

# ***US BANKRUPTCY AUCTION***

## ***Luxury Condominium in "Bimini Sands"***

**Bimini, Bahamas**



*Exclusively Presented By:*



**FISHER**  
AUCTION COMPANY



**Online Auction Event :**  
**Monday, October 28 – Wednesday, October 30**

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## DISCLAIMER AND CONFIDENTIALITY

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# EXECUTIVE SUMMARY



## OVERVIEW

Fisher Auction Company and Coldwell Banker Lightbourn Realty, as exclusive marketing agents, are pleased to offer a Luxury Oceanfront Condominium Unit in the Bimini Sands Resort and Marina in Bimini, Bahamas.

## PROPERTY HIGHLIGHTS

- Oceanfront Luxury Condominium in Bimini Sands Resort and Marina, Bimini, Bahamas
- 990± Square Foot Furnished Unit with 1 Bedroom + Loft, 2 Bathroom Floor Plan with Oceanfront Patio
- Breathtaking Views from Private Balcony
- Bimini is Known for World Class Diving, Fishing, and Snorkeling
- 66 Docks available for rent in the protected Marina for Vessels up to 100' with an 8' Controlling Depth with Gas and Diesel Service, Boat Washing Service, Laundry/Shower facility, Fish Cleaning Stations, Ship Store, Wi-Fi, and Restaurant
- Private Storage Unit and Laundry Facility on premises
- Spectacular Pool/Entertainment area overlooking the Atlantic Ocean with Tiki and Snack Bar
- Ceiling Fans and Window Treatments Throughout
- Traveling to Bimini includes regularly scheduled 20 to 40 Minute Commercial Flights from Miami, Fort Lauderdale, Orlando and Tampa to South Bimini Airport(10 Minute Taxi Ride from Property). Private flights are available from Fort Lauderdale Executive Airport and Balearia Fast Ferry Service from Port Everglades in Fort Lauderdale (Approximately 2 Hours) is also an option. Traveling by private vessel would include the following distances from 3 South Florida Ports. Fort Lauderdale- 50 Nautical Miles, Miami- 48 Nautical Miles, West Palm Beach- 70 Nautical Miles

## CONSTRUCTION FEATURES

- Metal Roof
- Single Hung Windows
- CBS Construction
- Tiled Flooring Throughout
- Hurricane Shutters
- Laundry Room
- Individual Central HVAC System
- Stucco Exterior
- Original Construction in 2003

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**PROPERTY DETAILS**

<b>Address</b>	Bimini Sands Condominium, Unit 21N, South Bimini, Bahamas
<b>Legal Desc</b>	CONDO 21N BIMINI SANDS RESORT AND MARINA SOUTH BIMINI BAHAMAS
<b>Location</b>	48 Nautical Miles East of Miami
<b>Utilities</b>	Water/Sewer – Community Reverse Osmosis and Sewage Processing Plants Electric - Bahamas Power and Light
<b>Unit Size</b>	990± Square Foot Unit with 1 Bedroom + Loft, 2 Bathrooms, Kitchen, Living/Dining Room and Oceanfront Patio
<b>Resort Size</b>	Approximately 27 Acres (Includes Marina)
<b>POA</b>	\$1,487/Quarterly. Includes Common Area Maintenance, Building Insurance and Trash Removal
<b>Taxes</b>	See Tax Information in Section II

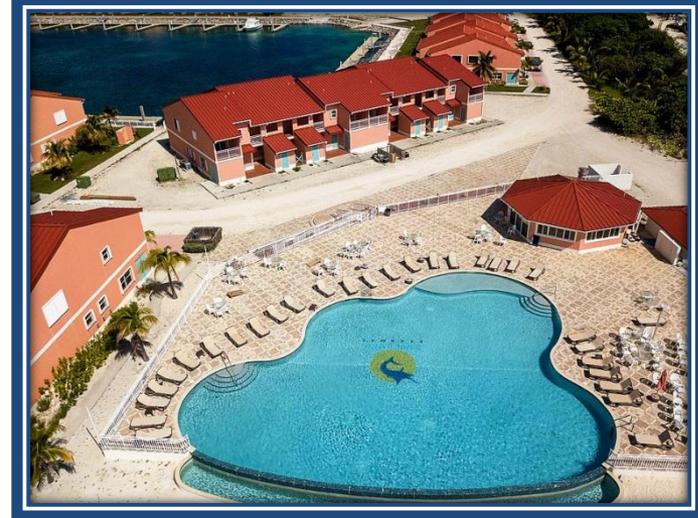
**AUCTION DETAILS**

<b>Auction Method</b>	The Highest Bid plus a 10% Buyer’s Premium will be Subject to Confirmation and Approval by the United States Bankruptcy Court
<b>Auction Begins:</b> <b>Auction Ends:</b>	Monday, October 28, 2019 @ 10:00 AM ET Wednesday, October 30, 2019 @ 2:00 PM ET
<b>Auction Location</b>	Online. Visit fisherauction.com for Online Bidding Registration
<b>Property Tours</b>	By Appointment Only. Please contact Francis Santos at 754.220.4116 / <a href="mailto:Francis@fisherauction.com">Francis@fisherauction.com</a> or Katherine Weech at 242.359.8009 / <a href="mailto:katherine@cbbahamas.com">katherine@cbbahamas.com</a> to schedule a property tour
<b>Initial Escrow Deposit</b>	➤ Bidders must wire transfer the qualifying, fully refundable, initial Escrow Deposit in the amount of \$10,000.00 in U.S. Funds to Robert A. Angueira, P.A. IOTA (Escrow / Closing Agent) no later than twenty four hours prior to the Auction ending time.
<b>Broker Participation:</b>	3% of the Final Bid Price. Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form

**By Order of the United States Bankruptcy Court  
Southern District of Florida (Miami Division)  
Robert A. Angueira, Trustee  
RE: David Carl Pfeiffer, Case No. 19-14762-AJC**

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# EXTERIOR PHOTOGRAPHS



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# INTERIOR PHOTOGRAPHS

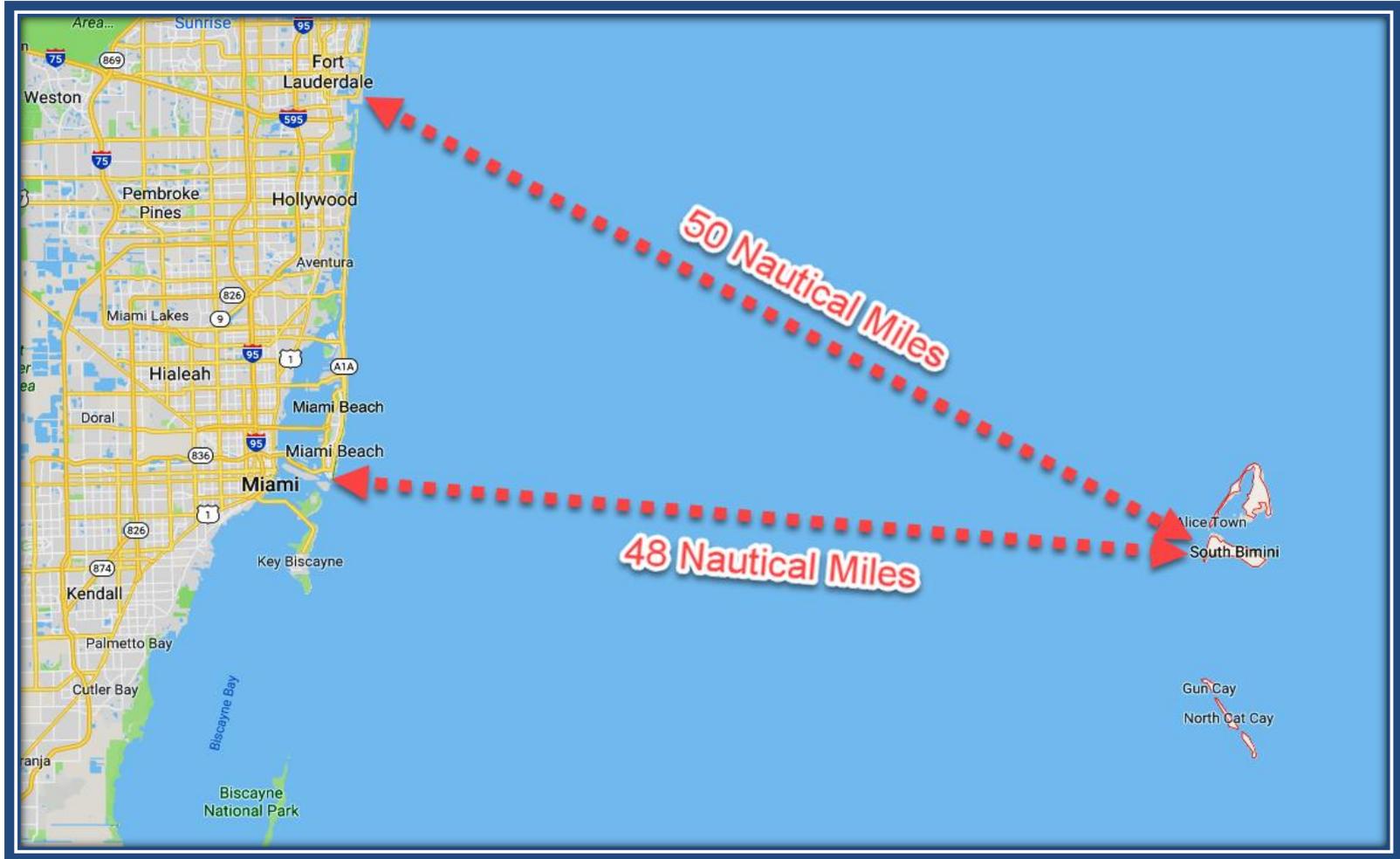


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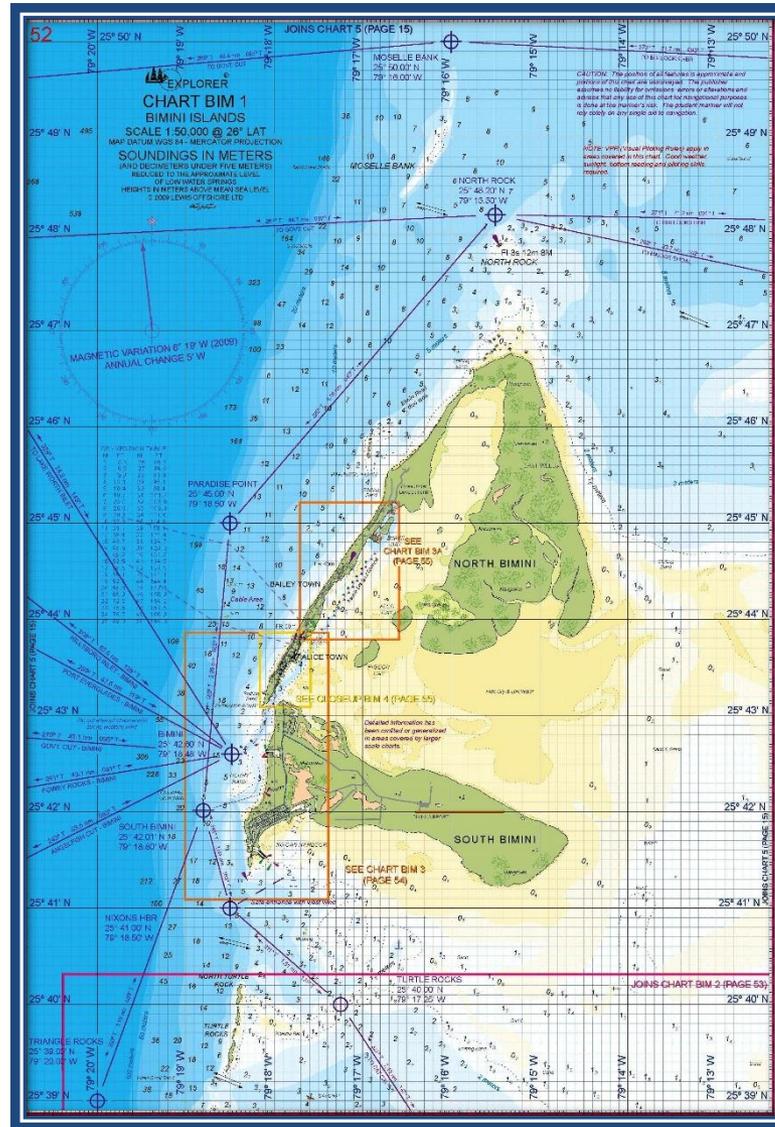
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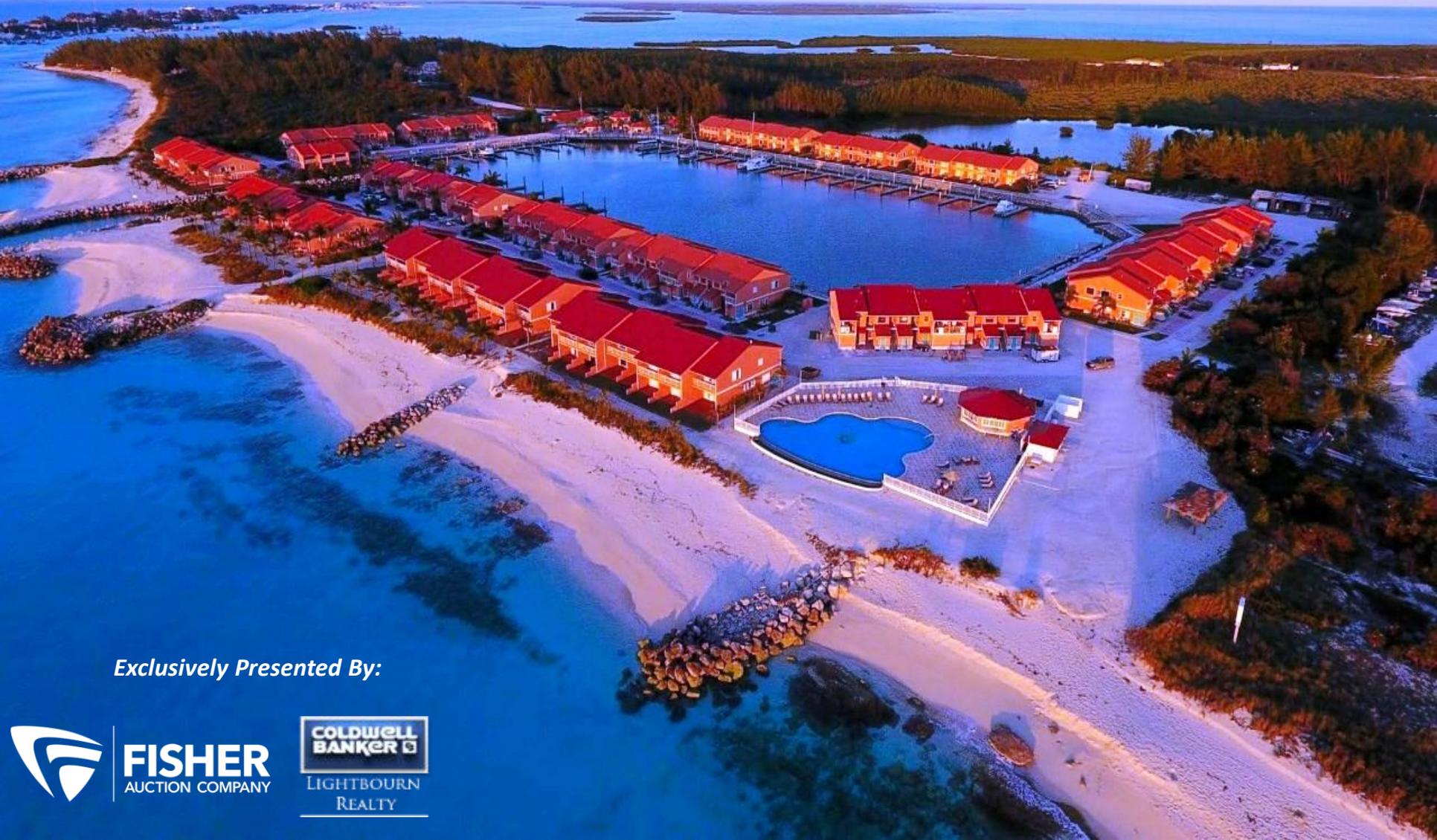


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