

IN THE CIRCUIT COURT OF THE ELEVENTH JUDICIAL CIRCUIT  
IN AND FOR MIAMI - DADE COUNTY, FLORIDA

STATE OF FLORIDA, OFFICE OF  
FINANCIAL REGULATION,

GENERAL JURISDICTION DIVISION  
CASE NO.: 07-43672 CA 09

Plaintiff,

vs.

BERMAN MORTGAGE CORPORATION,  
a Florida corporation, M.A.M.C.  
INCORPORATED, a Florida corporation,  
DANA J. BERMAN, as Owner and Managing  
Member,

Defendants,

and,

DB ATLANTA, LLC, a Florida Limited Liability  
Company, et al.,

Relief Defendants.

THE ORIGINAL  
FILED ON:  
MAR 25 2010  
IN THE OFFICE OF  
CIRCUIT COURT DADE CO., FL

**NOTICE OF FILING EXHIBITS IN SUPPORT  
OF RECEIVER'S MOTION FOR AN ORDER APPROVING THE  
RECEIVER'S EXECUTION OF SALES CONTRACTS FOR THE SALE  
OF TWO CONDOMINIUM UNITS OWNED BY RELIEF DEFENDANTS**

Michael I. Goldberg, as Court Appointed Receiver over Defendants Berman Mortgage Corporation, M.A.M.C. Incorporated, et al., and Relief Defendants DB Atlanta LLC, et al., by and through its undersigned counsel, hereby gives notice of filing the following Exhibits in support of its Motion for an Order Approving the Receiver's Execution of Sales Contracts for the Sale of Two Condominium Units Owned by Relief Defendant, Oceanside Acquisitions, LLC:

1. Photos of the Gulf Island complex, 3 pages  
Interior photos of mold in Unit 401 (one of the better units,  
transferred from K. Novak)
2. Active and sold listings since January 1, 2010

BERGER SINGERMAN  
attorneys at law

Boca Raton Fort Lauderdale Miami Tallahassee

200 South Biscayne Boulevard Suite 1000 Miami, Florida 33131-5308 Telephone 305-755-9500 Facsimile 305-714-4340

3. Market comparables, prepared July 2009
4. Current debt on the property. Most previous years' taxes have certificates issued. Presently taxes have been stayed from tax deed auction, but are accumulating interest at 18%. HOA has attempted to foreclose, and is suffering with the unpaid fees on these units.
5. Photographs Unit 706.
6. Photographs Unit 601

**CERTIFICATE OF SERVICE**

**WE HEREBY CERTIFY** that a true and correct copy of the foregoing has been furnished by U.S. Mail on this **24<sup>th</sup> day of March, 2010**, to the attached service list.

Respectfully submitted,

**BERGER SINGERMAN**

*Attorneys for Receiver, Michael Goldberg*

1000 Wachovia Financial Center

200 South Biscayne Boulevard

Miami, Florida 33131

Phone: (305) 755-9500 / Fax: (305) 714-4340

By: \_\_\_\_\_

  
JAMES D. GASSENHEIMER

Florida Bar No. 959987

E-Mail: [jgassenheimer@bergersingerman.com](mailto:jgassenheimer@bergersingerman.com)

ARIADNA HERNANDEZ

Florida Bar No. 020953

E-Mail: [ahernandez@bergersingerman.com](mailto:ahernandez@bergersingerman.com)

SERVICE LIST

<b>Cristina Saenz</b> <b>Assistant General Counsel</b> STATE OF FLORIDA OFFICE OF FINANCIAL REGULATION 401 N.W. 2 <sup>nd</sup> Avenue, Suite N-708 Miami, FL 33128	<b>Alan M. Sandler, Esquire</b> <i>Counsel for Joel and Deborah Sokol,  Darlene Levasser, Robert Dzimidis IRA,  Lawrence Meyer IRA, Lawrence Meyer Roth IR  Mary Joe Meyer SD IRA; Mary Joe Meyer Roth  IRA</i> SANDLER & SANDLER 117 Aragon Avenue Coral Gables, FL 33134
<b>Charles W. Throckmorton, Esquire</b> <i>Attorneys for Dana Berman</i> KOZYAK TROPIN THROCKMORTON, P.A. 2525 Ponce de Leon Boulevard, 9 <sup>th</sup> Floor Coral Gables, FL 33134	<b>Paul Huck, Esquire</b> <b>Dean C. Colson, Esquire</b> COLSON HICKS EIDSON 255 Aragon Avenue, Second Floor Coral Gables, FL 33134
<b>Jason S. Miller, Esquire</b> <i>Counsel for Flagstar Bank</i> ADORNO & YOSS, LLP 2525 Ponce de Leon Boulevard, Suite 400 Coral Gables, FL 33134	<b>Maurice Baumgarten, Esquire</b> ANANIA, BANDKLAYDER, BLACKWELL, BAUMGARTEN, TORRICELLA & STEIN Bank of America Tower – Suite 4300 100 SE 2 <sup>nd</sup> Street Miami, FL 33131
<b>Mark A. Basurto, Esquire and Charles Evans  Glausier, Esquire, Attorneys for Gulf Island Beach  and Tennis Club Condominium Association, Inc.</b> BUSH ROSS, P.A. Post Office Box 3913 Tampa, Florida 33601-3913	<b>Charles L. Neustein, Esquire</b> CHARLES L. NEUSTEIN, P.A. 777 Arthur Godfrey Road, Second Floor Miami Beach, FL 33140
<b>William Dufoe, Esquire</b> <b>Robert W. Lang, Esquire</b> HOLLAND & KNIGHT, LLP 100 North Tampa Street, Suite 4100 Tampa, FL 33602	<b>Deborah Poore Fitzgerald, Esquire</b> WALTON LANTAFF SCHROEDER & CARSON, LLP Corporate Center, Suite 2000 100 East Broward Boulevard Fort Lauderdale, FL 33301
<b>Peter Valori, Esquire</b> DAMIAN & VALORI, LLP 1000 Brickell Avenue, Suite 1020 Miami, FL 33131	

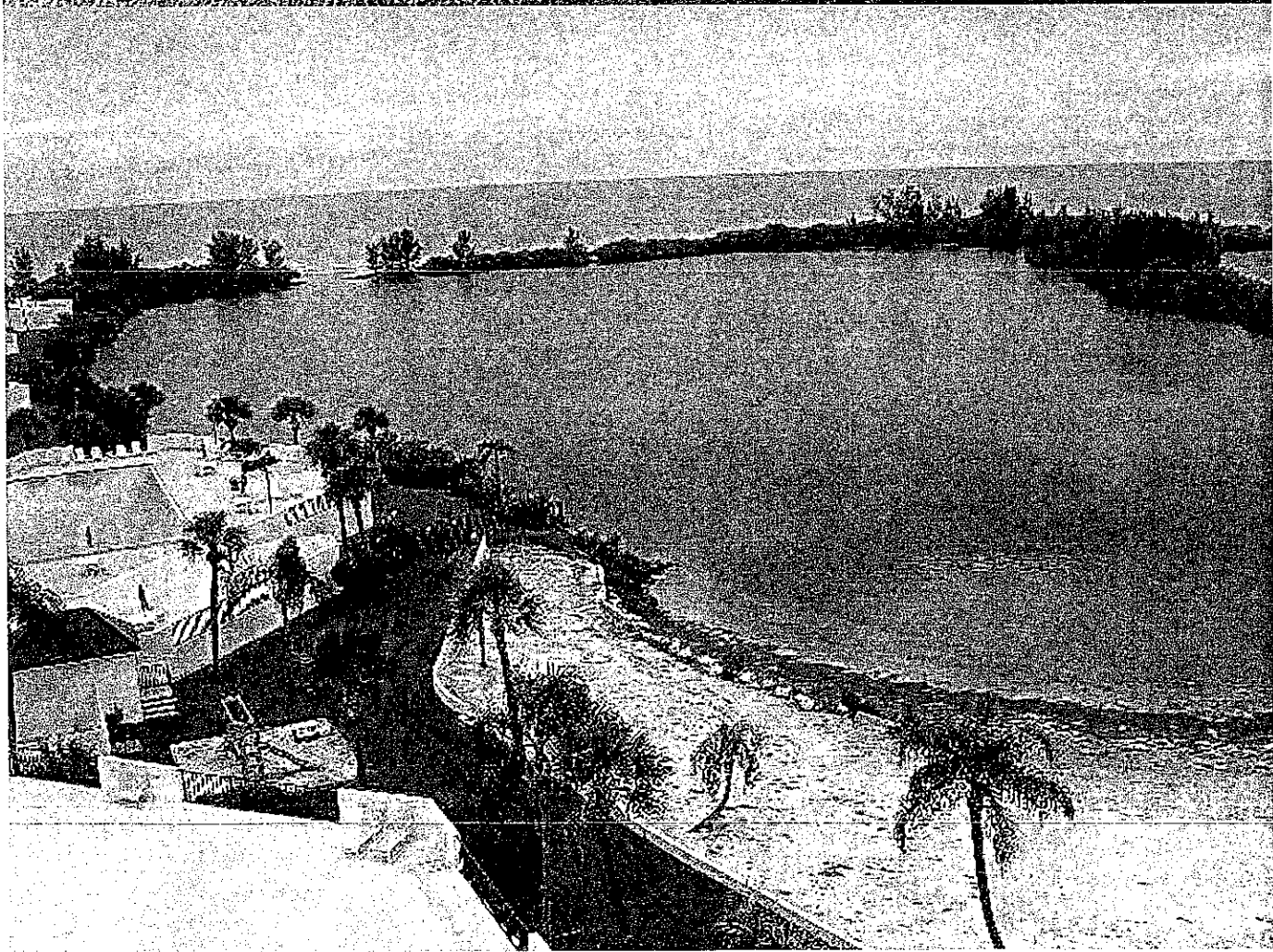
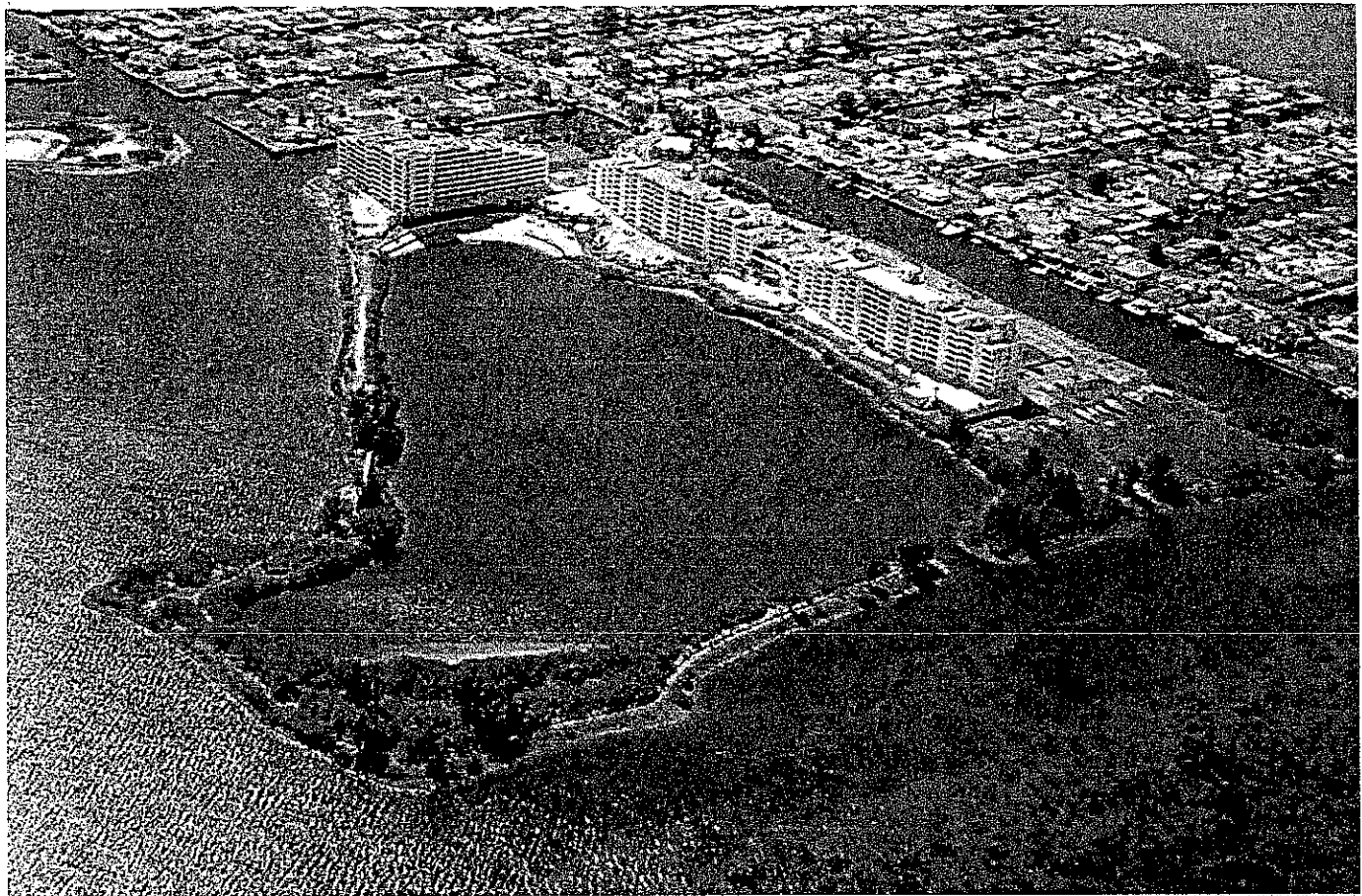
cc: Michael Goldberg, Esq., as Receiver (via e-mail)  
The Investor(s)/Lender(s) Group (via e-mail)  
Posted to the Berman Mortgage Website

2702223-1

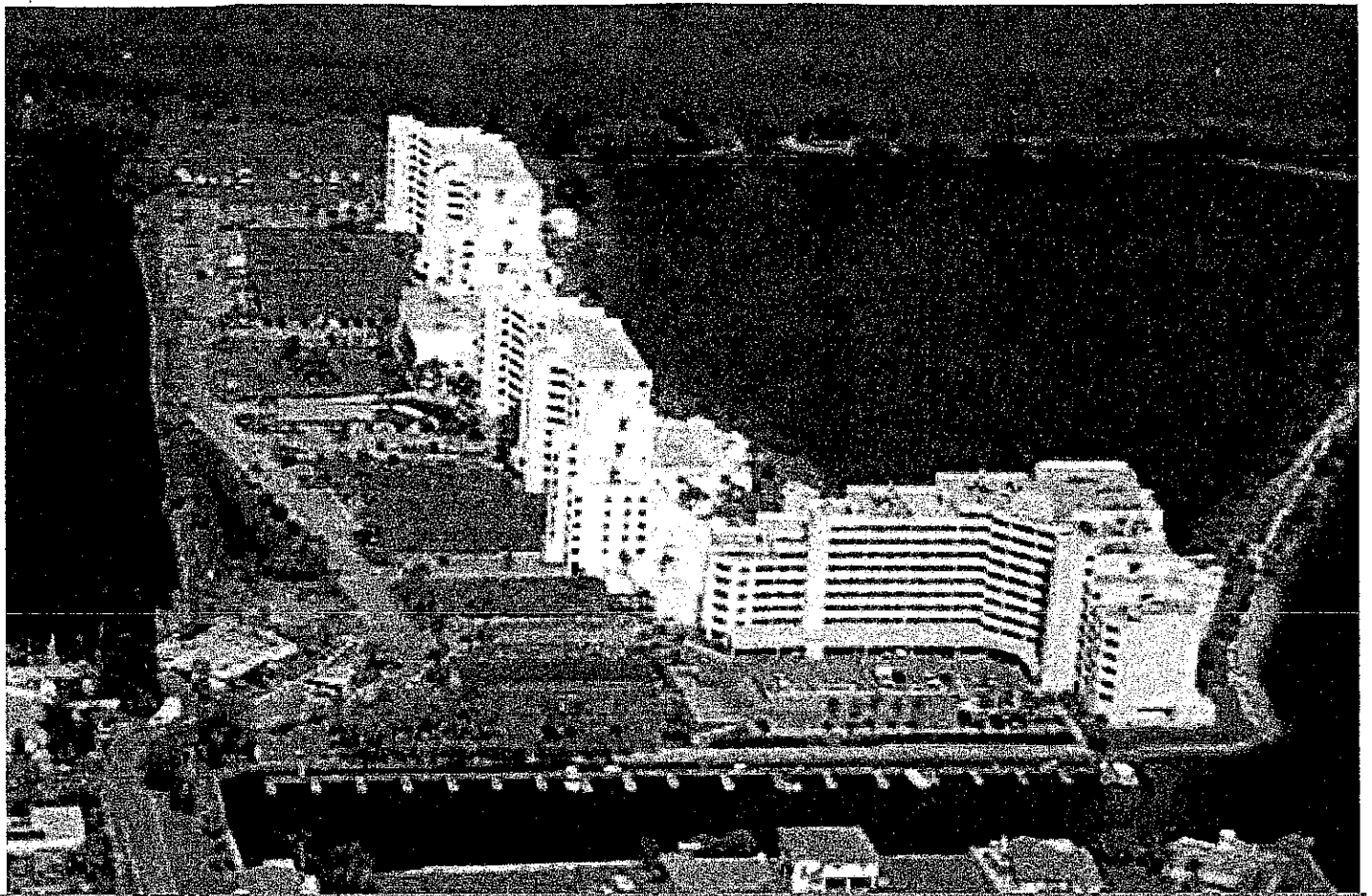
## EXHIBITS

- 1      Photos of the Gulf Island complex, 3 pages  
Interior photos of mold in unit 401 (one of the better units, transferred from K Novak)
- 2      Active and sold listings since January 1, 2010
- 3      Market comparables, prepared July 2009
- 4      Current debt on the property. Most previous years' taxes have certificates issued. Presently taxes have been stayed from tax deed auction, but are accumulating interest at 18%. HOA has attempted to foreclose, and is suffering with the unpaid fees on these units.
- 5      Photographs unit 706
- 6      Photographs unit 601

# EXHIBIT 1

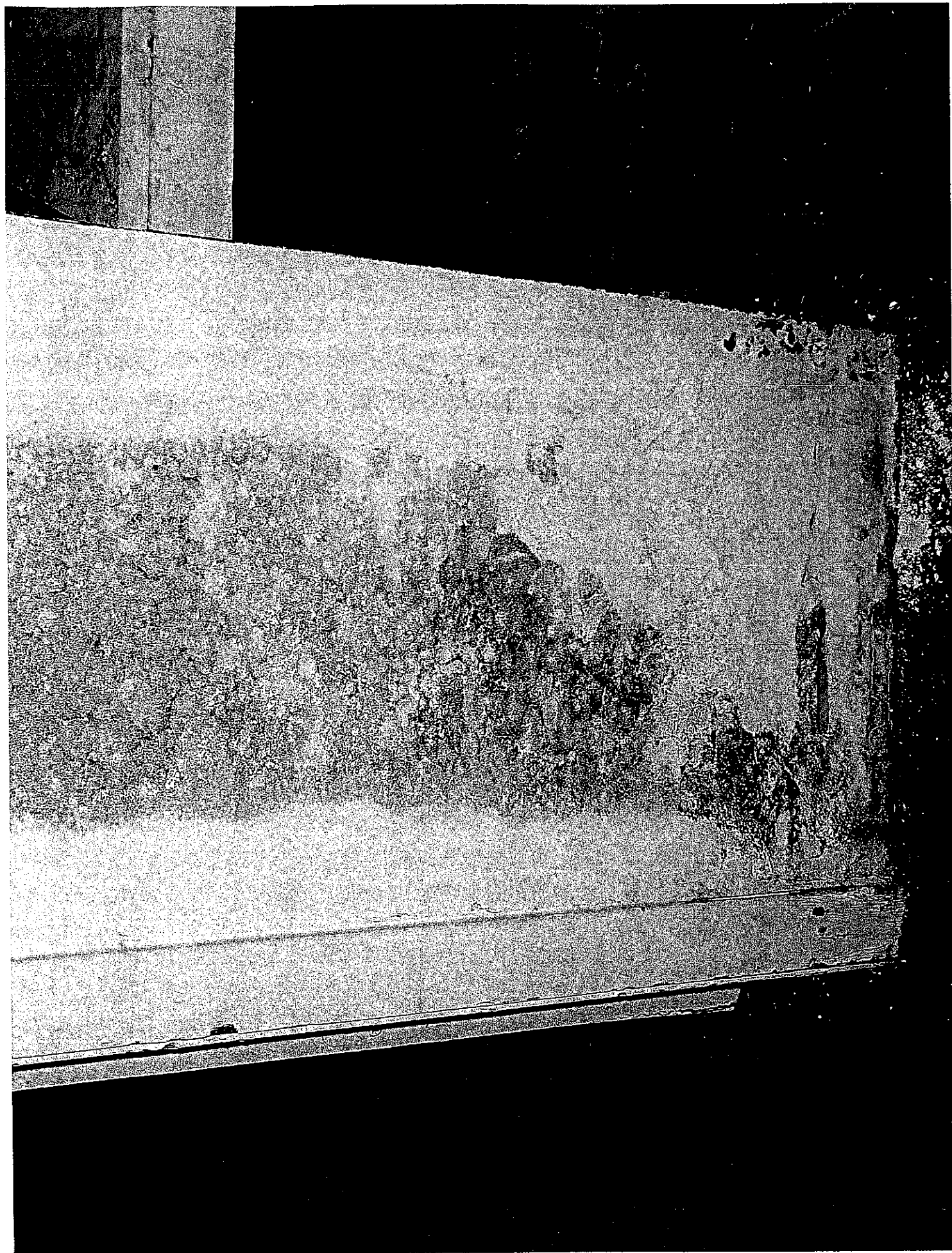




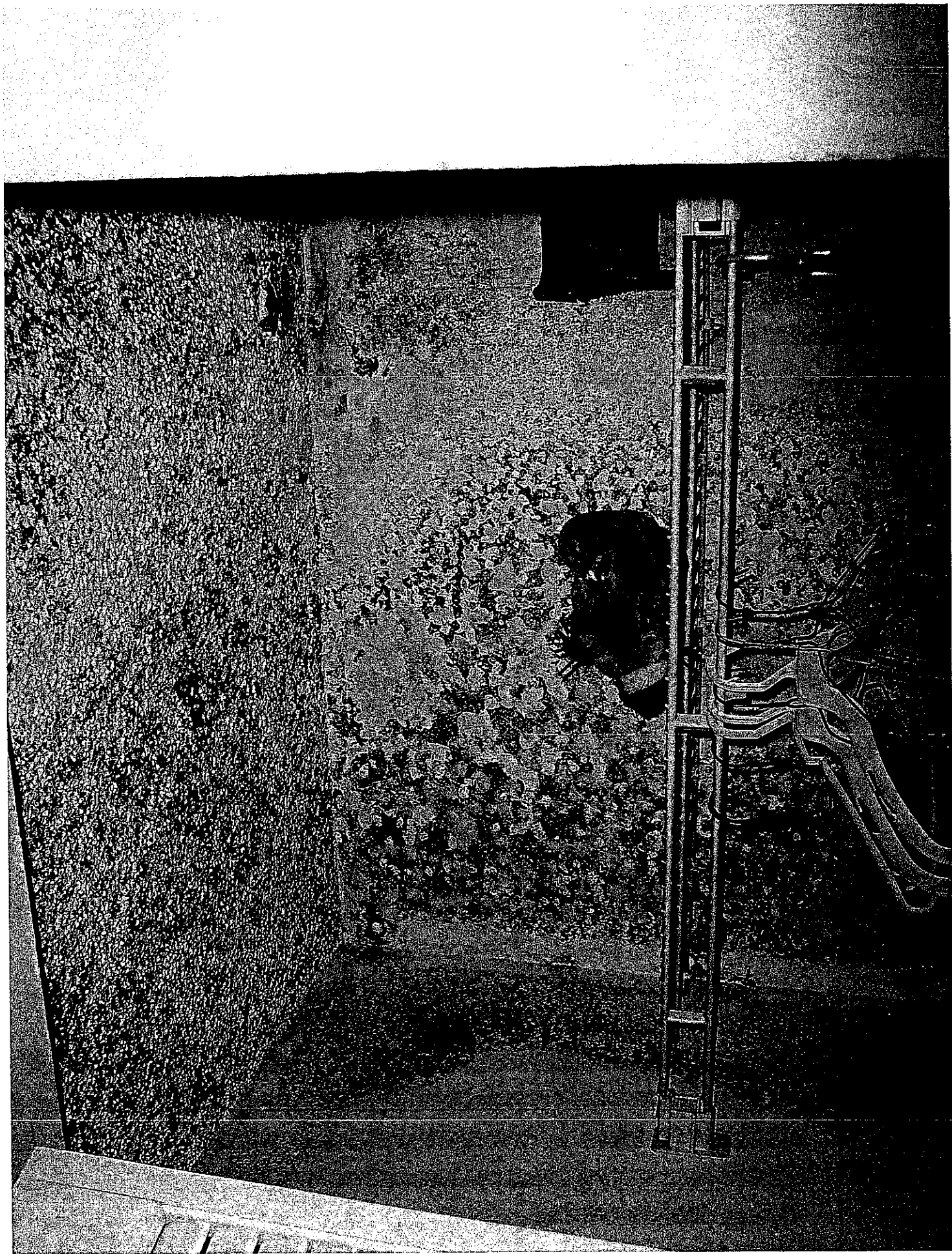








limit 401 3/1



unit 401

31.8.2008

## EXHIBIT 2

MLS #	Status	Area	Address	Subdivision	Water	Prop Style	SqFt	Beds	F/B	H/B	Pool	Gar/Car	LP
7404052	ACT	102	6035 Sea Ranch Dr # 41:	Gulf Island Beach Te	Y	CONDO	1563	3	2	0	Y	1CRPT	↓ \$225,000
7427325	ACT	102	6035 Sea Ranch Dr # 51:	Gulf Island Beach Te	Y	CONDO	1236	2	2	0	Y	1CRGR	↓ \$170,000
7418192	ACT	102	6035 Sea Ranch Dr # 21:	Gulf Island Beach Te	Y	CONDO	1236	2	2	0	Y	NONE	↓ \$159,900
2408882	ACT	102	6035 SEA RANCH DR #	GULF ISLAND BEACH &	Y	CONDO	1236	2	2		N	NONE	\$145,000
7446518	CLOSD	102	6035 Sea Ranch Dr # 70:	Gulf Island Beach Te		CONDO	1236	2	2	0	Y	1CRGR	\$225,000
7425676	CLOSD	102	6035 Sea Ranch Dr # 40:	Gulf Island Beach Te	Y	CONDO	1236	2	2	0	Y	NONE	\$198,000
2355433	CLOSD	102	6035 SEA RANCH DR #	GULF ISLAND BEACH &	Y	CONDO	1236	2	2		N	1CRGR	↓ \$169,900
7388753	CLOSD	102	6035 Sea Ranch Dr NW:	Gulf Island Beach Te	Y	CONDO	1236	2	2	0	Y	NONE	↓ \$156,000

upon without verification.

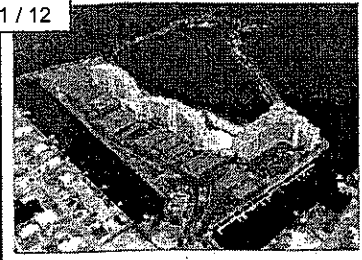


Residential

6035 Sea Ranch Dr # 412

List Price: \$225,000

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## Prepared For You By :

Fred S. Gould

Coastal Real Estate

Office: 727-869-3600

Office Fax: 727-869-2904

Agent Phone: 727-808-0360

Agent Fax:

Agent E-mail: [coastalreal@aol.com](mailto:coastalreal@aol.com)

Agent Website:

## GENERAL PROPERTY INFORMATION

Address: 6035 Sea Ranch Dr # 412 Hudson, FL 34667-1526      Photos: 12      List Price: \$225,000  
 Unit #: 412      Floors in Unit: 1      Floor # of Units: 4      Low Price:  
 Bldg # Floors: 9      Total Units:      County: Pasco      Auction: No      Sales Price:  
 Total Bedrooms: 3      Total Baths: Full: 2      Half: 0      Property Desc: 3rd Floor + above Multi-Story, ELEV      Sales Date:  
 Property Style: Condo      Ownership: Condo      Architectural Style:      LP/Sq Ft: \$1  
 Condo Community: Gulf Island Beach & Tennis Club      Building Name/Number: Tower I      SP/Sq Ft:  
 MLS #: 7404052      Status: Active      Area: 102      Grid: F7      PUD: No

## LAND &amp; SITE INFORMATION

Subdivision Number/Name: 0360/Gulf Island Beach Te      Municipal Code:  
 Neighborhood/Complex:  
 Legal Description: Gulf Island Beach & Tennis Club I A Condominium Per Or 1381 Pg 9      Model: Harbor Vi  
 Location: Gated Community, In County, Street Paved      Lot Size: 0.00      Zoning: OMF1  
 Front Exposure: Sou

## SOCIAL ISSUES

HO Assn Required: Yes      HOA Fee: \$335      Homestead: No      Special Tax District: No      Millage Rate: 14.36  
 Monthly Maintenance Fee: \$335      HOA Schedule: Monthly Payment      CDD:  
 Maintenance Includes: Building Exterior, Cable, Escrow Reserves, Insurance Building, Lawn/Ground Maintenance, Pest Control, Roof, S  
 Rules: Assoc. Approval Required, OK To Lease, Required Association      Days Lease: 30      Annual CDD Fee:  
 Community Features: Assoc. Recreation Owned, Community Heated Pool, Deed Restrictions, Elevators, Fees Required, Gated, HOA Re      Land Lease Fee: \$0

## INTERIOR FEATURES

Year Built: 1984      Sq. Ft. Heated: 1,563      Sq. Ft. Source: Tax Records      Cooling/AC: Central  
 Master Bath: MBR Bath w/ Whirlpool      Heating: Central  
 Floor Cover: Ceramic Tile  
 Interior Layout: Formal Dining Rm Separate, Living/Dining Room Combo  
 Kitchen: Breakfast/Snackbar  
 Appliances: Dishwasher, Disposal, Dryer, Hot Water Electric, Range, Refrigerator, Washer  
 Interior Features: Blinds/Shades, Ceiling Fan(s), Drapes/Window Treatment, Smoke Alarm(s), Walk-In Closet  
 Utilities Data: Cable, Public Municipal Water, Sewer

## EXTERIOR INFORMATION

Construction: Block, Metal Frame      Roof: Built Up      Balcony/Porch Size:  
 Exterior Features: Balcony/Sun Deck  
 Garage/Carport: 1 Car Carport  
 Garage Features: Assigned Parking, Attached, Guest Parking, Open Parking  
 Pool Y/N: Yes      Pool (Owned) - Features: Gunite/Concrete, In Ground, Heated Pool  
 Water(Y/N): Yes      Water Extras: N  
 Water Frontage: Y - Gulf/Ocean  
 Water Access: Y  
 Water View: Y - Gulf/Ocean - Full

## REALTORS INFORMATION

Directions: US 19 TO SEA RANCH DRIVE THEN WEST TO END

Remarks: GIANT REDUCTION SALE! THIS IS A SHORT SALE! SUBMIT ALL OFFERS! THERE IS A THIRD PARTY INVOLVED IN THIS  
 Exclusive 4th Floor End Unit condo with incredible views! 3 bedrooms plus den, or can be used as a formal dining room, 2 full ba  
 assigned, covered parking space. Step saver kitchen w/polished stone counter tops, side by side refrig w/ice & water in door, flat  
 range, built in microwave, disposal and dishwasher. This floor plan is open to water views from nearly every square inch! Living/d  
 room opens onto the large private balcony overlooking the Gulf of Mexico. Large master bedroom w/separate bath, dressing area  
 w/double vanities, well designed closet space and sliding glass doors to the private balcony also. 2nd, 3rd bed share 2nd private  
 W/D in laundry closet. Enjoy the 24 hr front gate security, heated pool lighted tennis courts and beautifully landscaped grounds o  
 Island Beach & Tennis Club. This condominium complex is located ON the Gulf of Mexico and the sunset views are spectacular!  
 has previously been leased for \$1,400/mo if you are looking for investment income!

Residential	6035 Sea Ranch Dr # 511	List Price↓ \$170,0
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**Prepared For You By :**

Fred S. Gould

Coastal Real Estate

Office: 727-869-3600

Office Fax: 727-869-2904

Agent Phone: 727-808-0360

Agent Fax:

Agent E-mail: [coastalreal@aol.com](mailto:coastalreal@aol.com)

Agent Website:

**GENERAL PROPERTY INFORMATION**

Address: 6035 Sea Ranch Dr # 511 Hudson, FL 34667-1581			Photos: 8	List Price↓ \$170,000
Unit #: 511	Floors in Unit:		Floor # of Units:	Low Price:
Bldg # Floors:	Total Units:	County: Pasco	Auction:	Sales Price:
Total Bedrooms: 2	Total Baths: Full: 2	Half: 0	Property Desc: 3rd Floor + above Multi-Story, ELEV	Sales Date:
Property Style: Condo	Ownership: Condo	Archectural Style:		LP/Sq Ft: \$1
Condo Community:	Building Name/Number:			SP/Sq Ft:
MLS #: 7427325	Status: Active	Area: 102	Grid: G7	PUD: No

**LAND & SITE INFORMATION**

Subdivision Number/Name: 0360/Gulf Island Beach Te	Municipal Code:	
Neighborhood/Complex:		Model:
Legal Description: Gulf Island Beach & Tennis Club I A Condominium Per Or 1381 Pg 9		Zoning: Mf1
Location: Street Paved	Lot Size: 150	Front Exposure: Wes

**SOCIAL ISSUES**

HO Assn Required: Yes	HOA Fee: \$375	Homestead: No	Special Tax District:	Millage Rate: 14.37
Monthly Maintenance Fee: \$0		HOA Schedule: Monthly Payment	CDD:	Annual CDD Fee:
Maintenance Includes: Building Exterior, Cable, Escrow Reserves, Insurance Building, Lawn/Ground Maintenance, Pest Control, Roof, S		Max Pet Wt: 20	Days Lease: 0	Land Lease Fee:
Rules: Assoc. Approval Required, OK To Lease, Pets Allowed				
Community Features: Boat Slip, Community Heated Pool				

**INTERIOR FEATURES**

Year Built: 1984	Sq. Ft. Heated: 1,236	Sq. Ft. Source: Tax Records
Master Bath: MBR Bath-Tub w/ Shower		Cooling/AC: Central
Floor Cover: Ceramic Tile, Wall to Wall Carpet		Heating: Central
Interior Layout: L Dining, Split Bedroom, Study/Den/Library		
Kitchen: Breakfast/Snackbar		
Appliances: Dishwasher, Disposal, Dryer, Hot Water Electric, Microwave, Range, Refrigerator, Washer		
Interior Features: Ceiling Fan(s), Smoke Alarm(s), Inside Utility, Volume Ceilings, Furnished		
Utilities Data:		

**EXTERIOR INFORMATION**

Construction: Block, Stucco	Roof: Shingle	Balcony/Porch Size:
Exterior Features: Balcony/Sun Deck		
Garage/Carport: 1 Car Garage		
Garage Features: Assigned Parking, Guest Parking		
Pool Y/N: Yes	Pool (Owned) - Features: No Pool	
Water(Y/N): Yes		Water Extras: Y - Boat Ramp - Private
Water Frontage: Y - Gulf/Ocean		
Water Access: Y - Gulf/Ocean		
Water View: N		

**REALTORS INFORMATION**

Directions: US HIGHWAY 19 to Sea Ranch Dr to gate.

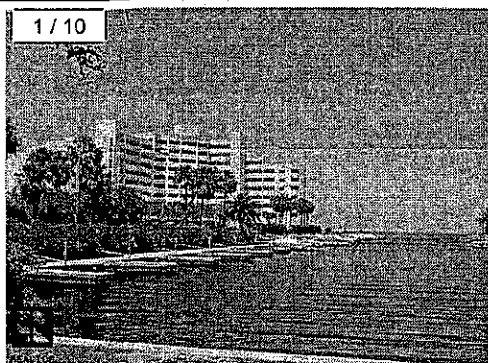
Remarks: ENJOY SPECTACULAR FLORIDA SUNSETS OVER THE GULF OF MEXICO IN YOUR TWO BEDROOM, TWO BATH FULLY FURNISHED CONDO EVEN DOWN TO THE LINENS! CONDO OFFERS SWIMMING POOL AND TENNIS COURT. BANK APF SHORT SALE.

Residential

6035 Sea Ranch Dr # 211

List Price↓ \$159,900

1 / 10

**Prepared For You By :**

Fred S. Gould

Coastal Real Estate

Office: 727-869-3600

Office Fax: 727-869-2904

Agent Phone: 727-808-0360

Agent Fax:

Agent E-mail: [coastalreal@aol.com](mailto:coastalreal@aol.com)

Agent Website:

**GENERAL PROPERTY INFORMATION**

Address: 6035 Sea Ranch Dr # 211 Hudson, FL 34667-1527

Photos: 10

List Price↓ \$159,900

Unit #: 211

Floors in Unit: 1

Floor # of Units: 2

Low Price:

Bldg # Floors: 9

Total Units: 108

County: Pasco

Auction: No

Sales Price:

Total Bedrooms: 2

Total Baths: Full: 2

Half: 0

Property Desc: 2nd Floor Multi-Story

Sales Date:

Property Style: Condo

Ownership: Condo

Architectural Style:

LP/Sq Ft: \$1

Condo Community: Gulf Island

Building Name/Number: 1

SP/Sq Ft:

MLS #: 7418192

Status: Active

Area: 102

Grid: G7

PUD: No

**LAND & SITE INFORMATION**

Subdivision Number/Name: 0360/Gulf Island Beach Te

Municipal Code:

Neighborhood/Complex: Building 1

Model:

Legal Description: Gulf Island Beach &amp; Tennis Club I A Condominium Per Or 1381 Pg 9

Zoning: MH1

Location: Gated Community, In County, Street Paved

Lot Size: 0

Front Exposure: Eas

**SOCIAL ISSUES**

HO Assn Required: Yes HOA Fee: \$0

Homestead: No

Special Tax District:

Millage Rate: 14.37

Monthly Maintenance Fee: \$375

HOA Schedule: Monthly Payment

CDD: No

Annual CDD Fee: \$0

Maintenance Includes: Building Exterior, Cable, Escrow Reserves, Insurance Building, Lawn/Ground Maintenance, Pest Control, Roof, T

Days Lease: 30

Land Lease Fee:

Rules: Assoc. Approval Required, OK To Lease, Pets Allowed

Community Features: Community Heated Pool, Deed Restrictions, Elevators, Gated, HOA Required, Playground, Tennis Court, Water Ac

**INTERIOR FEATURES**

Year Built: 1984

Sq. Ft. Heated: 1,236

Sq. Ft. Source:

Master Bath: MBR Bath-Tub w/ Shower

Cooling/AC: Central

Floor Cover: Ceramic Tile, Wall to Wall Carpet

Heating: Electric, Central

Interior Layout: Great Room Plan, Formal Dining Rm Separate

Kitchen: Breakfast/Snackbar

Appliances: Dishwasher, Dryer, Hot Water Electric, Microwave, Range, Range Hood, Refrigerator, Washer

Interior Features: Smoke Alarm(s), Inside Utility

Utilities Data: Cable, Fire Hydrant (w/ 1000 ft), Private Municipal Water, Sewer

**EXTERIOR INFORMATION**

Construction: Block, Stucco

Roof: Built Up

Balcony/Porch Size:

Exterior Features: Porch/Patio/Deck Covered, Mature Landscaping

Garage/Carport: None

Garage Features: Open Parking, Secured Parking, Guest Parking

Pool Y/N: Yes Pool (Owned) - Features: Gunite/Concrete, Heated Pool, In Ground

Water(Y/N): Yes

Water Extras: Y - Seawall - Concrete, Skiing Allowed

Water Frontage: Y - Gulf/Ocean, Beach - Private

Water Access: Y - Beach - Private, Canal - Saltwater, Gulf/Ocean

Water View: Y - Gulf/Ocean - Full

**REALTORS INFORMATION**

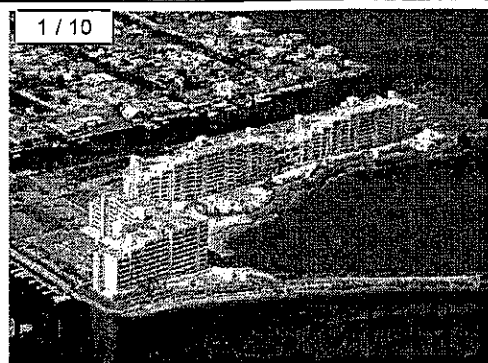
Directions: US 19 to Sea Ranch to Gulf Island - Building 1

Remarks: Immerse yourself in luxury in this deluxe 2BR/2BA condo set on Gulf frontage. An ideal lifestyle, with garage, gated community a community swimming pool. Spacious great room, formal dining room, central heat/air. Tennis privileges, seawall. No comfort ove

Residential

6035 SEA RANCH DR # 101

List Price: \$145,0

**Prepared For You By :**

Fred S. Gould

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Office: 727-869-3600

Office Fax: 727-869-2904

Agent Phone: 727-808-0360

Agent Fax:

Agent E-mail: [coastalreal@aol.com](mailto:coastalreal@aol.com)

Agent Website:

**GENERAL PROPERTY INFORMATION**

Address: 6035 SEA RANCH DR # 101 HUDSON, FL 34667-1526

Photos: 10

List Price: \$145,000

Unit #: 101

Floors in Unit:

Floor # of Units:

Low Price:

Bldg # Floors:

Total Units:

County: Pasco

Auction:

Sales Price:

Total Bedrooms: 2

Total Baths: Full: 2

Half:

Property Desc: 2nd Floor Multi-Story

Sales Date:

Property Style: Condo

Ownership: Fee Simple

Archectural Style:

LP/Sq Ft: \$1

Condo Community:

Building Name/Number:

SP/Sq Ft:

MLS #: 2408882

Status: Active

Area: 102

Grid: F-6

PUD:

**LAND & SITE INFORMATION**

Subdivision Number/Name: 0360/GULF ISLAND BEACH &amp;

Municipal Code:

Neighborhood/Complex:

Model:

Legal Description: GULF ISLAND BEACH &amp; TENNIS CLUB I A CONDOMINIUM PER OR 1381 PG 9

Zoning: 0MF1

Location: Conservation Area, Unincorporated

Lot Size:

Front Exposure:

**SOCIAL ISSUES**

HO Assn Required: No

HOA Fee: \$335

Homestead:

Special Tax District:

Millage Rate: 15.67

Monthly Maintenance Fee:

HOA Schedule: MonthlyPayment

CDD: No

Annual CDD Fee:

Maintenance Includes: Building Exterior, Roof, Security, Trash Removal, LAWNM

Max Pet Wt:

Days Lease:

Land Lease Fee:

Rules:

Community Features: Deed Restrictions, Dock, Gated, Tennis Court, Playground, Water Access, Waterfront Complex, Community Pool

**INTERIOR FEATURES**

Year Built: 1984

Sq. Ft. Heated: 1,236

Sq. Ft. Source: Tax Records

Master Bath:

Cooling/AC: Central

Floor Cover: Ceramic Tile

Heating: Central

Interior Layout:

Kitchen:

Appliances: Range, Refrigerator, Dishwasher, Disposal, Hot Water Electric

Interior Features:

Utilities Data: Cable

**EXTERIOR INFORMATION**

Construction:

Roof: Shingle

Balcony/Porch Size:

Exterior Features:

Garage/Carport: None

Garage Features: Assigned Parking

Pool Y/N: No

Pool (Owned) - Features:

Water(Y/N): Yes

Water Extras: N - DockOn

Water Frontage: N - Gulf/O

Water Access: N

Water View: N

**REALTORS INFORMATION**

Directions: US HIGHWAY 19 TO WEST ON SEA RANCH DRIVE TO SECURITY GATE

Remarks: "SHORT SALE" SHORT SALE APPROVED AT \$145,000. MUST CLOSE BY 3/31/10. You will be in Paradise when you look out private balcony overlooking the Gulf of Mexico!! This 2 Bedroom 2 Bath room condo would make a great investment for someone community is Gated 24/7, heated pool, tennis courts, private beach, a playground and a great view of the Gulf. Make this condo new home or vacation get away!! \*\*AS AN ADDED BONUS SELLER IS WILLING TO LEAVE UNIT FULLY FURNISHED FOR NI BUYER!!\*\*

Residential

6035 Sea Ranch Dr # 707

List Price: \$225,0

**Prepared For You By :**

Fred S. Gould

Coastal Real Estate

Office: 727-869-3600

Office Fax: 727-869-2904

Agent Phone: 727-808-0360

Agent Fax:

Agent E-mail: [coastalreal@aol.com](mailto:coastalreal@aol.com)

Agent Website:

**GENERAL PROPERTY INFORMATION**

Address: 6035 Sea Ranch Dr # 707 Hudson, FL 34667-1582      Photos: 1      List Price: \$225,000  
 Unit #: 707      Floors in Unit: 1      Floor # of Units: 7      Low Price:  
 Bldg # Floors: 9      Total Units: 108      County: Pasco      Auction:      Sales Price: \$200,000  
 Total Bedrooms: 2      Total Baths: Full: 2      Half: 0      Property Desc: 3rd Floor + above Multi-Story      Sales Date: 02/26/2011  
 Property Style: Condo      Ownership: Condo      Architectural Style:      LP/Sq Ft: \$1  
 Condo Community: Gulf Island      Building Name/Number: 1      SP/Sq Ft: \$1  
 MLS #: 7446518      Status: Sold      Area: 102      Grid: G7      PUD: No

**LAND & SITE INFORMATION**

Subdivision Number/Name: 0360/Gulf Island Beach Te      Municipal Code:  
 Neighborhood/Complex:  
 Legal Description: Gulf Island Beach & Tennis Club I A Condominium Per Or 1381 Pg 9      Model:  
 Location: Gated Community, In County      Lot Size: 0      Zoning: mfl  
 Front Exposure: Eas

**SOCIAL ISSUES**

HO Assn Required: Yes      HOA Fee: \$375      Homestead: No      Special Tax District:      Millage Rate: 14.37  
 Monthly Maintenance Fee: \$375      HOA Schedule: Monthly Payment      CDD:      Annual CDD Fee:  
 Maintenance Includes: Building Exterior, Cable, Escrow Reserves, Insurance Building, Lawn/Ground Maintenance, Pest Control, Roof, T  
 Rules: Assoc. Approval Required, Condo Disclosure Available, Condo Documents Available, HOA Disclosure Available, OK To Lease, Pets /  
 Community Features: Deed Restrictions, Community Heated Pool, Elevators, Fees Required, Gated, HOA Required, Playground, Storage  
 Days Lease: 7      Land Lease Fee:

**INTERIOR FEATURES**

Year Built: 1984      Sq. Ft. Heated: 1,236      Sq. Ft. Source: Tax Records      Cooling/AC: Central  
 Master Bath: MBR Bath-Tub w/ Shower, Dual Sinks      Heating: Central, Electric  
 Floor Cover: Wall to Wall Carpet, Ceramic Tile  
 Interior Layout: Great Room Plan, Study/Den/Library  
 Kitchen:  
 Appliances: Dishwasher, Dryer, Hot Water Electric, Microwave, Range, Refrigerator, Washer  
 Interior Features: Blinds/Shades, Ceiling Fan(s), Inside Utility, Smoke Alarm(s), Washer/Dryer Hook-Up  
 Utilities Data: Cable, Fire Hydrant (w/i 1000 ft), Public Municipal Water, Sewer

**EXTERIOR INFORMATION**

Construction: Block, Stucco, On Piling      Roof: Built Up      Balcony/Porch Size:  
 Exterior Features:  
 Garage/Carport: 1 Car Garage  
 Garage Features: Assigned Parking, Guest Parking, Under Building Parking  
 Pool Y/N: Yes      Pool (Owned) - Features: Gunite/Concrete, Heated Pool, In Ground      Water Extras: N  
 Water(Y/N):  
 Water Frontage: Y - Beach - Private, Gulf/Ocean, Canal - Saltwater  
 Water Access: Y - Beach - Private, Gulf/Ocean  
 Water View: Y - Gulf/Ocean - Full

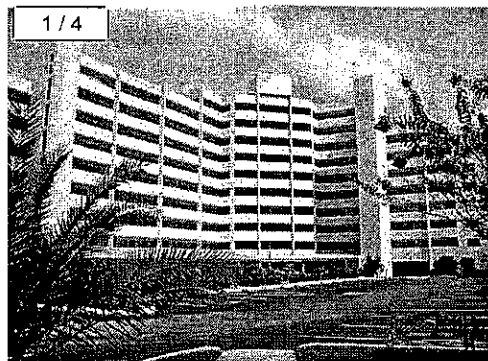
**REALTORS INFORMATION**

Directions: US 19 to Sea Ranch to Gulf Island Building 1

Remarks:



**Residential** **6035 Sea Ranch Dr # 402** **List Price: \$198,000**

**Prepared For You By :**

Fred S. Gould

Coastal Real Estate

Office: 727-869-3600

Office Fax: 727-869-2904

Agent Phone: 727-808-0360

Agent Fax:

Agent E-mail: [coastalreal@aol.com](mailto:coastalreal@aol.com)

Agent Website:

**GENERAL PROPERTY INFORMATION**

<b>Address:</b> 6035 Sea Ranch Dr # 402 Hudson, FL 34667-1562		<b>Photos:</b> 4	<b>List Price:</b> \$198,000
<b>Unit #:</b> 402	<b>Floors in Unit:</b>	<b>Floor # of Units:</b>	<b>Low Price:</b>
<b>Bldg # Floors:</b>	<b>Total Units:</b>	<b>County:</b> Pasco	<b>Auction:</b>
<b>Total Bedrooms:</b> 2	<b>Total Baths:</b> Full: 2	<b>Half:</b> 0	<b>Property Desc:</b> 3rd Floor + above Multi-Story
<b>Property Style:</b> Condo	<b>Ownership:</b> Condo	<b>Archectural Style:</b>	<b>Sales Price:</b> \$170,000
<b>Condo Community:</b>	<b>Building Name/Number:</b>		<b>Sales Date:</b> 10/22/2007
<b>MLS #:</b> 7425676	<b>Status:</b> Sold	<b>Area:</b> 102	<b>Grid:</b> G7
			<b>LP/Sq Ft:</b> \$1
			<b>SP/Sq Ft:</b> \$1
			<b>PUD:</b> No

**LAND & SITE INFORMATION**

<b>Subdivision Number/Name:</b> 0360/Gulf Island Beach Te	<b>Municipal Code:</b>	<b>Model:</b>
<b>Neighborhood/Complex:</b>		<b>Zoning:</b> MF1
<b>Legal Description:</b> Gulf Island Beach & Tennis Club I A Condominium Per Or 1381 Pg 9		<b>Front Exposure:</b> Sou
<b>Location:</b> Gated Community, In County, Street Paved, Street Private	<b>Lot Size:</b> 150	

**SOCIAL ISSUES**

<b>HO Assn Required:</b> Yes	<b>HOA Fee:</b> \$335	<b>Homestead:</b> No	<b>Special Tax District:</b>	<b>Millage Rate:</b> 14.37
<b>Monthly Maintenance Fee:</b> \$0		<b>HOA Schedule:</b> Monthly Payment	<b>CDD:</b>	<b>Annual CDD Fee:</b>
<b>Maintenance Includes:</b> Building Exterior, Lawn/Ground Maintenance, Roof, Security, Cable, Insurance Building, Trash Removal, Escrow		<b>Max Pet Wt:</b> 25	<b>Days Lease:</b> 365	<b>Land Lease Fee:</b>
<b>Rules:</b> Pets Allowed, OK To Lease, Required Association				
<b>Community Features:</b> Waterfront Complex, Water Access, Tennis Court, Playground, HOA Required, Gated, Fees Required, Elevators, C				

**INTERIOR FEATURES**

<b>Year Built:</b> 1984	<b>Sq. Ft. Heated:</b> 1,236	<b>Sq. Ft. Source:</b> Tax Records	<b>Cooling/AC:</b> Central
<b>Master Bath:</b>			<b>Heating:</b> Central
<b>Floor Cover:</b>			
<b>Interior Layout:</b>			
<b>Kitchen:</b>			
<b>Appliances:</b>			
<b>Interior Features:</b> Ceiling Fan(s), Smoke Alarm(s)			
<b>Utilities Data:</b> Public Municipal Water, Sewer			

**EXTERIOR INFORMATION**

<b>Construction:</b> Block	<b>Roof:</b> Other	<b>Balcony/Porch Size:</b>
<b>Exterior Features:</b>		
<b>Garage/Carport:</b> None		
<b>Garage Features:</b> None		
<b>Pool Y/N:</b> Yes	<b>Pool (Owned) - Features:</b> No Pool	
<b>Water(Y/N):</b> Yes		<b>Water Extras:</b> Y - Dock - Slip Deeded On-Site, Seawall
<b>Water Frontage:</b> Y - Gulf/Ocean		<b>Concrete, Skiing Allowed</b>
<b>Water Access:</b> Y - Gulf/Ocean		
<b>Water View:</b> Y		

**REALTORS INFORMATION**

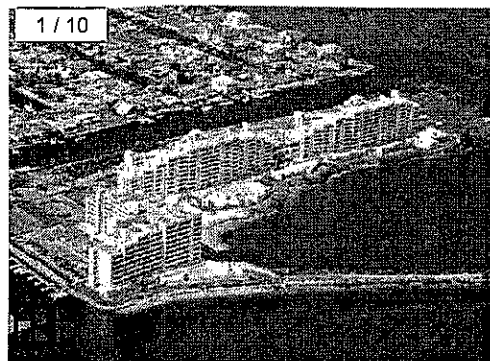
**Directions:** North on US HWY 19 - West on Sea Ranch. Continue west until you reach guard house. Building on right - 4th floor.

**Remarks:** NOT A SHORT SALE! Want affordable waterfront property with breath-taking sunset views? At this price the time is now! As prim home, family get-away, investment, or a little of each -this is a deal! Enjoy unobstructed views of the Gulf from both covered balconies. AMENITIES AND LOCATION provide a resort like feel, yet the layout and sq footage of this unit is not confined hotel living! You'll well laid out - open spacious, fully furnished 2bedroom, 2bath home with bonus room, large fully equipped kitchen, and inside laundry. WORRY & MAINTENANCE FREE LIVING! Gulf Island is a 24 hr manned gated community that sits directly on the gulf. Recreational type amenities include tennis courts, large heated pool, private beach, picnic area, playground and nature trail. A friendly community without age restrictions that allows small pets. MAINTENANCE FEES cover exterior building, roof, escrow, reserves, insurance, security, trash removal, water/sewer. LOCATION close to airport (45min) and popular attractions (90min-Orlando). One look and you'll fall in love!

Residential

6035 SEA RANCH DR # 502

List Price↓ \$169,9



## Prepared For You By :

Fred S. Gould

Coastal Real Estate

Office: 727-869-3600

Office Fax: 727-869-2904

Agent Phone: 727-808-0360

Agent Fax:

Agent E-mail: [coastalreal@aol.com](mailto:coastalreal@aol.com)

Agent Website:

## GENERAL PROPERTY INFORMATION

Address: 6035 SEA RANCH DR # 502 HUDSON, FL 34667-1526		Photos: 10	List Price↓ \$169,900
Unit #: 502	Floors in Unit: 1	Floor # of Units:	Low Price:
Bldg # Floors: 6	County: Pasco	Auction:	Sales Price: \$150,000
Total Bedrooms: 2	Total Baths: Full: 2	Property Desc: 3rd Floor + above Multi-Story	Sales Date: 10/02/200
Property Style: Condo	Ownership: Condo	Archectural Style:	LP/Sq Ft: \$1
Condo Community:	Building Name/Number:		SP/Sq Ft: \$1
MLS #: 2355433	Status: Sold	Area: 102	PUD:
		Grid: G7	

## LAND &amp; SITE INFORMATION

Subdivision Number/Name: 0360/GULF ISLAND BEACH &	Municipal Code:	Model:
Neighborhood/Complex: GULF ISLAND BEACH		Zoning: 0MF1
Legal Description: GULF ISLAND BEACH & TENNIS CLUB I A CONDOMINIUM PER OR 1381 PG 9	Lot Size:	Front Exposure:
Location: Street Paved, In County		

## SOCIAL ISSUES

HO Assn Required: No	HOA Fee:	Homestead: Yes	Special Tax District:	Millage Rate: 14.37
Monthly Maintenance Fee: \$335	HOA Schedule:	CDD: No	CDD: No	Annual CDD Fee:
Maintenance Includes: Cable, Trash Removal	Max Pet Wt:	Days Lease:		Land Lease Fee:
Rules:				
Community Features: Community Pool, Deed Restrictions, Fees Required, Gated, Storage, Security, Tennis Court, Waterfront Complex				

## INTERIOR FEATURES

Year Built: 1984	Sq. Ft. Heated: 1,236	Sq. Ft. Source: Tax Records	Cooling/AC: Central
Master Bath: MBR Bath-Shower No Tub			Heating: Central
Floor Cover: Ceramic Tile			
Interior Layout: Living/Dining Room Combo, Bonus Room			
Kitchen:			
Appliances: Refrigerator, Range, Disposal, Dishwasher, Microwave			
Interior Features: Smoke Alarm(s), Inside Utility			
Utilities Data: Cable			

## EXTERIOR INFORMATION

Construction: Block, Stucco	Roof:	Balcony/Porch Size:
Exterior Features: Other		
Garage/Carport: 1 Car Garage		
Garage Features: Assigned Parking, Guest Parking		
Pool Y/N: No	Pool (Owned) - Features:	
Water(Y/N): Yes	Water Extras: N	
Water Frontage: Y - Gulf/Ocean		
Water Access: N		
Water View: N		

## REALTORS INFORMATION

Directions: US19 WEST ON SEA RANCH DR, GO TO END OF SEA RANCH DR. GO THROUGH GUARD AT GATE THEN MAKE A RIGHT AFTER GATE.

Remarks: You must see this unit and the great views of the Gulf of Mexico every time you look out your 5th floor balcony. This 2 bedroom bathroom condo also comes with a Bonus room that could possible be a 3rd bedroom, Office or Den! This unit has a newer AC u Newer Appliances, Ceramic Tile, Washer & Dryer and your own Parking Space and Storage unit in the Garage!! This community 24/7, heated pool, tennis courts, private beach, a playground and a great view of the Gulf. Make this condo your new home or va get away!!-Listing price may not be sufficient to cover all encumbrances, closing costs, or other seller charges and sale of Proper listing price may be conditioned upon approval of third parties. VIEW VIRTUAL TOUR FOR MORE PICTURES!



## EXHIBIT 3

## Gail and Stuart Corenblum

---

**From:** Gail and Stuart Corenblum [gailstu@bellsouth.net]  
**Sent:** Monday, March 15, 2010 5:29 PM  
**To:** 'JGassenheimer@bergersingerman.com'; 'Ariadna Hernandez';  
'hgassenheimer@bermanmortgageinfo.com'  
**Cc:** 'Robert Parker'; 'Jerilynn Gidney'; 'Marvin B. Kaplan'  
**Subject:** FW: Comparative Market Analysis

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**From:** famls.ndr.1869@pro.mlxtempo.com [mailto:famls.ndr.1869@pro.mlxtempo.com] **On Behalf Of** Michelle Perkins  
**Sent:** Sunday, July 26, 2009 11:02 AM  
**To:** hgassenheimer@thebermangroup.net  
**Subject:** Comparative Market Analysis

MR. GASSENHEIMER,  
THE SUBJECT PROPERTY 6035 SEA RANCH DR UNIT 601, IN MY OPINION NEEDS TO BE COMPLETELY GUTTED.. DUE TO COST OF LABOR AND MATERIALS 50-70K THE PROPERTY HAS MOLD, ELECTRICAL AND JUST SO MANY PROBLEMS IT JUST NEEDS TO BE GUTTED AND UPDATED, ANOTHER DRAW BACK THAT IT ALSO HAS IS THE ASSOC. DO NOT PLAY WELL WITH EACH OTHER THEY ARE SEPARATE AND THEY DO NOT ALLOW BLDG. 1 TO USE THE REC. FACILITIES.. BUT THE NICE THINGS THAT IT DOES HAVE IS A BOAT DOCK; VALUE OF 30K

GARAGE; VALUE OF 5K.

I WOULD SUGGEST VALUE AT \$99,000 - 110,000

DEPENDING ON THE QUICKNESS OF THE SALE.

MICHELLE PERKINS

Click the Hyperlink below to view a Quick Comparative Market Analysis. If after clicking the link, your Internet browser does not launch, right click on the link and Copy the Shortcut. Then paste the Shortcut into your browser's Address Field.

[Quick Comparative Market Analysis](#)

Michelle Perkins

E-mail: [michellepwrealtor@hotmail.com](mailto:michellepwrealtor@hotmail.com)



Hi Hal and Gail,

Attached is the Comparative Market Analysis for the Oceanside units. For purposes of the CMA, I have assumed that each unit includes a parking space and boat slip. I have also assumed that the cost of renovating a unit is between \$40,000 and \$50,000. As you can see from the pictures, most of the units would have to be totally gutted, virtually all the appliances are missing, most a/c units and hot water heaters would have to be replaced, and most units have significant problems with the electrical and plumbing systems.

If you consider renovating multiple units for rental purposes, the cost per unit would obviously drop. A 2 bedroom, 2 bath fully furnished unit rents for approximately \$2,500 per month during the winter months – December through April. Thereafter, they rent for approximately \$400 per week. On average a reasonably furnished unit is now grossing about \$15,000 per year. An unfurnished unit is presently commanding less than \$1,200 per month, and there is not a large demand for long term unfurnished rentals.

Association II, which oversees the boat slips, has in the past stated that the boat slips are only for owners of Association II unit owners, even though most existing owners of the boat slips are owners in Association I. We may have a battle when we sell a boat slip with a building I unit.

Please call or e-mail me if you need additional information.

Very truly yours,

Claudia Traywick  
Coastal Real Estate Associates, Inc.  
727-869-3600 (office)  
727-808-8287 (cell)  
[coastalreal@aol.com](mailto:coastalreal@aol.com)



# **Comparative Market Analysis**

**Prepared Especially for:  
Harold Gassenheimer**

**For property at  
6035 Sea Ranch Dr NW # 804  
Hudson 34667**

**Courtesy of:  
Claudia Traywick  
Coastal Real Estate  
12833 US 19  
Hudson, FL 34667  
Phone: 727-808-8287**

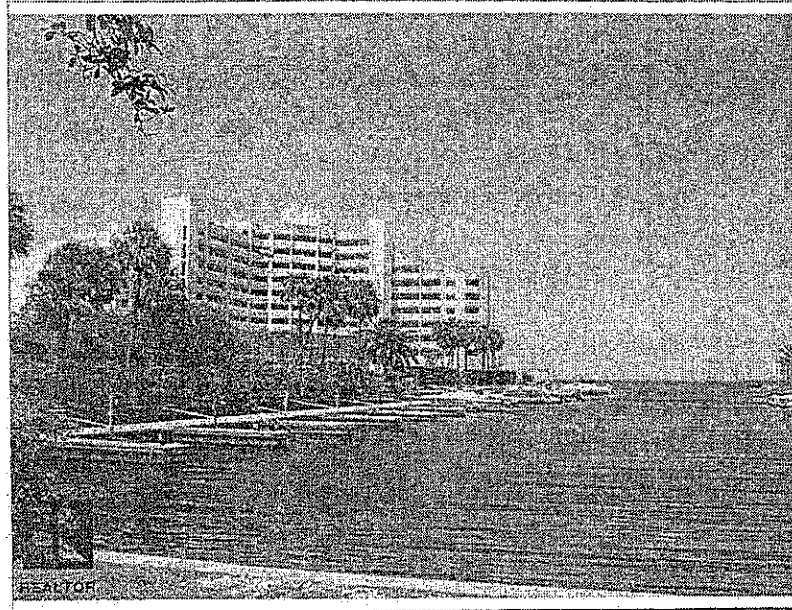
**Fax: 727-869-2904  
Email: [coastalreal@aol.com](mailto:coastalreal@aol.com)**



## Subject Property

Prepared for Harold Gassenheimer

**6035 Sea Ranch Dr NW # 804  
Hudson 34667**



**Claudia Traywick, Coastal Real Estate**

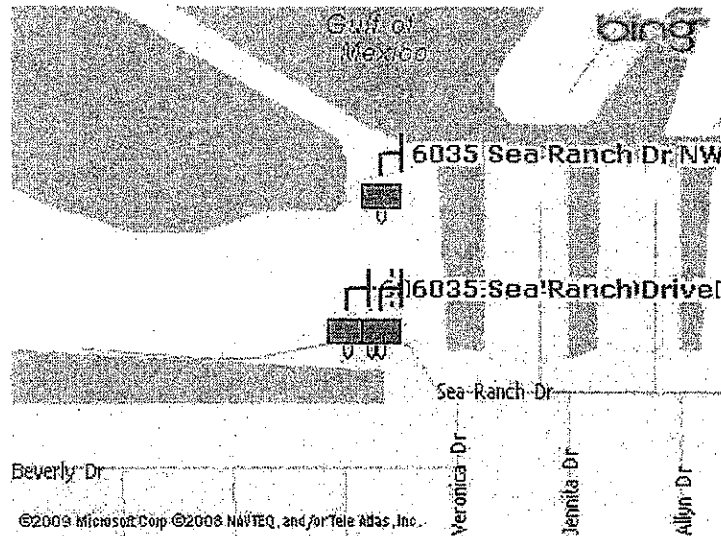
12833 US 19, Hudson, FL 34667

Office: 727-808-8287 | Fax: 727-869-2904



## Comparable Property Location

Prepared for Harold Gassenheimer



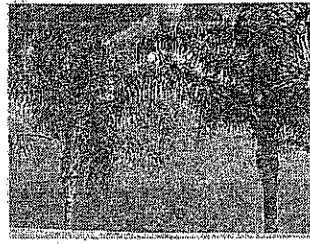
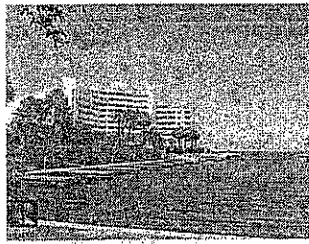
Comparable Address	# Beds	SqFt	Days on Market	List Price	Sale Price
6035 SEA RANCH DR # 502	2	1,236	157	↓ \$169,900	
6035 Sea Ranch Dr NW # 110	2	1,236	214	↓ \$156,000	
6035 SEA RANCH DR # 101	2	1,236	268	↓ \$149,900	
6035 Sea Ranch Drive # 102	2	1,236	67	\$199,999	\$160,000

Claudia Traywick, Coastal Real Estate

12833 US 19, Hudson, FL 34667

Office: 727-808-8287 | Fax: 727-889-2904

# Comparative Market Analysis Pricing Adjustments



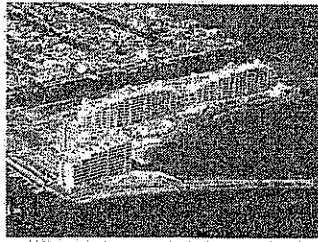
Address:	6035 Sea Ranch Dr NW # 804	6035 Sea Ranch Dr NW # 110
Status:		Active
Area:	102	102
Grid:		G7
Listing #:		7388753
List Price:	\$120,000	\$156,000
Days on Market:		214
City:	Hudson	Hudson
Subdivison:	Gulf Island Beach	Gulf Island Beach Te
Location:		Gated Community, In Count
Bedrooms:	2	2
Baths-Full:	2	2
Baths-Half:	0	0
Square Feet:	1,236	1,236
Year Built:	1984	1984
Lot Size:		0
Acreage:	Zero Lot Line	Zero Lot Line
Waterfront:	Waterfront	Waterfront, Water Access
Pool:	Yes	Yes
Construction:	Block, Stucco	Block, Stucco
Garage/Carport:	1 Car Carport	None
Air Conditioning:	None	Central
Heating:		Central, Electric

- \$50,000 due to the conditic

Total:	\$0	\$0
Adjusted List Pr:	\$120,000	\$156,000
Adjusted Sales Pr:		
Notes:		



## Comparative Market Analysis Pricing Adjustments



Address:	6035 SEA RANCH DR # 101	6035 Sea Ranch Drive # 102
Status:	Active	Sold
Area:	102	102
Grid:	F-6	G7
Listing #:	2339339	7357550
List Price:	\$149,900	\$199,999
Days on Market:	268	67
City:	HUDSON	Hudson
Subdivison:	GULF ISLAND BEACH &	Gulf Island Beach
Location:	Conservation Area, In Count	Gated Community, In Count
Bedrooms:	2	2
Baths-Full:	2	2
Baths-Half:		0
Square Feet:	1,236	1,236
Year Built:	1984	1984
Lot Size:		n/a
Acreage:	Zero Lot Line	Zero Lot Line
Waterfront:	Waterfront	Waterfront, Water Access
Pool:	No	Yes
Construction:		Other
Garage/Carport:	None	1 Car Garage
Air Conditioning:	Central	Central
Heating:	Central	Central

Total:	\$0	\$0
Adjusted List Pr:	\$149,900	\$199,999
Adjusted Sales Pr:		\$160,000
Notes:		



## Price Adjustments

Prepared for Harold Gassenheimer

Address:	6035 Sea Ranch Dr Nl	6035 SEA RANCH DR	6035 Sea Ranch Dr Nl	6035 SEA RANCH DR
Status:		ACT	ACT	ACT
List Price:	\$120,000	\$169,900	\$156,000	\$149,900
Sale Price:				
Bedrooms:	2	2	2	2
Square Ft:	1,236	1,236	1,236	1,236
LP/SqFt:	\$97.09	\$137.46	\$126.21	\$121.28
SP/SqFt:				
Adjustment 1:	- \$50,000 due to the co			
+/- Amount:				
Adjustment 2:				
+/- Amount:				
Adjustment 3:				
+/- Amount:				
Adjustment 4:				
+/- Amount:				
Adjustment 5:				
+/- Amount:				
Adjustment 6:				
+/- Amount:				
Adjustment 7:				
+/- Amount:				
Adjustment 8:				
+/- Amount:				
Total:	\$0	\$0	\$0	\$0
Adjusted List Pr:	\$120,000	\$169,900	\$156,000	\$149,900
Adjusted Sale Pr:				
Notes:				



## Price Adjustments

Prepared for Harold Gassenheimer

Address: 6035 Sea Ranch Drive

Status: CLOSD

List Price: \$199,999

Sale Price: \$160,000

Bedrooms: 2

Square Ft: 1,236

LP/SqFt: \$161.81

SP/SqFt: \$129.45

Adjustment 1:

+/- Amount: \_\_\_\_\_

Adjustment 2:

+/- Amount: \_\_\_\_\_

Adjustment 3:

+/- Amount: \_\_\_\_\_

Adjustment 4:

+/- Amount: \_\_\_\_\_

Adjustment 5:

+/- Amount: \_\_\_\_\_

Adjustment 6:

+/- Amount: \_\_\_\_\_

Adjustment 7:

+/- Amount: \_\_\_\_\_

Adjustment 8:

+/- Amount: \_\_\_\_\_

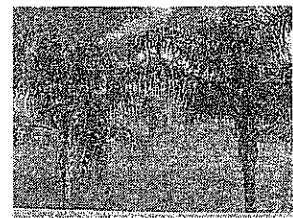
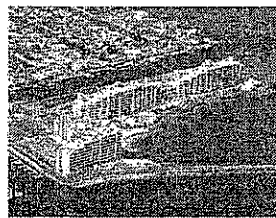
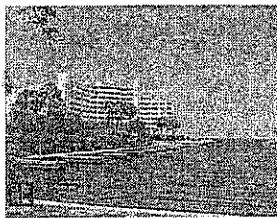
Total: \$0

Adjusted List Pr: \$199,999

Adjusted Sale Pr: \$160,000

Notes:

# Residential Side-by-Side



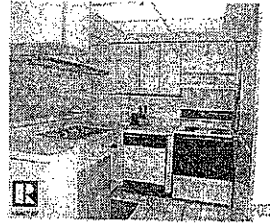
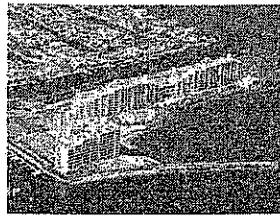
MLS #

2355433

7388753

Address	6035 Sea Ranch Dr NW # 804	6035 SEA RANCH DR # 502	6035 Sea Ranch Dr NW # 110
City	Hudson	HUDSON	Hudson
Neighborhood/Complex		GULF ISLAND BEACH	
Area	102	102	102
Location		Paved Street, In County	Gated Community, In County
Grid		G7	G7
Bedrooms	2	2	2
Baths-Full	2	2	2
Baths-Half	0		0
Square Feet	1,236	1,236	1,236
Year Built	1984	1984	1984
Lot Size			0
Acreage	Zero Lot Line	Zero Lot Line	Zero Lot Line
Waterfront	Waterfront		Waterfront, Water Access
Pool	Yes	No	Yes
Construction	Block, Stucco	Block, Stucco	Block, Stucco
Garage/Carport	1 Car Carport	1 Car Garage	None
Air Conditioning	None	Central	Central
Heating		Central	Central, Electric
List Price	\$120,000	\$169,900	\$156,000
LP/SqFt	\$97.09	\$137.46	\$126.21
Sales Price			
SP/SqFt			
SP/LP\$ %			
Sales Date			
DOM		157	214

# Residential Side-by-Side



MLS #

2339339

7357550

Address	6035 SEA RANCH DR # 101	6035 Sea Ranch Drive # 102
City	HUDSON	Hudson
Neighborhood/Complex		
Area	102	102
Location	Conservation Area, In County	Gated Community, In County
Grid	F-6	G7
Bedrooms	2	2
Baths-Full	2	2
Baths-Half		0
Square Feet	1,236	1,236
Year Built	1984	1984
Lot Size		n/a
Acreage	Zero Lot Line	Zero Lot Line
Waterfront	Waterfront	Waterfront, Water Access
Pool	No	Yes
Construction		Other
Garage/Carport	None	1 Car Garage
Air Conditioning	Central	Central
Heating	Central	Central
List Price	\$149,900	\$199,999
LP/SqFt	\$121.28	\$161.81
Sales Price		\$160,000
SP/SqFt		\$129.45
SP\$/LP\$ %		0.80%
Sales Date		10/31/2008
DOM	268	67

# Residential Comp Summary Listings

MLS#	Area	Address	Subdivision	Waterfront	Pool	Gar/Car	Prop.Code	Sq.Ft.	Beds	Bths	Price	LP\$/SF	DOM
	102	6035 Sea Ranch Dr NW # 804	Gulf Island Beach	Waterfront	Yes	1 Car Carport	3rd Floor + above Mut	1,236	2	2/0	\$120,000	\$97.09	
											Sold Info:		
7388753 (Active)	102	6035 Sea Ranch Dr NW # 110	Gulf Island Beach Te	Waterfront	Yes	None	1st Floor Multi-Story	1,236	2	2/0	\$156,000	\$126.21	214
											Sold Info:		
2339339 (Active)	102	6035 SEA RANCH DR # 101	GULF ISLAND BEACH &	Waterfront	No	None	2nd Floor Multi-Story	1,236	2	2	\$149,900	\$121.28	268
											Sold Info:		
7357550 (Sold)	102	6035 Sea Ranch Drive # 102	Gulf Island Beach	Waterfront	Yes	1 Car Garage	One Story	1,236	2	2/0	\$199,999	\$161.81	67
											Sold Info:		
											\$160,000	\$129.45	0.80%

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Friday, July 17, 2009  
01:02 PM

Number of Properties:		4
Average:	Sq.Ft.	1,236
Median:	LP\$/SF	\$126.60
Minimum:	List Price	\$156,475
Maximum:	Sale Price	\$160,000
	SP\$/SF	\$129.45
	SP\$/LP%	0.80%
	DOM	183
		214
		67
		268

## EXHIBIT 4



# Oceanside

UNIT	2006	2007	2008	2009	TOTAL TAXES DUE if paid by 4/30/2010	HOA FEES DUE* if paid by 3/31/2010	TOTAL DEBT PER UNIT
201	\$ 4,279.55	\$ 4,338.18	\$ 3,991.59	\$ 3,035.08	\$ 15,644.40	\$ 19,500.00	\$ 35,144.40
104	\$ 4,058.85	\$ 4,124.46	\$ 3,845.95	\$ 2,930.55	\$ 14,959.81	\$ 19,500.00	\$ 34,459.81
105	\$ 4,058.85	\$ 4,124.46	\$ 3,845.95	\$ 2,930.55	\$ 14,959.81	\$ 19,500.00	\$ 34,459.81
111	\$ 4,058.85	\$ 4,124.46	\$ 3,845.95	\$ 2,930.55	\$ 14,959.81	\$ 19,500.00	\$ 34,459.81
202	\$ 4,063.87	\$ 4,129.50	\$ 3,851.02	\$ 2,934.37	\$ 14,978.76	\$ 19,500.00	\$ 34,478.76
301	\$ 4,823.89	\$ 4,887.32	\$ 4,563.71	\$ 3,063.76	\$ 17,338.68	\$ 19,500.00	\$ 36,838.68
302	\$ 4,823.89	\$ 4,887.32	\$ 4,563.71	\$ 3,063.76	\$ 17,338.68	\$ 19,500.00	\$ 36,838.68
311	\$ 4,823.89	\$ 4,887.32	\$ 4,563.71	\$ 3,063.76	\$ 17,338.68	\$ 19,500.00	\$ 36,838.68
406	\$ 4,825.91	\$ 4,889.34	\$ 4,564.23	\$ 3,063.76	\$ 17,343.24	\$ 19,500.00	\$ 36,843.24
408	\$ 4,825.91	\$ 4,889.34	\$ 4,564.23	\$ 3,063.76	\$ 17,343.24	\$ 19,500.00	\$ 36,843.24
601	\$ 5,045.36	\$ 5,108.14	\$ 4,738.08	\$ 3,063.76	\$ 17,955.34	\$ 19,965.46	\$ 37,920.80
803	\$ 5,311.12	\$ 5,373.15	\$ 4,961.16	\$ 3,063.76	\$ 18,709.19	\$ 19,500.00	\$ 38,209.19
804	\$ 5,311.12	\$ 5,373.15	\$ 4,961.16	\$ 3,063.76	\$ 18,709.19	\$ 19,500.00	\$ 38,209.19
KeithNovak:							
210				\$ 2,934.38	\$ 2,934.38	\$ 8,600.00	\$ 11,534.38
401	\$ 4,825.91	\$ 4,889.34	\$ 4,564.23	\$ 3,063.76	\$ 17,343.24	\$ 19,500.00	\$ 36,843.24
510	\$ 4,827.93	\$ 4,891.35	\$ 4,564.73	\$ 3,063.76	\$ 17,347.77	\$ 19,500.00	\$ 36,847.77
706	\$ 5,176.23	\$ 5,238.65	\$ 4,809.08	\$ 3,063.76	\$ 18,287.72	\$ 20,217.75	\$ 38,505.47
<b>TOTAL 17 units</b>	<b>\$ 75,141.13</b>	<b>\$ 76,155.48</b>	<b>\$ 70,798.49</b>	<b>\$ 51,396.84</b>	<b>\$ 273,491.94</b>	<b>\$ 321,783.21</b>	<b>\$ 595,275.15</b>

\*These figures supplied by Pat Walther, President condominium association. They do not include legal fees on foreclosure actions.

Figures on units 601 and 706 are thru March 31. 210 is the only unit which has made payments. All units' fees are between \$19,500 and \$20,300. Where exact number has not been calculated, we have entered the lower figure.

Hudson, FL properties  
Property Tax if paid by 04/30/2010

Oceanside Acq	2006	2007	2008	2009	TOTAL TAXES
UNIT	if paid by 4/30/10				
201	\$ 4,279.55	\$ 4,338.18	\$ 3,991.59	\$ 3,035.08	\$ 15,644.40
104	\$ 4,058.85	\$ 4,124.46	\$ 3,845.95	\$ 2,930.55	\$ 14,959.81
105	\$ 4,058.85	\$ 4,124.46	\$ 3,845.95	\$ 2,930.55	\$ 14,959.81
111	\$ 4,058.85	\$ 4,124.46	\$ 3,845.95	\$ 2,930.55	\$ 14,959.81
202	\$ 4,063.87	\$ 4,129.50	\$ 3,851.02	\$ 2,934.37	\$ 14,978.76
301	\$ 4,823.89	\$ 4,887.32	\$ 4,563.71	\$ 3,063.76	\$ 17,338.68
302	\$ 4,823.89	\$ 4,887.32	\$ 4,563.71	\$ 3,063.76	\$ 17,338.68
311	\$ 4,823.89	\$ 4,887.32	\$ 4,563.71	\$ 3,063.76	\$ 17,338.68
406	\$ 4,825.91	\$ 4,889.34	\$ 4,564.23	\$ 3,063.76	\$ 17,343.24
408	\$ 4,825.91	\$ 4,889.34	\$ 4,564.23	\$ 3,063.76	\$ 17,343.24
601	\$ 5,045.36	\$ 5,108.14	\$ 4,738.08	\$ 3,063.76	\$ 17,955.34
803	\$ 5,311.12	\$ 5,373.15	\$ 4,961.16	\$ 3,063.76	\$ 18,709.19
804	\$ 5,311.12	\$ 5,373.15	\$ 4,961.16	\$ 3,063.76	\$ 18,709.19
KeithNovak:					
210				\$ 2,934.38	\$ 2,934.38
401	\$ 4,825.91	\$ 4,889.34	\$ 4,564.23	\$ 3,063.76	\$ 17,343.24
510	\$ 4,827.93	\$ 4,891.35	\$ 4,564.73	\$ 3,063.76	\$ 17,347.77
706	\$ 5,176.23	\$ 5,238.65	\$ 4,809.08	\$ 3,063.76	\$ 18,287.72
<b>TOTAL 17 units</b>					<b>\$ 273,491.94</b>

<b>DBKN</b>	\$ 16,362.49	\$ 16,639.07	\$ 15,113.50	\$ 11,849.50	<b>\$ 59,964.56</b>
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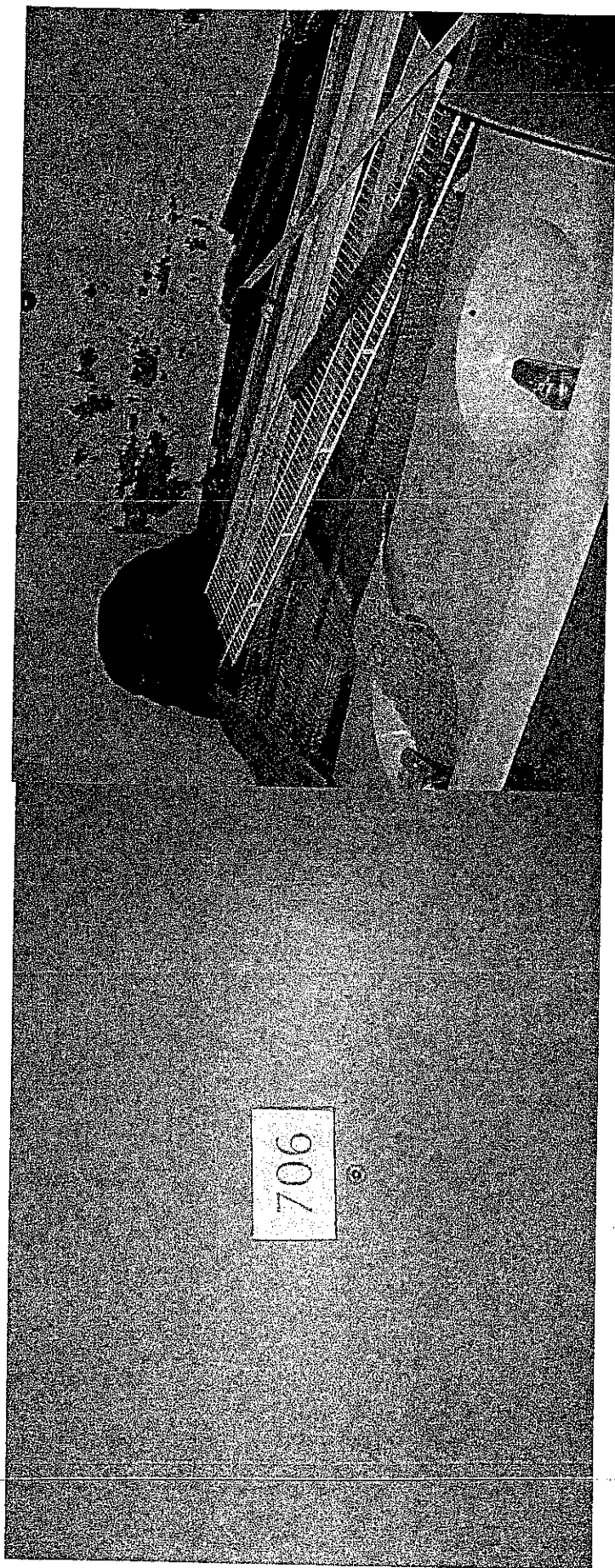
**Gulf Island**

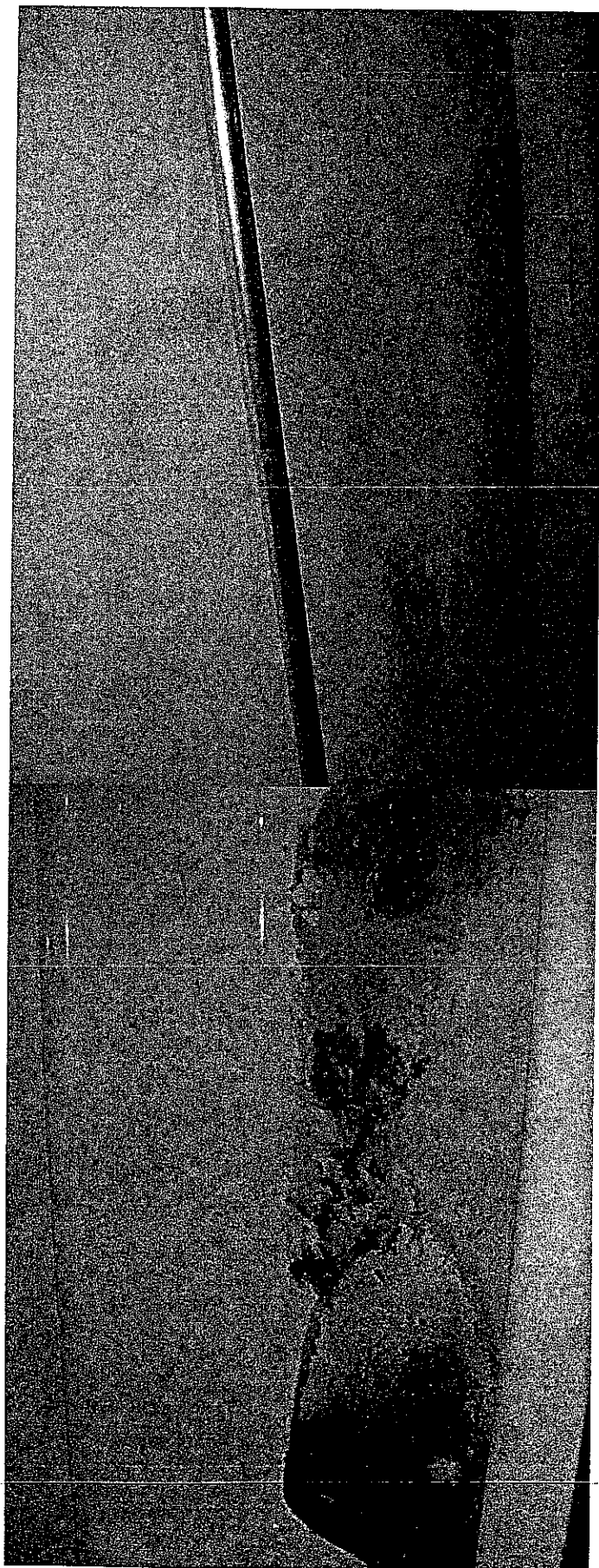
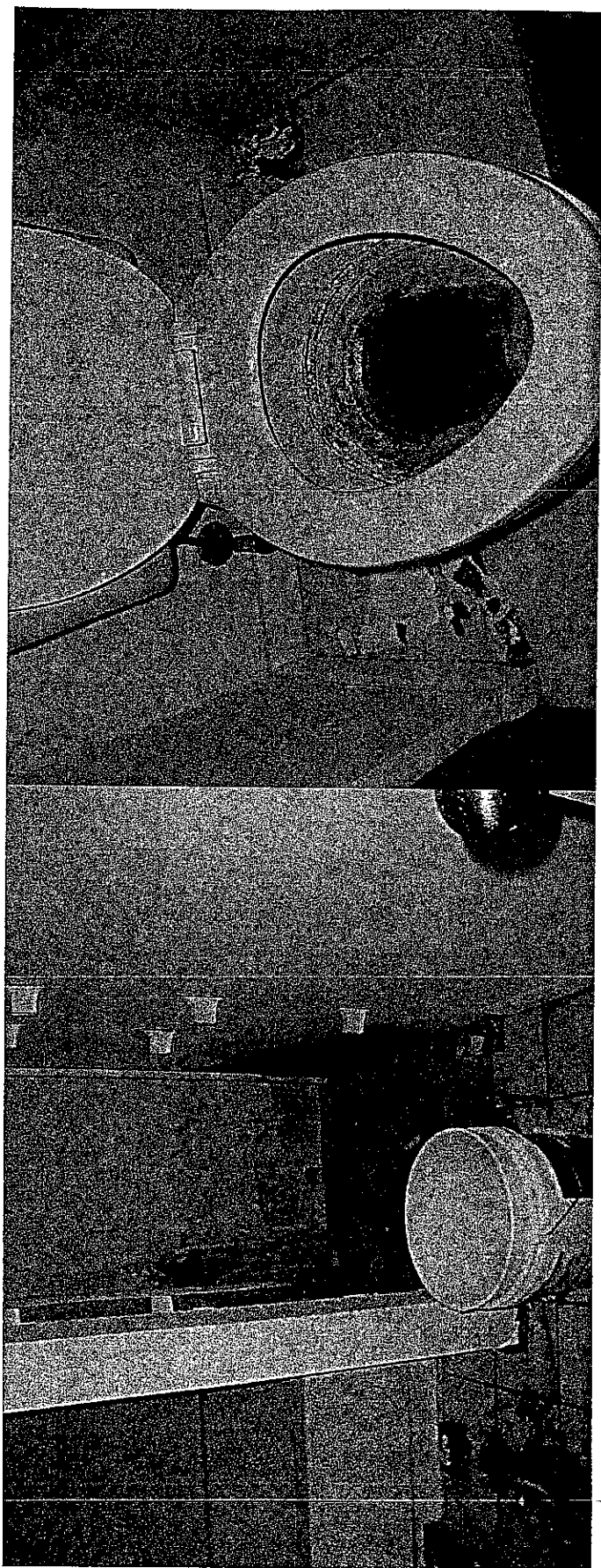
603	\$ 3,102.96	\$ 3,164.64	\$ 2,924.59	\$ 2,225.16	\$ 11,417.35
604	\$ 3,102.96	\$ 3,164.64	\$ 2,924.59	\$ 2,225.16	\$ 11,417.35
605	\$ 3,102.96	\$ 3,164.64	\$ 2,924.59	\$ 2,225.16	\$ 11,417.35
608	\$ 4,283.66	\$ 4,342.28	\$ 3,995.20	\$ 3,037.82	\$ 15,658.96
611	\$ 3,102.96	\$ 3,164.64	\$ 2,924.59	\$ 2,225.16	\$ 11,417.35
614	\$ 3,102.96	\$ 3,164.64	\$ 2,924.59	\$ 2,225.16	\$ 11,417.35
805	\$ 3,040.49	\$ 3,102.32	\$ 2,634.64	\$ 2,005.07	\$ 10,782.52
807	\$ 4,285.68	\$ 4,344.29	\$ 3,996.76	\$ 3,039.02	\$ 15,665.75
808	\$ 4,269.31	\$ 4,327.96	\$ 3,956.49	\$ 3,008.45	\$ 15,562.21

sales area	\$ 421.56	\$ 320.56	\$ 233.64	\$ 975.76
tennis courts	\$ 1,251.51	\$ 1,330.10	\$ 1,019.90	\$ 3,601.51

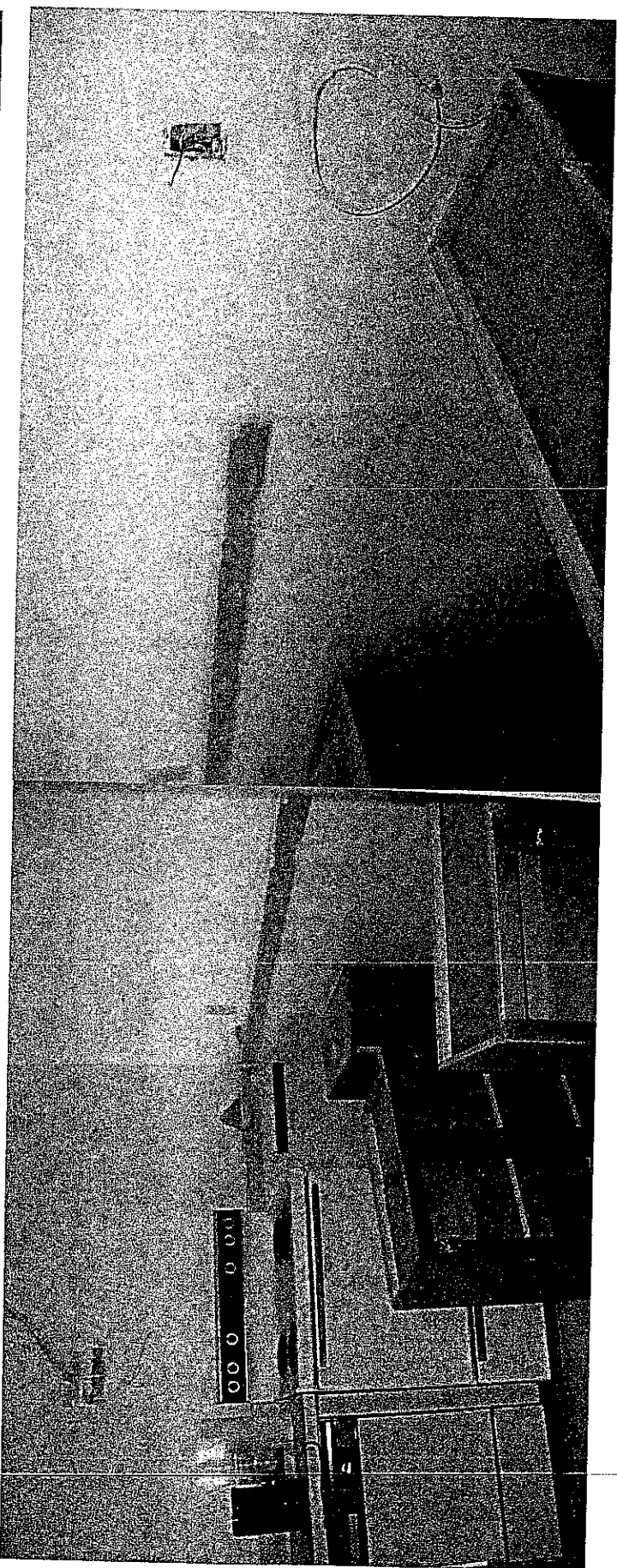
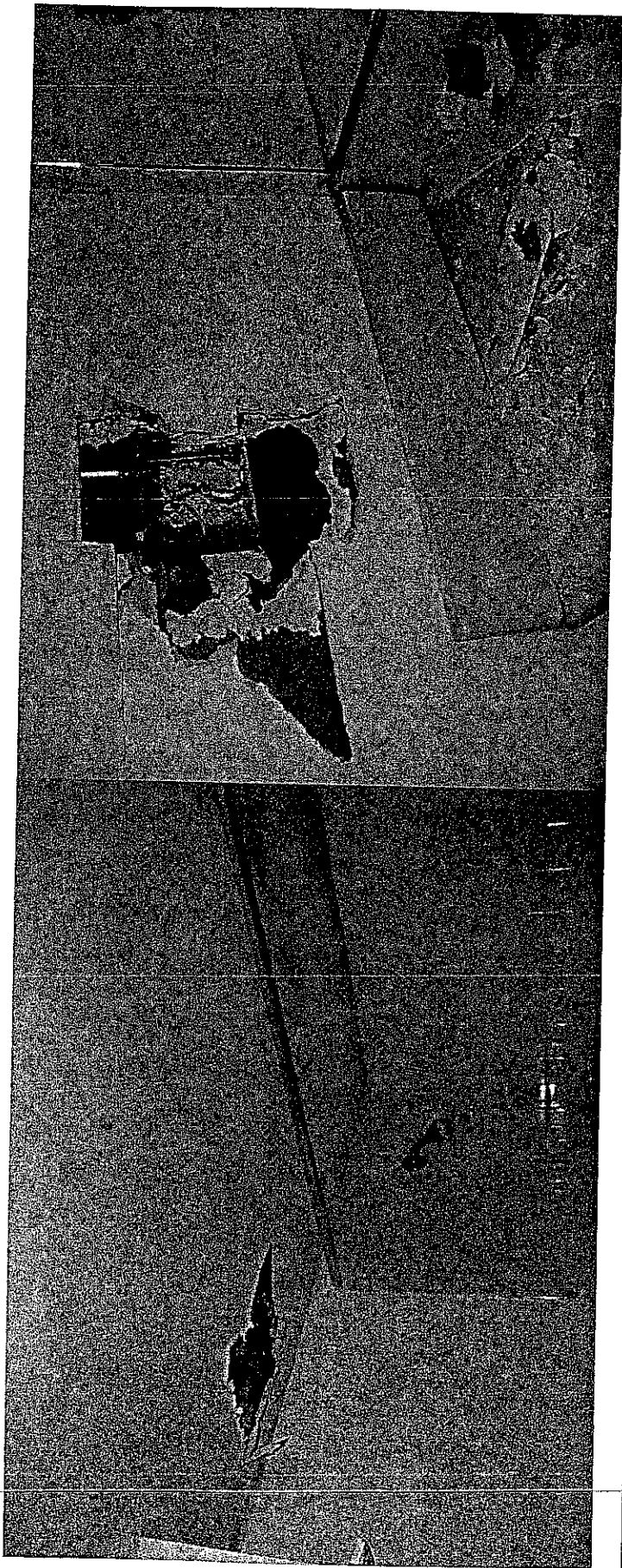
<b>9 GIR units +</b>				<b>\$ 119,333.46</b>
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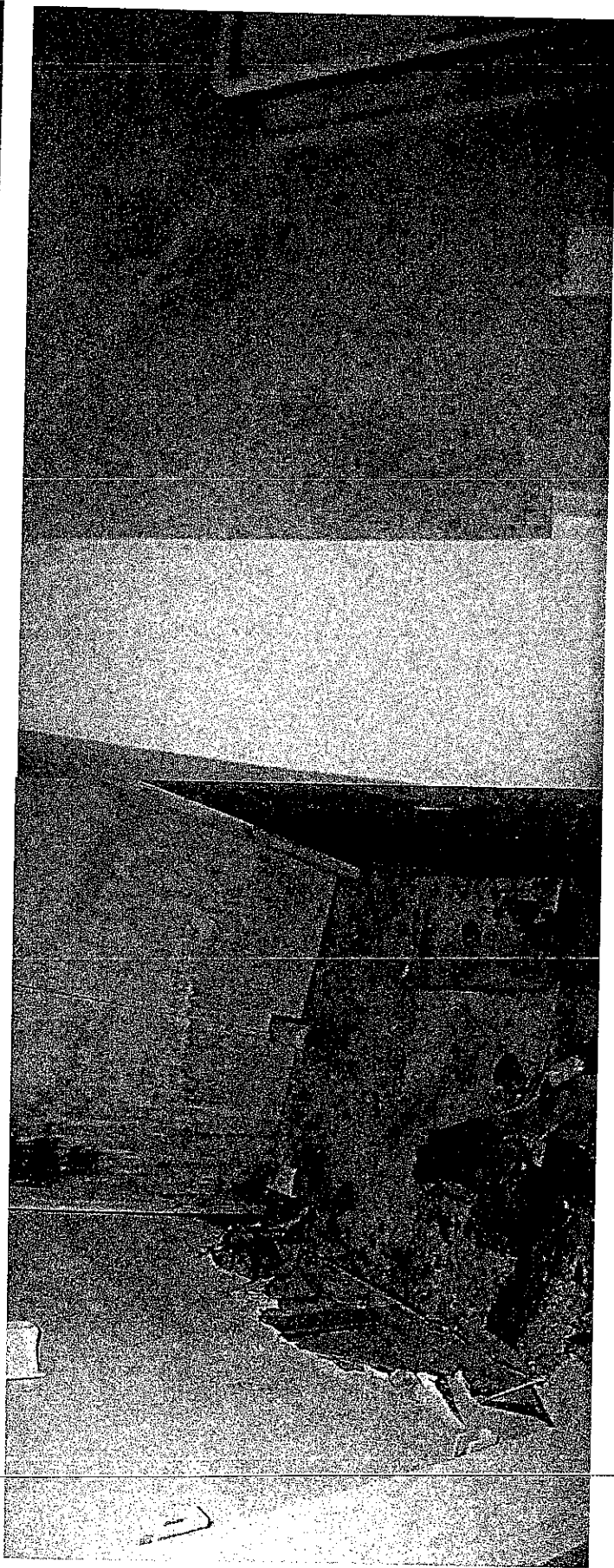
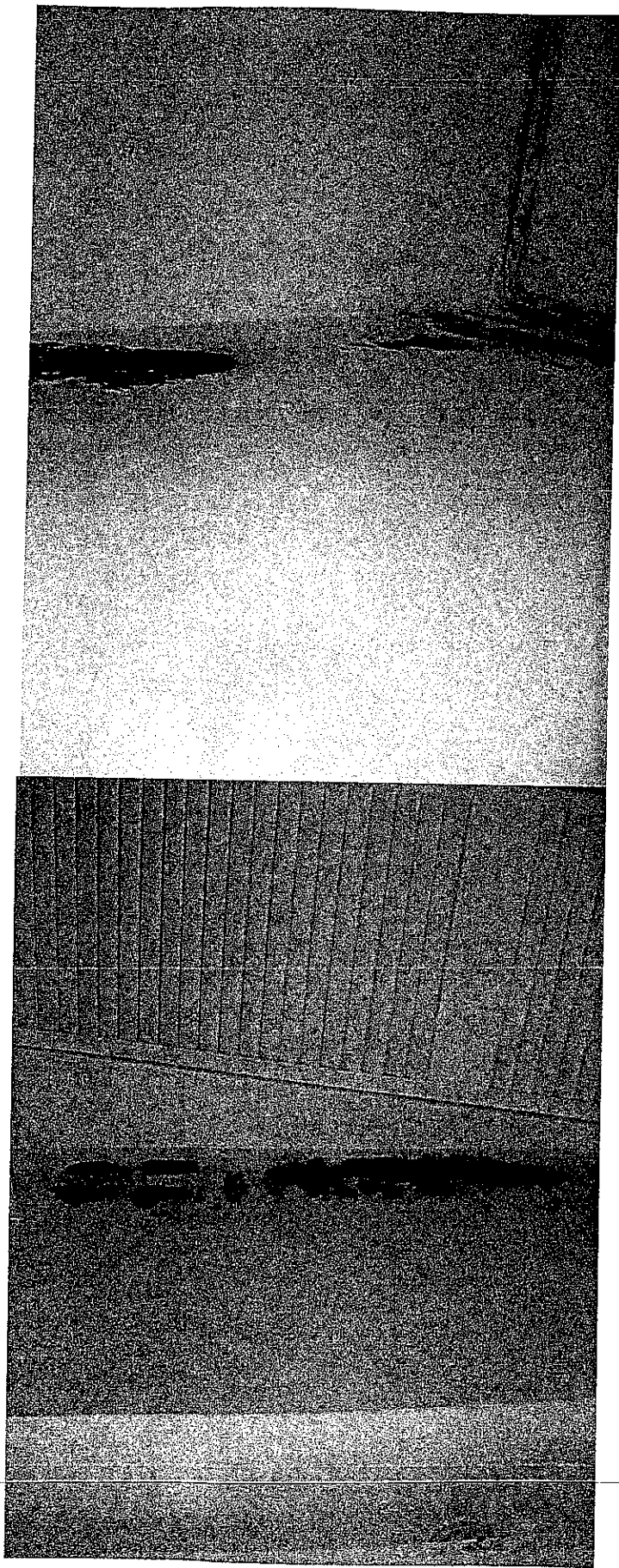
## EXHIBIT 5



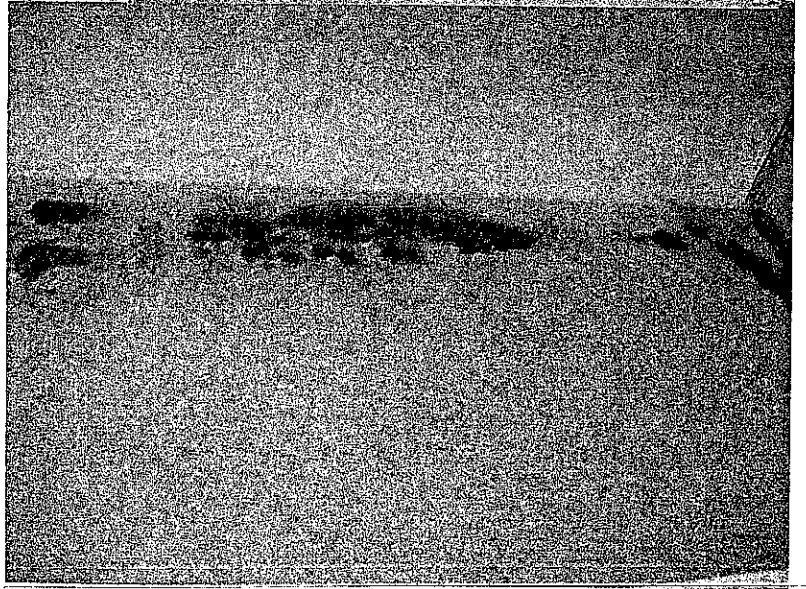
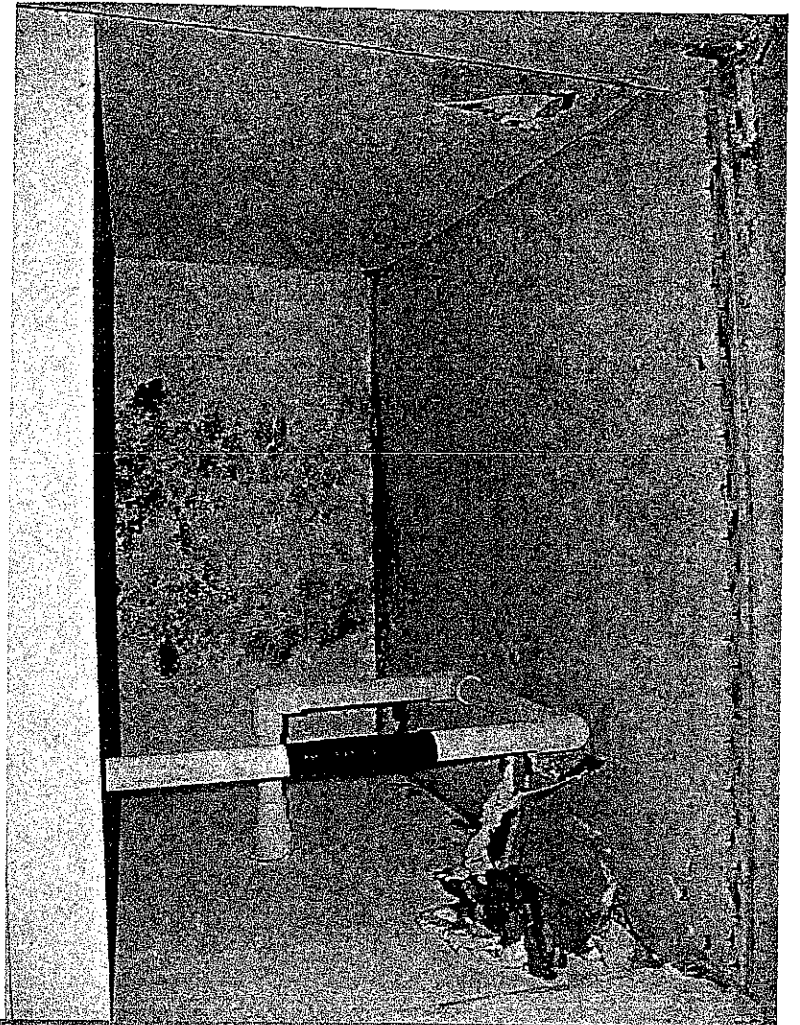












## EXHIBIT 6

