



Public Opportunities.....No Minimums No Reserves

The Addison Real Estate Masterpiece



Property Previews
Saturday: 1pm to 3pm
&
Tuesday: 4pm to 6pm
(STARTING JANUARY 21, 2012)

OFFERS DUE NOW!

This 6th floor custom designed home offers sweeping ocean and city views. With 3,000 total square feet, this beautiful three bedroom is filled with the finest finishes with no detail overlooked. With new impact windows, the living room, dining room and granite custom bar overlook the Gold Coast beachfront. You'll enjoy a completely remodeled chef's paradise kitchen offering teak wood cabinets, granite countertops, Wolf appliances, and uniquely designed storage space. The master bedroom encompasses adjoining second bedroom as sitting room/office with his and hers bathrooms and outfitted closets.

We could submit a non-binding Letter of Interest...I like this!

We better hurry....this opportunity ends soon and offers are due now!

WOW! This is the right way to sell real estate!



561.922.9727

The Addison Real Estate Masterpiece Public Pricing® Opportunity

This is a Public Pricing® Opportunity with no minimums or reserved pricing established. Seller has instructed Public Pricing® to solicit any offers regardless of the offer amount.



“RARE REAL ESTATE OPPORTUNITY”

Welcome to the Addison, a privileged lifestyle and resort style living.

This 6th floor custom designed home offers sweeping ocean and city views.

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The Addison's residents enjoy food and bar service poolside, oceanside with cabana service or in the Café. With unsurpassed amenities such as a professional on-site management, 24-hour security, concierge service, men's & women's spa and a NEW state-of-the-art fitness center, residents truly experience a Resort Style Atmosphere. Residents of the Addison are invited to join the prestigious Boca Raton Resort and Club which is less than a mile away and enjoy golf, tennis, dining and so much more!

The Addison's convenient location provides residents to a wealth of shopping, dining, entertainment and recreational options. Beautiful beaches and Mizner Park are just minutes from your door. The Addison is located between Ft. Lauderdale and Palm Beach International Airports, and only a short drive to the Boca Raton Private Executive Airport.



VISIT PUBLICPRICING.COM OR CALL 561-922-9727 FOR MORE INFORMATION

TERMS AND CONDITIONS OF THIS PUBLIC PRICING® OPPORTUNITY

This is a Public Pricing® Opportunity with no minimum or reserved pricing established by the owners, broker or Public Pricing® LLC.

1. This property is being sold through a Public Pricing® Opportunity with a call for any and all **sealed** letters of interest. All **sealed** letters of interest must be submitted in the official offering envelope which will be provided during the preview of the property or by mail. Any and all letters of interest, regardless of price, are now being accepted with a **final due date of WEDNESDAY, February 15th, 2012 AT 1:00 P.M. EST.** No one is bound by any agreements or letters of interest whatsoever until a "Purchase Agreement" is agreed to and signed by all parties.
2. **GENERAL PUBLIC PARTICIPATION** Part of the Public Pricing® System is the "**Public Opinion Promotion.**" At Public Pricing® **we believe in the Power of Public Opinion.** Anyone who submits a "Public Pricing® Opinion" form will receive the chance to win **millions of dollars.** For details, see the Public Pricing® Opinion form on www.publicpricing.com or you can call 561-922-9727 and request a form.
3. The property is listed with DeFalco Real Estate Group, Boca Raton Florida. DeFalco Real Estate Group and a Public Pricing® representative have a scheduled meeting set with the Owners for **Wednesday, February 15th, 2012 AT 3:00 P.M. EST** to open and review all Letters of Interest. The Owners will decide at that meeting which potential new owners they choose to work with. The decision by the Owners on which potential new owners to work with will be based on many factors-NOT JUST PRICE. See Letter of Interest Form for more details.
4. The property is being sold with a full seller's disclosure which is available during preview of the property or upon a written request by email to info@publicpricing.com Potential new owners may conduct their own inspection and due diligence prior to submitting a letter of interest. The seller will cooperate in the due diligence process, any and all cost of inspections will be the sole responsibility of the potential new owner.
5. The broker, DeFalco Real Estate Group, is a transaction broker and not the agent of the seller or prospective new owners. All information is believed accurate but is not guaranteed. Potential new owners must rely upon their own due diligence. All parties agree to hold harmless the broker against any and all claims whatsoever. Purchasing real estate is a legal transaction and if not fully understood, buyer should seek legal counsel.
6. These terms and conditions may be changed or modified at any time by being published on www.publicpricing.com. The owner reserves the right to sell the property prior to the offer deadline of February 15, 2012, information contained in the brochure, newspaper advertising, TV advertising, web site, or any other forms of media outlets, or provided by staff members is believed to be correct but is not guaranteed, all measurements stated; square footage, or similar information should be verified to the potential new owner's satisfaction.
7. Property previews or any and all inspections that may be desired by potential new owners will be held **EVERY Saturday from 1:00 PM to 3:00 PM and Tuesday from 4:00 PM to 6:00 PM STARTING JANUARY 21, 2012. Please contact Manny Gutierrez at 561-352-9406 for additional information.**

Potential new owners Initials _____ Date: _____

Print Names: _____

Print Names: _____

Letter of Interest Form
Due on or before February 15, 1:00 PM

1400 S. Ocean Blvd. #605-N, Boca Raton, FL 33432, Parcel ID 06-43-47-32-23-001-0605
Legal Description: ADDISON ON THE OCEAN IN BOCA RATON COND UNIT N-605

It is understood that this Letter of Interest form is not binding upon any party until a Purchase Agreement is agreed to and executed by all parties. This form must be submitted in the special sealed envelope available at the property previews.

DeFalco Real Estate Group, Public Pricing®, LLC and the Owners have a scheduled meeting for Wednesday FEBRUARY 15, 2012 AT 3:00 P.M. to open and review all Letters of Interest and Public Pricing Opinion Forms. The Owners will decide at that meeting which potential new owners they choose to work with.

IN ORDER FOR YOUR LETTER OF INTEREST TO BE CONSIDERED IT MUST CONTAIN THE MINIMUM INFORMATION BELOW.

You should provide additional information other than the minimum required. The more information you provide to the Owners inside your envelope will strengthen the consideration of your letter of interest with the owners. The additional information could be: bank reference letters, proof of funds to purchase, mortgage approval letters, higher deposit amounts, flexible closing options, etc...

Your Desired Price: _____

Down Payment: _____ (due when you execute the Purchase Agreement, the minimum of 10% of your price) the higher the deposit, the more consideration your letter of interest will receive

Financing required? Y / N (circle one) If Yes: Amount of mortgage needed: _____

Special terms desired? Furnished? Etc?

Closing Date? When would you want the closing to be? Is there flexibility? _____

Name: _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Street Address: _____

City: _____ State: _____ Zip: _____

****You must submit this form with a copy of your driver's license, passport, or other government photo identification and initialed terms & conditions.***

Signature

Date

Thank you for your interest
If you have any further questions please contact Manny Gutierrez at 561-352-9406

Public Pricing® LLC.
1601 NW 13th Street Boca Raton, FL 33486
Office: 561-391-4141 | Fax: 561-391-3911 | Email: info@publicpricing.com

Preview Registration Form

1400 S. Ocean Blvd. #605-N, Boca Raton, FL 33432, Parcel ID 06-43-47-32-23-001-0605
Legal Description: ADDISON ON THE OCEAN IN BOCA RATON COND UNIT N-605

It is understood that no one will be permitted to view the home unless they have filled out this registration form and submitted it to the broker prior to the desired showing date and time. ONE FORM MUST BE SUBMITTED FOR ANYONE (EACH PERSON) ATTENDING A PREVIEW.

Dates available for preview of this real estate masterpiece will be held EVERY Saturday from 1:00 PM to 3:00 PM and Tuesday from 4:00 PM to 6:00 PM STARTING January 21, 2012.

ONLY PREREGISTERED GUEST WHO HAS SUBMITTED THIS FORM WILL BE PERMITTED TO VIEW THE HOME ON THE ABOVE DATES.

Please register me to view the property on:

Date: _____

Time: _____

Name: _____

Phone: Home: _____ **Cell:** _____ **Work:** _____

Email Address: _____

Street Address: _____

City: _____ **State:** _____ **Zip:** _____

****You must submit this form with a copy of your driver's license, passport, or other government photo identification and initialed terms & conditions.***

Signature

Date

COMPLETED FORM SHOULD BE FAXED TO 561-391-3911 OR SCANNED AND EMAILED TO info@publicpricing.com

***Thank you for your interest
If you have any further questions please contact Manny Gutierrez at 561-352-9406***

Public Opinion Promotion Form

Guess the final selling price!

The Public Pricing® system's foundation is serious sellers! The Public Pricing® system consists of two methods to determine accurate pricing and terms for a sale within 60 days or less.

The first method is to solicit offers, at any price and terms desired by buyers with no minimums or reserves. Offers are made by way of a simple, highly confidential and non-binding letter of interest in a special sealed envelope.

The second method is The Public Opinion Promotion, "Guess The Final Selling Price" which is open to anyone to participate (subject to rules below.) To recognize the power of the public and to add fun, incentive and encourage participation, anyone submitting this form becomes part of a Powerball® Pool with **125 tickets purchased per property** (or per project in the case of multiple properties/same owner.) There will also be an additional 125 tickets rewarded to the person whose opinion of value is closest to the final selling price.

A preview of the property is not required for you to participate and submit an opinion of value.

My Final Sales Price Opinion: \$ _____ Property: _____

Name: _____

Phone: Home: _____ Cell: _____ Work: _____

Email Address: _____

Street Address: _____

City: _____ State: _____ Zip: _____

Signature

Date

**THIS COMPLETED FORM CAN BE GIVEN TO THE LISTING AGENT, FAXED TO 561-391-3911
OR SCANNED AND EMAILED TO info@publicpricing.com**

RULES FOR THE PROMOTION: BY SIGNING THIS FORM YOU ARE AGREEING TO ALL RULES AND TERMS.

- 1) A preview of the property is not required for you to participate and submit an opinion of value.
- 2) Only one entry per person, per property is allowed.
- 3) The person submitting the opinion must be of legal age within the state where the property is located.
- 4) Each entry must be verified in writing by Public Pricing®, LLC to be considered as officially submitted and accepted.
- 5) The 125 Powerball® tickets will be purchased the same day all the offers and opinions are submitted to the seller as per the terms on each property. For the person whose guess is closest to the final selling price there will be an additional 125 tickets purchased on the day the property goes to closing. In the event of multiple/identical guesses closest to the selling price the additional 125 chances will be divided proportionately.
- 6) The seller has paid all the marketing expenses in this promotion including the purchase of the Power Ball® tickets. The seller decides on how any winnings will be handled and divided. The seller has decided in this promotion that any winnings above \$100,000 will be divided as follows: 45% to the contestant(s), 45% to the seller, 5% to the listing broker and 5% to Public Pricing®, LLC.
- 7) Power Ball® Tickets will be held in escrow pending the drawing for the specific tickets. When tickets are purchased, copies will be emailed to any participant upon request. For any winnings, Public Pricing® LLC will be responsible for distributing the winnings as per the outline in item #6 above.

For questions: please contact Manny Gutierrez at 561-352-9406

Public Pricing® LLC. 1601 NW 13th Street Boca Raton, FL 33486
Office: 561-391-4141 | Fax: 561-391-3911 | Email: info@publicpricing.com

List Price: \$ 710,000

Residential Full Report



MLS#: R3251725 St: **New** Type: RES Rang.P:\$1,600,000
 Area: 4170 GEOArea: PB01 Sub Type: C Orig. LP:\$ 710,000
 Address: 1400 S Ocean Blvd # N-605
 City: Boca Raton Zip Code: 33432 - 8250
 County: Palm Beach Zoning: RES

Tax ID (Realist): 06434732230010605
 Legal: Addison On Ocean In Boca Raton Condo Lot: Blk., Lot SqFt: Frontage: Depth:

Subdivision: ADDISON
 Development: ADDISON
 Model Name: CUSTOM DESIGN 3BRM
 Lot Size:
 Waterfront: Y WTR Frontage:
 Dock#: Parking Space:
 Virtual Tour: Front Exp: E
 Garage: 1.0
 Carport:
 Priv Pool: Y

Short Sale: N Short Sale Add: Hrdshp Pack: Multi Offers Acptd:

Living Rm: 24 x 15 Den: Master BR: 20 x 12 Liv SqFt: 2,792 BR: 3
 Kitchen: 21 x 11 Family Rm: Bedroom 2: 12 x 12 Tot SqFt: 3,144 FB: 3
 Dining Rm: 15 x 14 Florida Rm: Bedroom 3: 19 x 12 Guest Hse: HB: 1
 Dining Ar: Patio/Balc: 30 x 6 Bedroom 4: Yr Built: 1985/ Resale FANS
 Utility: 8 x 5 Porch: Bedroom 5: Pool Size: Pets: R

Bldg#: 1400 Unit Flr#: 6 Land Lease: Mobile Home Size:
 Floors/Bldg: 16 Rec Lease: Decal#:
 Units/Bldg: 84 Min Days/Leases: Serial#:
 Units/Complex: 169 Lease Times/Yr: Brand Name:
 Governing Bodies: CONDO Application Fee: \$100 Tax Year/Amt: 2010/ \$11613
 HOA: M/ \$2,136 / MON Mbrshp Equity: Spec Asmt: N
 Dir: A1A SOUTH OF CAMINO REAL ADDISON ON LEFT NORTH BLD
 LO: 606589 DeFalco Real Estate Group 561-922-9727 X: Fx: 561-391-3911
 LA: 63003661 Fred DeFalco, P.A. 561-352-9406 Cell Phone: 561-391-4141
 CLO: LD: 01/01/12
 CLA: XD: 06/01/12

Compensation: NonRep: 2.5% Buyer Agt: 2.5% Trans Brk: 2.5% Bonus:
 LA E-mail: info@publicpricing.com Dual/Var Rate: Y List Type: ER
 Owner: Withheld Owner Phone: List Off Agency: TRANBK
 RARE OPPORTUNITY! SEE ATTACHMENT FOR TERMS & CONDITIONS. SELLER WILL CONSIDER ALL OFFERS REGARDLESS OF PRICE. RANGE PRICE \$710K-\$1.6MIL
 REPRESENTS 2011 SALES IN BLDG. CALL MANNY GUTIERREZ FOR DETAILS 561-352-9406. OFFERS DUE BY 1PM FEB 15TH. Public: Public Pricing opportunity no minimums
 or reserved pricing established. Seller will consider any offer regardless of the offer amount. Listing range price \$710K-\$1.6MIL represents 2011 sales in building.

Design: 4+ FLOORS, View: OCEAN, CITY
 Const: CBS WtrFrt: OCEAN FRONT
 Unt Desc: INTER HALLWAY Secur: GATE-MANNED, DOORMAN, LOBBY
 Roof: CONCRETE Mmbrsh:
 Floors: CARPET, WOOD, MARBLE Cool: CENTRAL
 Frnsh: UNFURNISHED, FURN-NEG Heat: CENTRAL
 Dining: FORMAL, DIN-LIV, EAT IN KITCH Utilities: PUBLIC WATER, PUBLIC SEWER, CABLE
 Gst Hse:

MBR/MBath: SEPSHOWER, SEPBATH, DUAL SINKS , 2 MST BTHS Boat Service:
 Rooms: FAMILY, UTIL-LNDRY, STORAGE Spec Info:
 Window/Trmts: SLIDING, HURRICANE Restrctn INTERVW REQ, NO LSE 1ST Y, PET RESTR , LT 20 LB PET
 FeeIncl: COMMON AREA, MAINT-EXTR, LAWN CARE PEST CONTROL POOL SERVICE TRASH REMOVL PARKING SECURITY MANAGER INSUR-BLDG CABLE MGMT FEES

Equip/App: WASHER, DRYER, REFRIGERATOR, RANGE, DISHWASHER, DISPOSAL, ICE MAKER, MICROWAVE, SMOKE DETECT, INTERCOM, CNTRL VAC, WALL OVEN

Private Pool:
 Parking: BLDG GAR, ASSIGNED, GUEST
 Lot Desc:
 MH Features:
 Subdv Info: POOL, CLUBHOUSE, ELEVATOR, LOBBY, EXER ROOM, EXT STORAGE, LIBRARY, SAUNA , SPA- HOT TUB , TRASH CHUTE , BILLIARDS
 Interior: ROMAN TUB, WLK IN CLOS, BLT IN SHEL, PANTRY, FOYER, WET BAR, CUST MIRR, W/D HOOKUP
 Exterior: COVRD BAL, SHUTTERS
 Show: CALL LA, APPT ONLY
 Poss: AT CLOSE, FUNDING Taxes: CITY / CO
 Pending Date: Closing Date: Terms: CASH, CONVENTIONAL Byr Orig: DOM:
 Selling Agent: SP: CDOM: 10
 Selling Office:

Remarks:
 The Addison, a privileged lifestyle and resort style living. This 6th floor custom designed home offers sweeping ocean and city views. This beautiful three bedroom is filled with the finest finishes with no detail overlooked. With new impact windows, the living room, dining room and granite custom bar overlook the Gold Coast beachfront. You'll enjoy a completely remodeled chef's paradise kitchen offering teak wood cabinets, granite countertops, Wolf appliances, and uniquely designed storage space. The master bedroom encompasses adjoining second bedroom as sitting room/office with his and hers bathrooms and outfitted closets. The Addison's residents enjoy food and bar service poolside, oceanside with cabana service or in the Café. With unsurpassed amenities such as a professional on-site management, 24-hour security, concierge service, men's & women's spa and a NEW state-of --the-art fitness center, residents truly experience a Resort Style Atmosphere. Residents of the Addison are invited to join the prestigious Boca Raton Resort and Club which is less than a mile away and enjoy golf, tennis, dining and so much more! The Addison's convenient location provides residents to a wealth of shopping, dining, entertainment and recreational options. Beautiful beaches and Mizner Park are just minutes from your door. The Addison is located between Ft. Lauderdale and Palm Beach International Airports, and only a short drive to the Boca Raton Private Executive Airport.

---- The accuracy and authenticity of this information is not guaranteed ---
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