

LAGUNA BAY

2770 Fountain View Cir. #101
Naples, Florida 34109
phone: (239) 254-7889 / fax: (239) 254-0590

TENANT FACT SHEET

AREA OVERVIEW: Laguna Bay at Naples (AKA: *Fountain View Apartments*), built in 1989, is a garden style condominium community located in the heart of Naples, Florida.

Directions: I-75 to Exit 107 (Pine Ridge Road). Head west onto Pine Ridge Road. Make a right onto Airport-Pulling Road. Take a right at the third light which is Fountain View Circle.

MODELS:

| <u>Type</u> | <u>Floorplan</u> | <u>Sq. Ft.</u> | <u>Monthly Fees w/Reserves*</u> | <u>Price Range</u> |
|-----------------|------------------|--------------------|-------------------------------------|-----------------------------|
| Antigua | 1/1 | 844 | \$ 190.00 | High \$100's to low \$200's |
| Aruba | 1/1 | 888 | \$ 203.00 | High \$100's to low \$200's |
| Martinique | 2/2 | 1127 | \$ 247.00 | High \$200's to Low \$300's |
| Grand Cayman | 2/2 | 1146 | \$ 254.00 | High \$200's to Low \$300's |

**Monthly Fees include: management and maintenance fees, common insurance, common utilities, cable television, reserves, and landscape & pool maintenance.*

DEVELOPER: OMNI FOUNTAIN VIEW, LLC

EXCLUSIVE LISTING

BROKER: Kirschner Realty International, Inc.
Contact: 954-924-4107

SALES CENTER: Open for sales December 2005

PREFERRED TITLE CO:

- Fast Action Title Company

PREFERRED MORTGAGE COMPANY:

- Liberty Home Lending

** Prices are subject to change.*

All floorplans, dimensions, features and square footages are approximate and subject to change without notice in accordance with the purchase agreement.

COMMUNITY AMENITIES:

- 456 Condominiums including (2) one bedroom plans and (2) two bedroom plans
- Over 38 acres including a 7 acre lake with illuminated fountains
- Pool, Garden, and Lake Views for select homes.
- Two Resort Style Swimming Pools (one with Jacuzzi)
- Lagoon Style Beach Area for Sunbathing
- Newly Refurbished Fitness Center with Cardio Theatre Equipment & Free Weights
- Lighted Tennis Courts
- Luxury Clubhouse with Plasma TV, Pool Table, and Internet Access
- Tot Lot
- Two Lakeside Gazebos
- Pet Friendly Community-Terms

UNIT AMENITIES:

- Standard Improvements such as granite kitchen countertops and stainless steel appliance package
- 16" tile flooring in kitchen and baths
- New tub, toilets, and designer lighting in baths
- Spacious Patios or Balconies with new screen
- Large walk in closets per plan
- One assigned parking space for one bedroom home and two assigned parking spaces for two bedroom homes

SCHEDULED IMPROVEMENTS:

- New Paint (Exterior)
- Enhanced Landscaping
- New pavers and aluminum railing (Main Pool area)
- New Roofs
- New pool tile and interior finish (Main Pool)
- New pool furniture
- Refurbished Clubhouse
- Refurbished Fitness Center and fitness equipment

Home Improvement CREDITS ("As Is"):

- Antiqua = \$ 9,000.00
- Aruba = \$ 9,000.00
- Martinique = \$12,000.00
- Grand Cayman = \$12,000.00