



Southeast Asset Specialists, LLC

Licensed Real Estate Broker

Acquisition • Development • Disposition • Investment Management

PROPERTY INFORMATION

I. GENERAL INFORMATION

Property ID No.: SEAS-BRVD-006
Property Name: **WELLINGTON AT BAYSIDE LAKES**
Date: 01/20/11
Property Location: South of Malabar Road, West of I-95 within the Bayside Lakes DRI
Municipality: Palm Bay
County: Brevard
Asking Price: \$ 1,090,000
 \$/Acre: \$ 36,455
 \$/Unit: \$ 10,000

Contact Name: Leslie Maister or Reid Hotaling @ Southeast Asset Specialists, LLC
Contact Phone: (561) 988-5890

Listing Agent: Yes No SEAS

II. SITE INFORMATION

Parcel No(s): Numerous beginning with 29-37-29-VF-00000.0-0024.00
Property Size: Acres (+/-): 29.90
No. Units: 109 Unit Type(s): "Mostly Developed" Residential Lots
Utilities: Property is located within the Urban Services Boundary.

III. ZONING & LAND USE

Current Use: Partially developed residential subdivision.
Proposed Use: Fully developed residential subdivision.
Current Zoning: PUD Current Density: 3.65 DU/Ac
Proposed Zoning: N/A Proposed Density: 3.65 DU/Ac
Current FLU: Residential
Proposed FLU: N/A

IV. MISCELLANEOUS COMMENTS

Wellington at Bayside Lakes is a 29.9+/- acre residential development containing 109 lots in total, with a minimum lot size of 50' x 120'.

This property is bank owned and is being offered for sale as-is. The above information is believed to be correct but Southeast Asset Specialists, LLC neither warrants nor guarantees the accuracy of the information contained herein.



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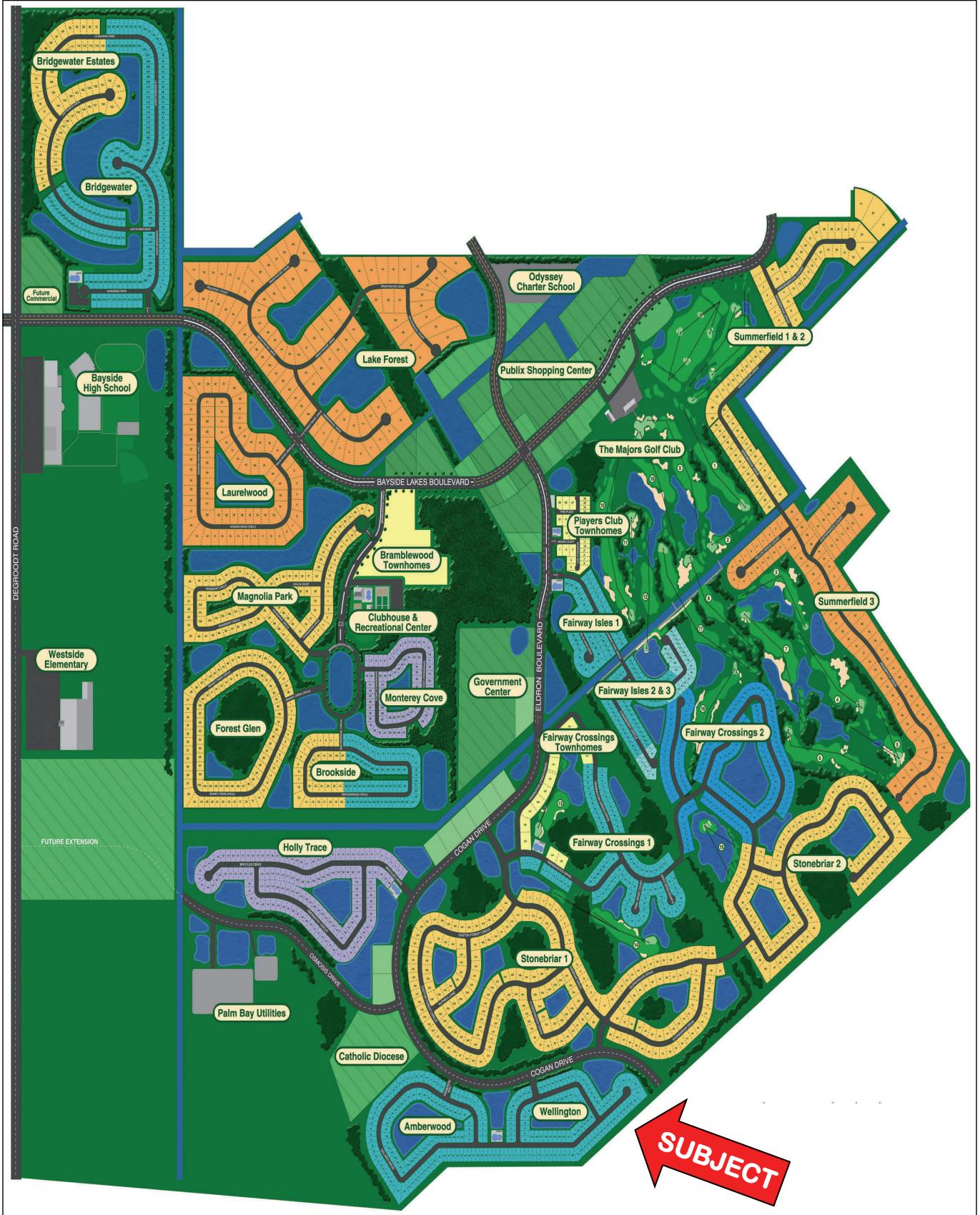


LOCATION MAP

WELLINGTON AT BAYSIDE LAKES



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BAYSIDE LAKES MASTER SITE PLAN



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AERIAL VIEW

WELLINGTON AT BAYSIDE LAKES

