

UNIQUE PANHANDLE PROPERTIES debbie@uniquepanhandleproperties.com Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Commercial Sales - Multi-Family

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ML: 526639m	ListPrice: \$3,900,000
Status: Active Last Change: 02/12/2010	Sale Type: REO
PropName: PALMS OF FREEPORT, 62 TOWN HOMES, BANK OWNED AND OFFERED FOR BULK SALE.	
Location: 15284 HWY 331 FREEPORT, FL	Property Type:
ZipCode: 32439	Unit SqFt:
County: WALTON COUNTY	Price/Unit: \$62,903 Price/Sq Ft: \$56.87
MainArea: 20 Freeport	Building Sq Ft: 68572
SubArea: 06 FREEPORT	Frontage:
ParcelID: 10-1S-19-23000-004-0000	WF Feet:
Directions: from hwy 98 at Grayton Beach turn north on Hwy 331 cross the intercoastal water way and go approx 5 miles to Hwy 20 and take a left, go about 1 mile & turn right on business Hwy 331, Drive approx 1 mile and Palms of Freeport will be on your left across the street from Freeport Elementary	Acreage:
	YearBuilt: 2006
	Const Status: Existing



* FORECLOSURE * REO * BANK OWNED * 62 BRAND NEW TOWN HOMES WAS PREVIOUSLY LISTED AT \$180,000 (\$11,000,160) NOW ONLY \$3,900,000 FOR ALL 62 UNITS (\$62,903 EACH) * PREVIOUS SALES AT \$144,000. NOW REDUCED TO \$79,900 * BRAND NEW TOWN HOMES * UP TO 62 UNITS AVAILABLE. BUY ONE, BUY A BUILDING OF 4 OR 5 OR BULK BUY THEM ALL * CALL FOR SPECIAL PRICING ON BULK SALES. The Palms of Freeport represents a sanctuary for those persons wishing to escape the congestion of South Walton, yet reside just fifteen minutes from the white sand beaches of Grayton Beach. The Palms of Freeport is a private, low density, community of townhomes nestled between trees and lush foliage with great amenities including a play park, pool, and more. The units are very upgraded including granite counters, solid wood custom cabinets, stainless appliances, 18 inch tile, travertine counters in bathrooms, New Orleans style paver entry ways, upgraded lighting package, wooden decks on the back of each unit, wooden blinds, plenty of storage, large bedrooms, and the floor plan is very spacious. The first floor has 9 foot ceilings, kitchen, breakfast room, dining and living rooms, 1/2 bath and a storage closet. Up stairs has two bedrooms and two baths plus the laundry room.

Information herein is approximate and not exact.

Active Development Order : Y

Development Order Details :

Lot Dimensions:	Vacant?	#Units/Pads: 62	# of Rooms:
Lot Sq Ft:	Immediate Occ?	Vacancy Rate:	Avg % Occupancy:
Lot Depth:	Office Sq Ft:	# of Floors:	
Zoning: WF	GulfFrntDesc:	Sprinklers?	Rail?
Description:	FutLandUse:	Doors-GrndLvl:	DockHigh

LoopNet:

Site Information:

Lease Information:

Tenant Information:

Scheduled Income:	CAP Rate:	LO:	Sale Type: REO
Gross Income:	GRM:		LstOff: BCSR CITISTAR REALTY
Expenses:	CAM: per		
Net Op Income:	Exp/Unit:	Exp/SqFt:	
Cash Flow:	Expense Types:		

All information in this listing, including but not limited to square footage, room dimensions and lot size is approximate and not exact. Buyers are expected to verify any specific information prior to signing any contract. Neither the Emerald Coast Association of Realtors nor any Realtor is liable for any inaccuracies herein. Copyright: 2010 by the Emerald Coast Association of Realtors

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Prepared by Deborah Orr of Unique Panhandle Properties on 4/15/2010 7:22:00 PM