

## UNIQUE PANHANDLE PROPERTIES [debbie@uniquepanhandleproperties.com](mailto:debbie@uniquepanhandleproperties.com) Exclusive Buyer's Agents - Would you use the same attorney as your opponent?

Commercial Sales - Land

**ML:** 523911md **ListPrice:** \$371,000  
**Status:** Active **Last Change:** 01/26/2010 **Sale Type:** As Is, REO  
**PropName:** **Property Type:** Other (See Agent Notes)  
**Location:** 99 FRITO LN **Unit SqFt:**  
 SANTA ROSA BEACH, FL **Price/Unit: Price/Sq Ft:**  
**ZipCode:** 32459 **Building Sq Ft:**  
**County:** WALTON **Frontage:**  
**MainArea:** 16 North Santa Rosa Beach **WF Feet:**  
**SubArea:** 07 CHAT HOLLY TO HWY 98 **Acreage:** 7.65  
**ParcelID:** 30-2S-19-24000-005-0021 **YearBuilt:**  
**Directions:** Property is located on JD Miller Road about 1 mile North of Hwy 98 on the right side. (If a sign is not in place it will be soon) From the Hwy 331 and Hwy 98 intersection travel West about half a mile. Turn right onto JD Miller Road. **Const Status:** N/A

Click photo to enlarge or view multi-photos.



BANK OWNED BUYING OPPORTUNITY. OWNER FINANCING FOR QUALIFIED BUYER (10% down 7 year balloon 25 year am at 5% interest rate). Not a short sale. Residential or Commercial development opportunity in the fast growing area of South Walton, centrally located between the Destin/Sandestin area and the soon to be completed new Airport in Bay County. Over 7 acres with outstanding potential. Town Center One zoning offering tremendous residential or commercial options. The existing home on the property has value and could be used as a rental. Buyer to verify all information including lot dimensions and condition of existing home on property. PROPERTY TO BE SOLD "AS IS".

Information herein is approximate and not exact.

**Active Development Order :** N  
**Development Order Details :**

<b>Lot</b> 330X1000	<b>Vacant?</b>	<b>#Units/Pads:</b>	<b># of Rooms:</b>
<b>Dimensions:</b>	<b>Immediate Occ?</b>	<b>Vacancy Rate:</b>	<b>Avg % Occupancy:</b>
<b>Lot Sq Ft:</b>	<b>Office Sq Ft:</b>	<b># of Floors:</b>	
<b>Lot Depth:</b>	<b>GulfFrntDesc:</b>	<b>Sprinklers?</b>	<b>Rail?</b>
<b>Zoning:</b>	<b>FutLandUse:</b>	<b>Doors-GrndLvl:</b>	<b>DockHigh</b>
<b>WF</b>			
<b>Description:</b>			

**LoopNet:**  
**Site Information:**  
**Lease Information:**  
**Tenant Information:**

<b>Scheduled Income:</b>	<b>CAP Rate:</b>	<b>LO:</b>	<b>SaleType:</b> As Is, REO
<b>Gross Income:</b>	<b>GRM:</b>		<b>LstOff:</b> EP29 Pelican Real Estate
<b>Expenses:</b>	<b>CAM:</b> per		
<b>Net Op Income:</b>	<b>Exp/Unit:</b>	<b>Exp/SqFt:</b>	
<b>Cash Flow:</b>	<b>Expense Types:</b>		

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

LISTINGS PREPARED BY DEBBIE ORR CELL: 727-487-3532 UniquePanhandleProperties.com <http://twitter.com/BchForeclosures>  
 Prepared by Deborah Orr of Unique Panhandle Properties on 4/15/2010 4:21:30 PM