

ABSOLUTE AUCTION

9 "Escapes To The Shores"
Gulf Front Condominiums in
The Shores Resort

Orange Beach, Alabama

ONLINE AUCTION
MARCH 24TH
AT 11 AM CT

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800.331.6620
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OVERVIEW

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Fisher Auction Company and Keller Williams Alabama Gulf Coast, as exclusive marketing agents, are pleased to offer 9 Interior Efficiency Gulf Front Condominiums in a package purchase located in the Escapes To The Shores Condominiums in Orange Beach, Alabama.

PROPERTY HIGHLIGHTS

- 9 Interior Efficiency Units in The Escapes To The Shores Condominiums in Orange Beach, Alabama
- Each Unit contains One Bedroom, One Bathroom
- All units have common area foyer Washer/Dryer
- Located on the Pristine White Sands of Perdido Key in Orange Beach just one hour South of Mobile
- Units will be sold Furnished
- Prime Location within minutes to Gulf Shores International Airport, Gulf State Park, World Class Fishing and Golf, Fine Dining /Shopping and Area Entertainment Venues



OVERVIEW

**ABSOLUTE
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AVAILABLE PROPERTY AMENITIES

- Onsite Park
- Heated Indoor Pool and Spa / Steamroom
- Outdoor Resort Style Pool
- Private Boardwalk to Beach Access
- Fitness Center
- Convenience/Grocery Store
- Video Library
- Outdoor Fireplace and Grills
- Children's Swimming Pool
- Gift Shop
- Laundry Facilities
- Onsite Parking
- Security Guard

PROPERTY DETAILS

- **Location:** 24060 Perdido Beach Blvd., Orange Beach, AL 36561
- **Land Size:** 60,984± Square Feet / 1.4± Acres
- **Utilities:** Municipal Water and Sewer
- **Building:** 20 Story Luxury Condo with 88 Residential Units.
- **Units:** 102, 202, 402, 502, 602, 702, 802, 902, 1002
- **Unit Size / Layout:** 595± Square Feet / 1 Bedroom, 1 Bathroom
- **COA Fees:** \$420.72 / Monthly
- **Taxes:** See Unit Spreadsheet
- **Flood Zone:** Zones AE and X
- **Parking:** One Space per Unit / Second Spaces maybe available for rent



PROPERTY PHOTOGRAPHS

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UNIT PHOTOGRAPHS

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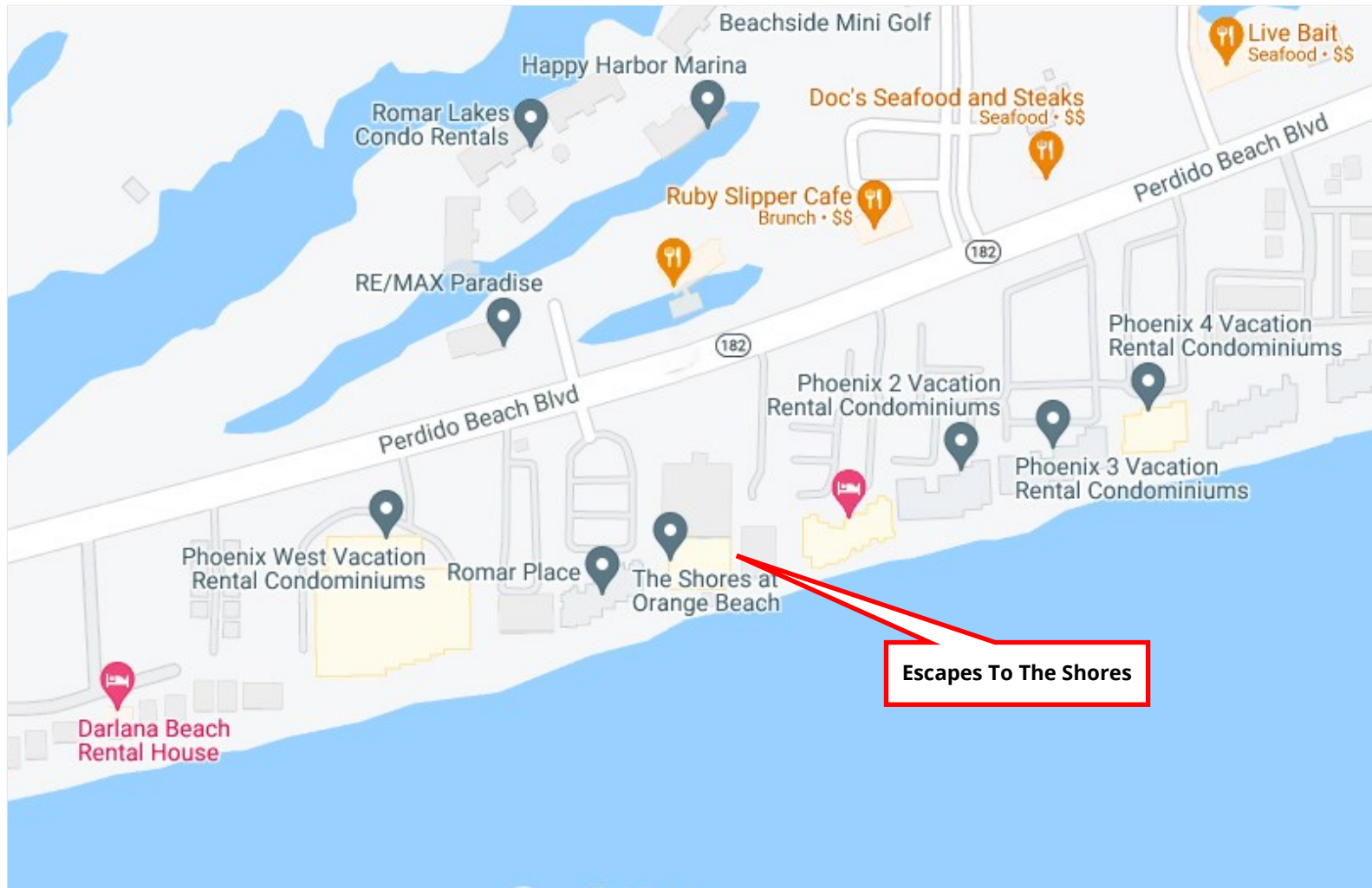
UNIT PHOTOGRAPHS

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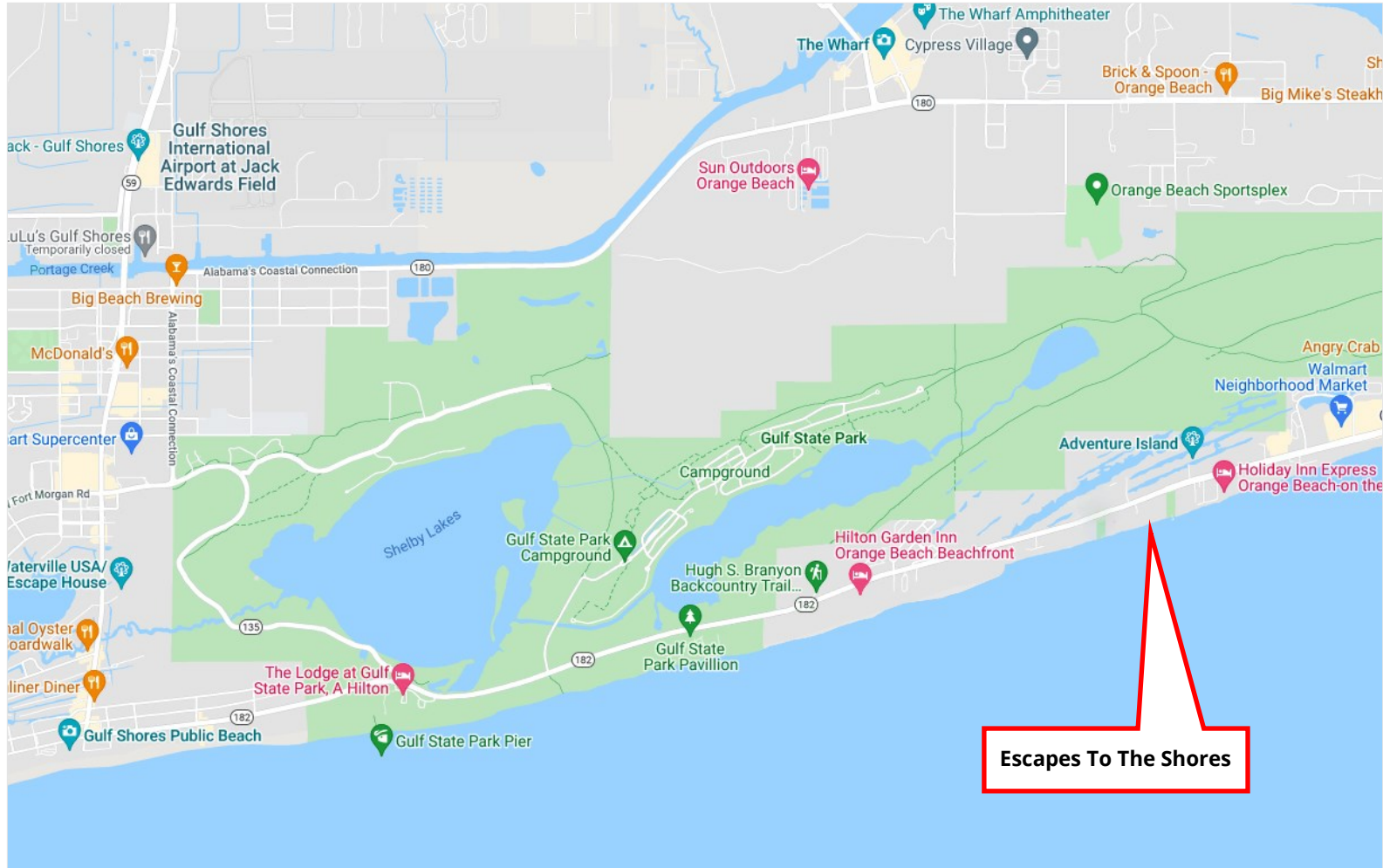
LOCATION MAP

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LOCATION MAP

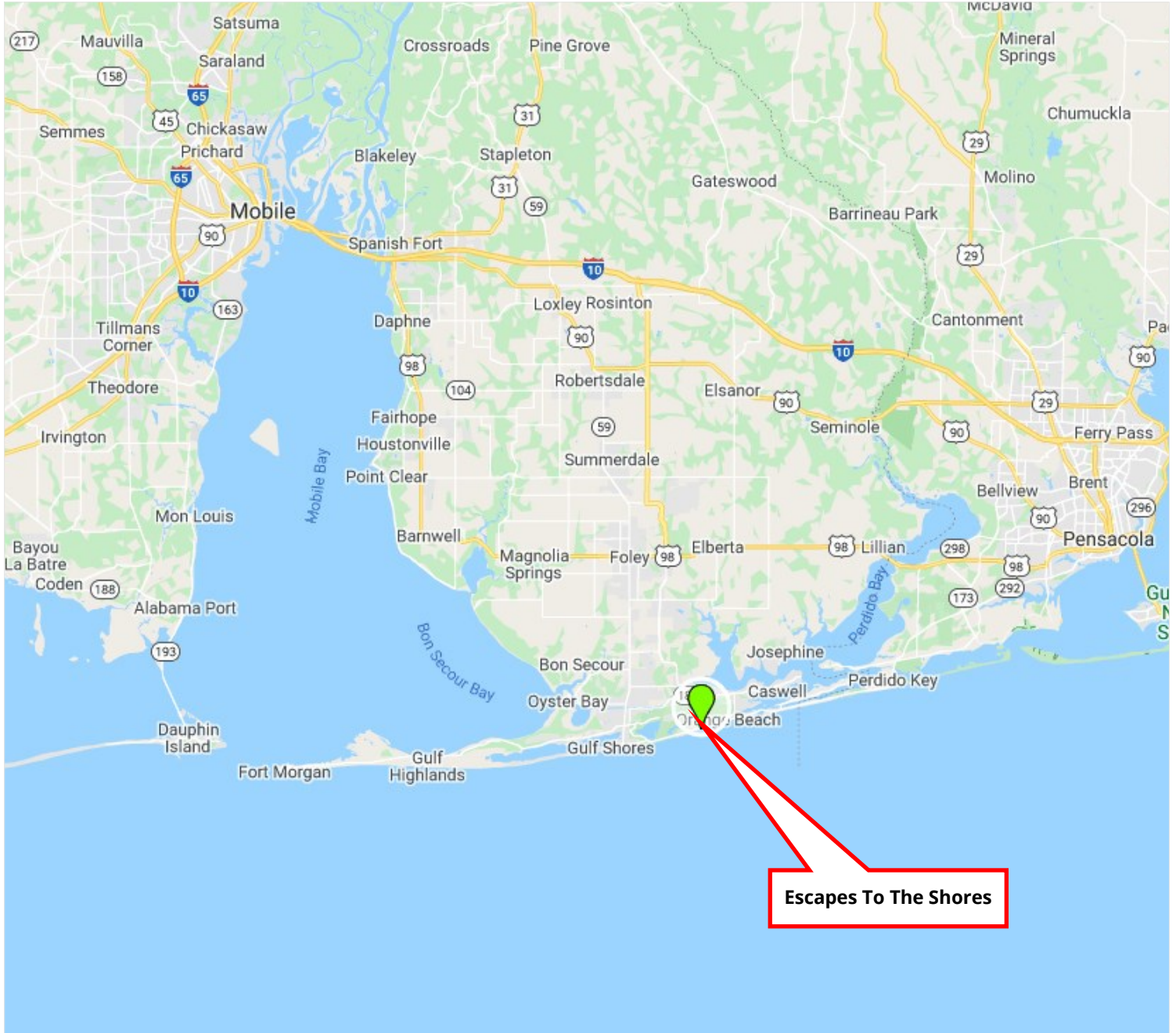
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Escapes To The Shores

LOCATION MAP

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AUCTION SUMMARY

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Auction Date / Time:	Begins - Thursday, March 24, 2022 @ 11:00 AM CT Ends - Thursday, March 24, 2022 @ 1:00 PM CT
Online Only Auction:	Online Auction will be held on Fisher Auction's Exclusive Bidding Platform - Bid.Fisherauction.com
Property Tours:	By Appointment Only. Please contact Heather Loper at 251.504.1171 or Heather@HeatherLoper.com

Auction Method

- The final bid price for the Property shall be determined by competitive bidding at the Auction. The Property is being sold "ABSOLUTE" to the highest Bidder with no minimum or reserve plus the seven Percent (7%) Buyer's Premium and is subject to the terms and conditions of the Governing Documents.
- The Online Auctions will be held on Fisher Auction Exclusive Auction Platform at Bid.fisherauction.com

QUALIFYING BIDDER REQUIREMENTS

- Bidders must wire transfer into Professional Land Title, Inc.'s Escrow Account, (the "Escrow / Settlement Agent") via a Federal wire transfer in U.S. Funds (not an ACH Credit) a \$50,000 Initial Escrow Deposit no later than 5:00 PM CT on Tuesday, March 22, 2022. Contact Fisher Auction Company (the "Auction Platform") for wiring instructions via email info@fisherauction.com or call 954.942.0917, Ext. 4124.
- The highest and best bidder will execute the non-contingent Residential Purchase Agreement and any and all Addenda, immediately following the Auction. An Additional Escrow Deposit totaling (10%) of the total purchase price in U.S. Funds will also be due via a Federal wire transfer to Professional Land Title, Inc.'s Escrow Account ("the Escrow / Settlement Agent"), within twenty-four (24) hours of the conclusion of the Auction.

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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COMMUNITY OVERVIEW

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Gulf Shores and Orange Beach have spectacular accommodations, award-winning restaurants, and amazing events. Their paradise is brimming with Southern hospitality, featuring one-of-a-kind attractions like championship golf, nature trails, water sports, and amusement parks (like the well known Waterville USA). Gulf Shores and Orange Beach gives visitors plenty to do for their next beach family vacation or romantic weekend getaway along the Gulf area.

Whether one is in the mood for fun and adventure or lazy days on the beach, they can do it all in Gulf Shores and Orange Beach. Stroll hand-in-hand along the sugar-white sand as you reconnect with their partner or hear their children gasp with wonder when they spot frolicking dolphins on a dolphin cruise. If one is craving an adventure location experience, cast their line into one of the country's largest artificial fishing reefs during a deep-sea fishing trip. Discover history and travel back in time when cannons protected the waterways, and explore the nearly 200-year-old Fort Morgan.

*INFORMATION OBTAINED FROM GULFSHORES.COM

DEMOGRAPHIC

POPULATION	ANNUAL VISITORS	TOURISM SUPPORTED JOBS	TOURISM SUPPORTED WAGES AND SALARIES	LOCAL REVENUE GENERATED BY TOURISM
6,607	6.1 MILLION	50,787 Jobs	\$2 Billion	\$6 Billion

*INFORMATION OBTAINED FROM GULFSHORES.COM



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TEAM SUMMARY

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Keller Williams and Fisher Auction Company have successfully partnered for many years. The Brokerages work in tandem to get the job done. Their professionalism as Partners, coupled with the same goal of obtaining the absolute best price for their client while still providing a transparent transaction for the Buyer, makes this team a success in whatever venture they take on.



LAMAR FISHER PRESIDENT / CEO of FISHER AUCTION

Lamar@fisherauction.com
954.942.9017

Lamar Fisher represents the third generation of executive leadership for Fisher Auction Company as its President and CEO. For over 35 years, he has devoted his entire career life to all aspects of the auction industry and is an industry leader and authority in marketing of real estate via the auction process. He holds a degree from Palm Beach State College, is a graduate of the Certified Auctioneers Institute (CAI), and is an Accredited Auctioneer in Real Estate (AARE), the highest designations earned by the Auction Marketing Institute. With Fisher's proven success rate, professionalism and dedication to the auction industry, he continues to propel Fisher Auction Company as one of the top firms in America, Puerto Rico and the Virgin Islands serving Lenders, Receivers, Developers, Governmental Agencies, Trust Companies, Municipalities, Real Estate Brokerage Firms, Private and Public Equity Firms and REITS with sales in excess of \$4 Billion.



HEATHER LOPER CEO of the HEATHER LOPER TEAM at KELLER WILLIAMS ALABAMA GULF COAST

Heather@HeatherLoper.com
251.504.1171

An award-winning luxury agent with Keller Williams Realty Gulf Coast, Heather gets great satisfaction from knowing her skill and energy have made it possible for a buyer or seller to confidently take one of life's biggest steps.

Heather's love for the area was a big part of her decision to pursue a career in real estate. "I consider it a privilege to live, work and raise a family along the Alabama Gulf Coast. Helping others do the same is a big motivation," she says.

A graduate of Auburn University with a major in Business Administration and Finance, Heather joined Keller Williams in 2011. She hit the ground running, and today is a member of the KW Luxury Division and the Institute for Luxury Home Marketing Million Dollar Guild. To date, she has helped more than 300 families buy and sell their coastal properties.



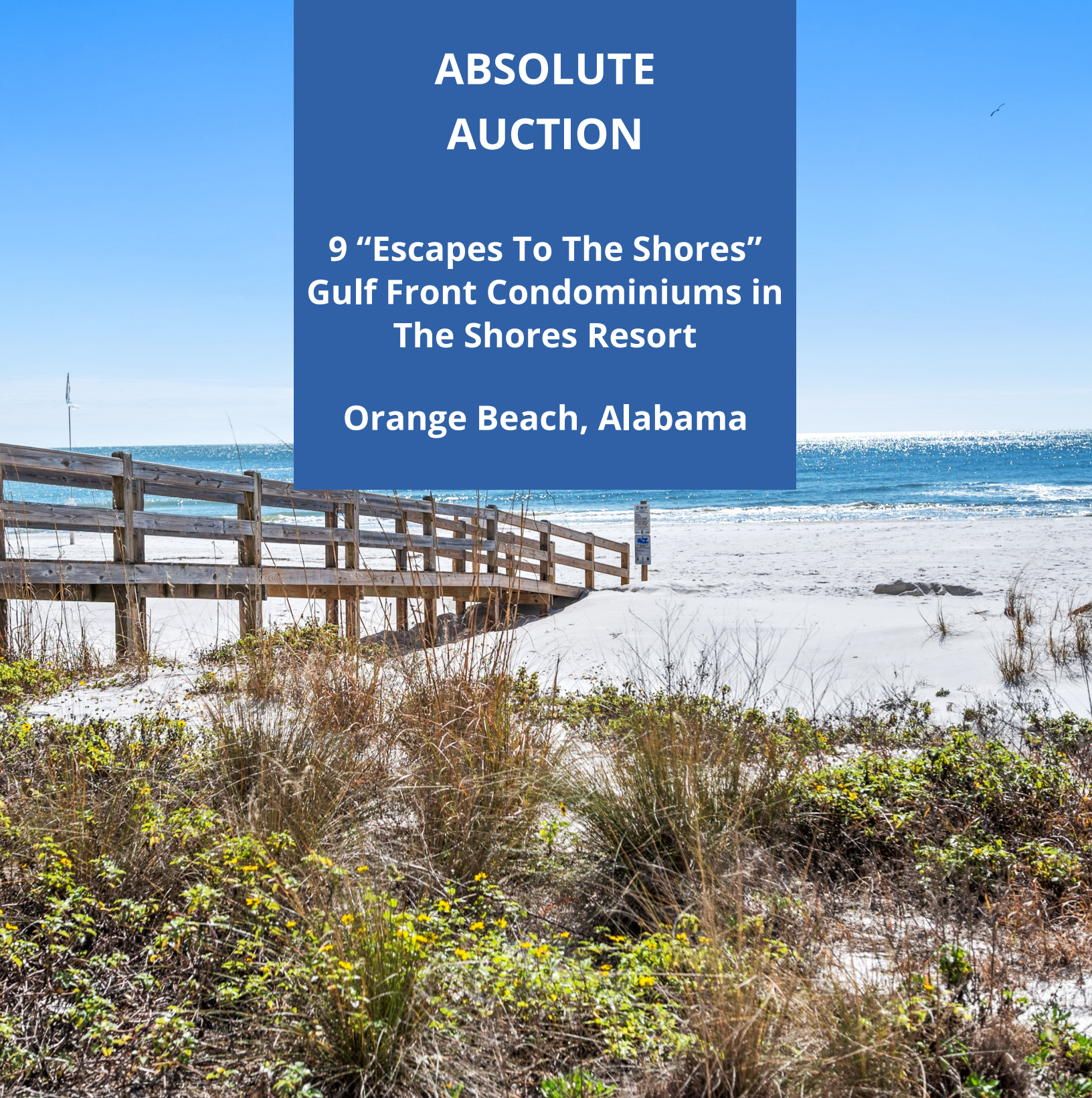
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