

US BANKRUPTCY AUCTION

*53 Residential Villas in
Villas of Windmill Point II*
Port St. Lucie, Florida

Villas of Windmill Point II

SW Bill Traitel Ave

SW Sterlet Cir

SW Tamworth St

SW Colesbury Ave

SW Darwin Blvd

Exclusively Presented By:

Live Auction Event
Thursday, January 23 @ 1:00 PM ET



FISHER
AUCTION COMPANY

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EXCLUSIVE MARKETING REPRESENTATIVES

Auctioneer

Lamar P. Fisher

954.942.0917

lamar@fisherauction.com

Broker

Jason A. Welt

954.803.0790

jw@jweltpa.com

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EXECUTIVE SUMMARY



OVERVIEW

Fisher Auction Company and Trustee Realty, Inc., as exclusive marketing agents, are pleased to offer 53 Residential Villas in a package purchase in Villas of Windmill Point II in Port St. Lucie, Florida.

PROPERTY HIGHLIGHTS

- 53 (Total of 89) Residential Villas in great rental area of Port St. Lucie, Florida
- 31 Two Bedroom, One Bathroom and 22 Three Bedroom, Two Bathroom Units
- Prime Location between I-95 and Florida Turnpike Exits
- Adjacent to Upscale Retail Center
- Walking Distance to Whispering Pines Park
- 95% Leased with Upside Potential
- Within minutes to Area Beaches and Recreation and Treasure Coast International Airport
- Close Proximity to Primary and Secondary Schools and Major Employers

CONSTRUCTION FEATURES

- Fiberglass Shingle Tile Roof
- Single Story Attached Design
- Single Hung Windows
- Stucco over Wood Frame Construction
- Tile and Carpeted Flooring
- Individual Surface Mounted Central HVAC Systems
- 2 Parking Spaces per Unit
- Original Construction in 1984 and 1985

Disclaimer; 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 present the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.

PROPERTY DETAILS

Address 273 SW Sterret Circle, Port St. Lucie, Florida 34953

Location Prime location in the Heart of Port St. Lucie just East of Port St. Lucie Boulevard on SW Darwin Boulevard.

Zoning Multi-Family Residential

Utilities Water/Sewer - City of Port St. Lucie (Units Individually Metered)
Electric - Florida Power and Light (Units Individually Metered)

Building Single Story Residential Villas with a total of 89 Units. See Unit Spreadsheet for individual Unit Information

Land Size 17,600± Square Feet / .40± Acres

POA POA is Non-Operational at this time. Fees to be determined.

Flood Zone Zone X – Panel No. 12111C0405K

**By Order of the United States Bankruptcy Court
Southern District of Florida / West Palm Beach Division
RE: Villas of Windmill Point II Property Owners
Association, Case No. 19-20400-MAM;
Les Osborne, Trustee**

AUCTION DETAILS

Auction Method:	The Highest Bid will be Subject to the Trustee and the Bankruptcy Court Approval
Auction Date / Time:	Thursday, January 23, 2020 at 1:00 PM ET
Auction Location:	TBD
Property Tours:	By Appointment Only. Please contact Francis Santos at 754.220.4116 or Francis@fisherauction.com to schedule a property tour
Initial Escrow Deposit:	<ul style="list-style-type: none"> ➤ \$50,000.00 (Fifty Thousand Dollars) via wire transfer must be RECEIVED by counsel for the Trustee, RAPPAPORT OSBORNE & RAPPAPORT, PLLC, to be held in the law firm's escrow account by no later than 12:00 PM ET on January 21, 2020. ➤ An additional escrow deposit totaling 10% (ten percent) of their final bid by wire to the escrow account of RAPPAPORT OSBORNE & RAPPAPORT, PLLC, and must provide the Trustee with proof by 12:00 PM ET on the day following the auction.
Buyer Broker Participation:	2% of the Final Bid Price Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

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EXTERIOR PHOTOGRAPHS



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INTERIOR PHOTOGRAPHS



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COMMON AREA PHOTOGRAPHS



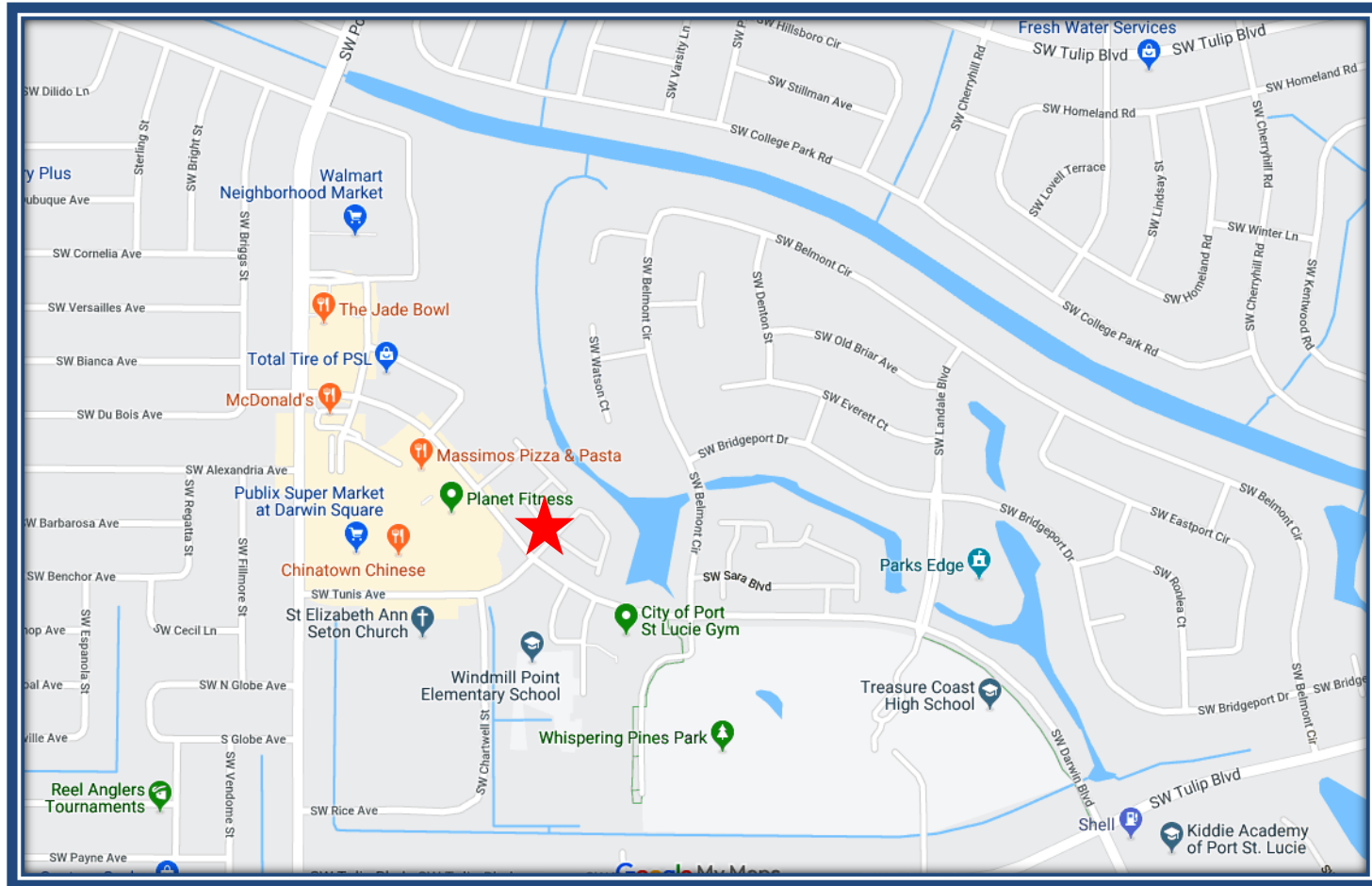
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LOCATION MAPS



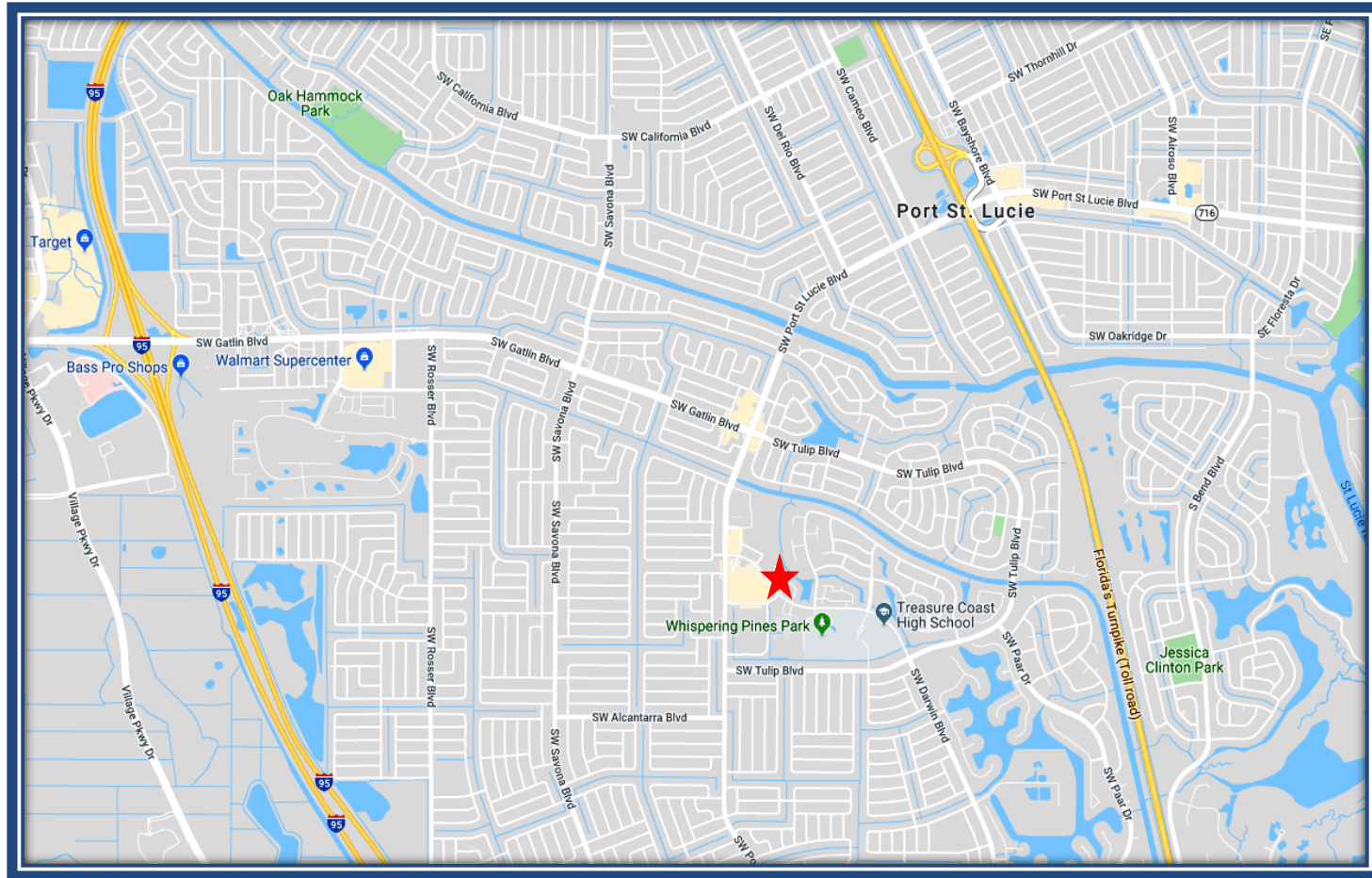
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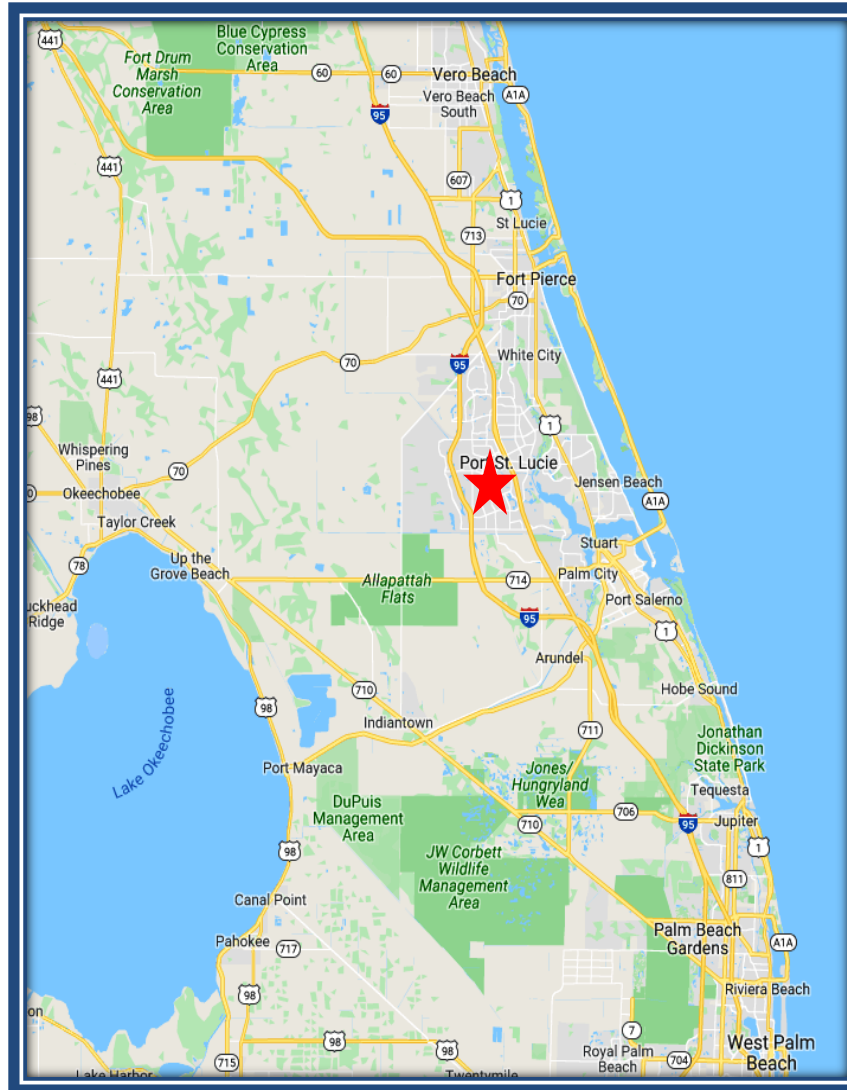
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For additional information, contact:

Francis D. Santos

754.220.4116

francis@fisherauction.com

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