709, 805, 806, 807, 809, 903, 1003, 1005, 1105, 1204, 1205, 1206, 1207, 1403, 1404, 1405, 1406, 1506, 1507, 1604, 1605, 1703, 1704, 1705, 1803, 1804, 1806, 1904, 1905, 1906

Penthouse: PH3, PH4, PH5

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

EXTERIOR:

Stucco Over Concrete

FLOOR PLANS:

Available Upon Request

UNIT OVERVIEW: Tiled Entries, Upscale Kitchen With Appliances Included, Private Gulf Front Balconies, Master Bath With Jetted Tubs And Separate Showers, Washer And Dryer

CONDOMINIUM DOCUMENTS: Available Upon Request

CONDOMINIUM DUES: Floor Plan A, 1419+/- Sq. Ft. \$580.75 Per Month
Floor Plan A-2, 1407 +/- Sq. Ft. \$575.84 Per Month
Floor Plan B, 1229 +/- Sq. Ft. \$503.00 Per Month
Floor Plan C, 1568 +/- Sq. Ft. \$641.73 Per Month
Penthouse Type 1, 2154 +/- Sq. Ft. \$881.56 Per Month
Penthouse Type 2, 1965 +/- Sq. Ft. \$804.21 Per Month

CONDOMINIUM DUES INCLUDE: Administrative Expenses, Building Insurance, Elevator, Pool, And Common Area Maintenance, Pest Control, Waste Collection, Landscaping, Security, Water/Sewer, Common Area Phone And Electricity

AMENITIES: Fully Equipped Fitness Center, Gulf Front Pool, Picnic Area With Grills, Conference Room, Sauna, Gulf Front Meeting Room With Fully Equipped Kitchen, Surface And Covered Parking, Covered Entry, Wired For Basic Satellite Television, Local Phone Service, And High Speed Internet

TAXES: 1229+/- Sq. Ft., \$3,049.86 Annually
1407+/- Sq. Ft., \$3,148.20 Annually
1419+/- Sq. Ft., \$3,174.60 Annually
1568+/- Sq. Ft., \$3,507.90 Annually

RENTAL PROGRAM: There is A Long Term And Short Term Rental Program Available If Interested

FURNITURE: Furniture Packages Available

PRIVATE AIRPORT: Jack Edwards Airport (JKA)

COMMERCIAL AIRPORT: Pensacola Regional Airport (PNS)
Mobile Regional Airport (MOB)

SCHOOL SYSTEM: Gulf Shores Elementary School
Gulf Shores Middle School
Gulf Shores High School
Orange Beach Elementary School

GENERAL INFORMATION

- TERMS:**
- 2-Bedroom, 2 Bath Condo:** 10% down per condo with \$5,000.00 being in personal check, business check or certified funds. Closing in 30 days.
- 3-Bedroom, 3 Bath Condo:** 10% down per condo with \$10,000.00 being in personal check, business check or certified funds. Closing in 30 days.
- 4-Bedroom Condo/Penthouses:** 10% down per condo with \$15,000.00 being in personal check, business check or certified funds. Closing in 30 days.
- BROKER PARTICIPATION:** Broker participation welcome subject to certain guidelines. Call 1-800-503-9434.
- ONLINE BIDDING:** Available subject to certain guidelines. Visit www.nationalauctiongroup.com for more details.
- PRE-SALE INSPECTION:** The property is available for view, by appointment, from 10:00 a.m. to 5:00 p.m. beginning January 23rd . To schedule an appointment prior to this date, please call (800) 503-9434. Beginning January 23rd , you may call the site directly at (256) 504-5201 or (256) 504-6858.
- PRE-AUCTION OFFERS:** Pre-Auction offers accepted. Submit offers to the attention of Bill Morgan at bmorgan@national-auction.com or fax to (256) 547-1046 Attn: Bill Morgan.
- FOR MORE INFORMATION:** Visit our Web site at www.nationalauctiongroup.com or call (800) 503-9434 or (256) 547-3434.
- DIRECTIONS:** Drive South on Hwy. 59 to Gulf Shores. Turn left onto Hwy. 182 (East Beach Blvd.) and drive 4/10 mile to San Carlos on right- 365 East Beach Blvd.

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