

By Order of The U.S. Bankruptcy Court **AUCTION**

U.S. Bankruptcy Court, Southern District of Florida – Miami Division
Kenneth A. Welt, Chapter 11 Trustee, Case No. 09-18087-BKC-RAM
Re: Lucky Chase II, LLC
13841 S.W. 90th Avenue, Miami, Florida 33176



Portfolio of 335 unsold condominium apartments
offered as **ONE UNIT OF SALE**

FISHER
AUCTION CO., INC.
The Standard of Excellence

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Re: Lucky Chase II, LLC / 13841 S.W. 90th Avenue, Miami, FL 33176

Auction of Portfolio of 335 unsold condominium apartments
offered as ONE UNIT OF SALE

Bidder Qualification Deadline is Friday, October 29th at 5:00 PM E.T.

Auction Date is on Tuesday, November 2, 2010 at 11:00 AM E.T. at the Residences at the Falls Clubhouse, 13841 S.W. 90th Avenue, Miami, Florida, 33176

To be a *Qualified Bidder*, one must deliver to Trustee Counsel by Friday, October 29, 2010 at 5:00 P.M. E.T. the following:

- I. Signed, Court Required / Approved non-negotiable purchase and sale agreement for at least \$9,000,000.00.
- II. \$500,000.00 earnest money deposit in cleared funds.
- III. Closing shall take place within twenty (20) days of entry of the Sale Order or 6 days after the Sale Order becomes final and non-appealable, whichever is later.

The property has residents occupying units and access is controlled. Please contact Francis Santos, Fisher Auction Co., Inc., 800.331.6620 x16 to schedule tours and a Confidentiality Agreement to obtain a Full Property Information Package.

Property Highlights:

- **Close Proximity to US 1 and Florida Turnpike Access**
- **Adjacent to The Falls Shopping Center**
- **Surrounded by Luxury Single Family Homes**
- **Located within minutes to Downtown Miami, Miami Beach and Miami International Airport**
- **Well Maintained Property with Luxury Amenities**



Address: 13841 S.W. 90th Avenue
Miami, Florida 33176

County: Miami / Dade

Year Built: Completed 1972

Buildings: 28 / 2 Story

Total Units: 628

- Sold: 293

- Unsold: 335

Land Area: 30± Acres

Zoning: Multifamily, High Density Residential

Total Square Footage: 295,029± SF Under A/C
(Leasable)

Leasing: Six (6) Month Minimum with Association
Provision

Contact us at 800.331.6620 x16
www.fisherauction.com



UNIT MIX				
Model	Beds	Baths	± Square Footage	Units
Ash Type A	1	1	758	166
Ash Type A1	1	1	767	7
Birch	2	1	910	61
Cherry	2	2	1,022	67
Elm	3	2	1,172	34



Unit Features:

- Central Air Conditioning
- Oversized Balconies / Patios
- Extended Cable TV
- Walk-in Closets
- Spacious Floor Plans



Community Amenities:

- Spectacular 3,400± SF Clubhouse
- Two (2) State-of-the-Art Fitness Centers
- Two (2) Olympic Size Swimming Pools
- Four (4) Tennis Courts
- Sauna
- Gated Entrance with 24 Hour Security
- Ample Common Area, Ample Resident and Guest Parking
- Lush Tropical Landscaping
- Three (3) Laundry Facilities
- Onsite Management

619 E. Atlantic Boulevard
 Pompano Beach, Florida 33060
 Lamar Fisher - AU93;AB106



For additional information, please visit our website at
fisherauction.com or call 800.331.6620

**FOR SCHEDULED TOURS AND DETAILED
 INFORMATION PLEASE CONTACT:**

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