



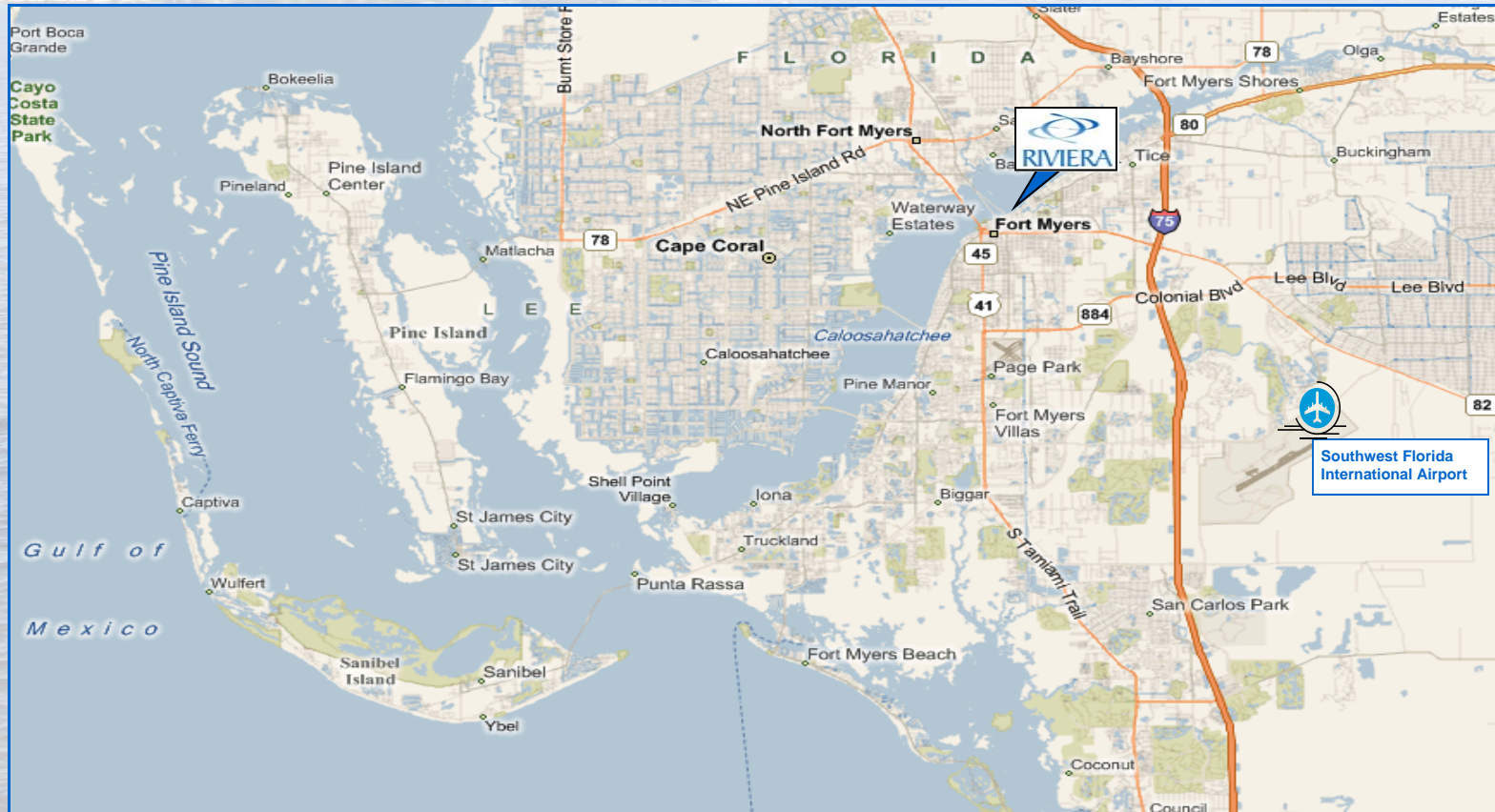
Telephone & Internet Bidding Available for this Auction - please see our website at www.fisherauction.com or call for procedures.



Indicia

619 E. Atlantic Blvd.
Pompano Beach, FL 33060
www.fisherauction.com
Lamar Fisher / AU93;AB106

Address Panel



Lender Ordered

AUCTION

75 Brand New Waterfront Condominiums
"The Riviera", Fort Myers, Florida
Saturday, May 16th @ 11:00 AM

20 Units Sold ABSOLUTE to the Highest Bidders



Opportunity is here...
Luxury Condominiums on the Intracoastal Waterway
fisherauction.com / 800.331.6620

Property Information Package Available on www.fisherauction.com

GENERAL TERMS & CONDITIONS OF SALE: The Highest Bidders will be required to deposit on Auction day \$10,000.00 (per Condominium) in the form of an official bank / cashier's check in U.S. funds from a U.S. Bank (no exceptions please), made payable to Title Matters LLC, Escrow. Bidders must show proof of deposit at registration day of Auction. An additional deposit (per Condominium), bringing the total deposit to an amount equal to 10% of the total contract price(s) will also be due Auction day in the form of a personal or business check. The balances will be due at closing on or before Tuesday, June 16, 2009. Time is of the essence. A 10% Buyer's Premium will be added to the final bid price(s) and it will be included in the total contract price(s). Seller will guarantee Free and Clear Title. Seller will provide, at its expense, an Owner's Title Insurance Commitment and Policy. The Condominiums may be withdrawn without notice and is subject to prior sale. The Seller in its absolute sole discretion reserves the right to amend, modify, or add any terms and conditions to these general terms and conditions of sale and to announce such modifications, or additional terms and conditions at anytime. Bidders must rely on their own judgment and inspection of the Condominiums and records. Oral representations cannot be relied upon as correct. All announcements made Auction day take precedence over any printed or advertised materials. Absentee, Telephone and Internet Bidding will be available with required deposit, documentation and required fees. Auction Subject to all additional Terms of Sale.

IBRC, LLC

in cooperation



Lender Ordered AUCTION

75 Brand New Waterfront Condominiums
20 Units Sold ABSOLUTE to the Highest Bidders
Regardless of Price ~ No Minimums

The Riviera Condominiums
2743 First Street
Fort Myers, Florida 33916

~On-site Preview Center (Unit 301)~
Open every day from 10 AM to 6 PM
239.689.1402 (call for guided tour)

Directions: From I-75 Exit #141 (Ft. Myers-LaBelle / Palm Beach Blvd. / St. Rd. 80). Travel West 4.3± miles to The Riviera.

The Riviera in Fort Myers, Florida is located directly on the Intracoastal with spectacular views. Boat Access to the Gulf of Mexico, with a short walk to a Public Boat Ramp and Full Service Marina.

Enjoy Boating, Fishing, Beautiful Beaches (Fort Myers, Sanibel, Captiva), Shelling, Golfing, Historical Downtown Fort Myers, Restaurants, Theaters, Art Galleries, Museums (Edison & Ford), Boston Red Sox & Minnesota Twins Spring Training Fields.

Auction Date / Location:

Saturday, May 16th @ 11:00 AM
 Harborside Event Center
 1375 Monroe Street, Fort Myers, Florida 33901



Harborside Event Center Directions: Take US-41 North into Downtown Fort Myers. Just before you cross over the Caloosahatchee River take the last exit into Downtown (stay on your right). The exit puts you on Main Street. Go two blocks to Monroe Street and make a left. Parking is located around the Event Center either at the City of Palms Garage, metered street parking or in the Harborside Parking Lot located on the East side of the building.

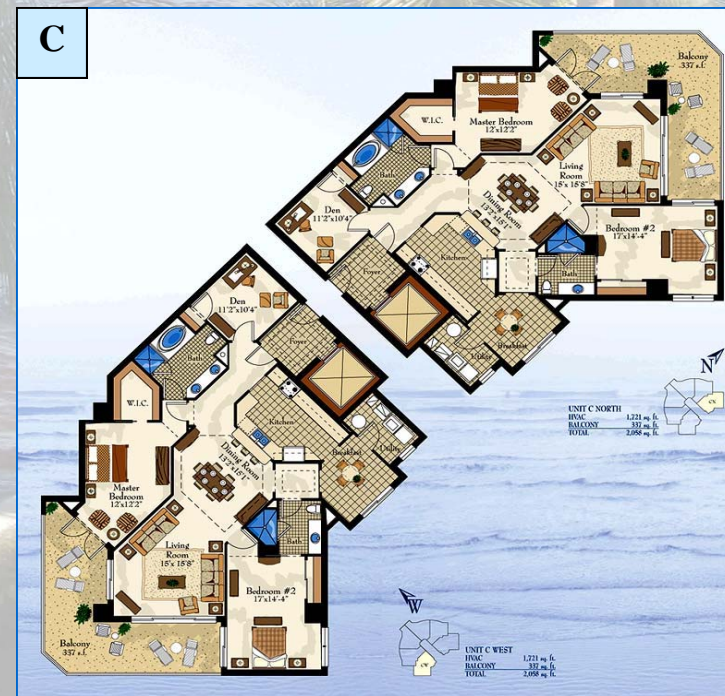
Financing Available:

Mr. Reid J. Boren, Magellan Mortgage Group
 314 Clematis Street, Suite 203, West Palm Beach, Florida 33401
 Toll Free: 888.560.7339 • Fax: 561.804.4581
 Email: rboren@magellanonline.com

Call directly for information

Buyer - Broker Seminar:

Join Fisher Auction Company for an evening and bring your questions - learn bidding techniques and procedures.
Thursday, April 23rd @ 7:00 P.M. • Onsite at the Riviera Club Room



Unit Inventory

Model	Beds/Baths	Square Footage	Amount of Units
A	3/2	1656	22
A	3/3	1656	1
B	2/2 Den	1571	5
B	3/2	1571	19
B	3/3	1571	1
C	2/2 Den	1721	22
Loft	1/1.5	900	5

75

Condominium Highlights include;

- Waterfront Entertainment Area with Infiniti Heated Pool & Spa
- 27 Floors with Semi-private high speed elevators
- All Units have Screened-in Lanais
- Managed Recreation Activities / 24-hour Resident Manager
- Beautiful Kitchens / Cove Ceilings / Textured Walls / 8 Ft. Impact Resistant Sliding Glass Doors & Windows
- Clubroom with personal Owner Wine Storage, Kitchen, Bar and Fireplace
- Lighted Tennis Courts, State-of-the-Art Fitness Center, Billiards Room, Theater Room, Multi-Purpose Rooms
- Pets Welcome (under 35 lbs.)
- Proposed Permitted 44 Slip Marina
- Magnificent Sunrise and Sunset Views

3% Broker Participation

www.fisherauction.com