



The Only Thing We Overlook Is The Beach

DEVELOPER CLOSEOUT



CAPTIVA VILLAS AT PINK SHELL 190 ESTERO BLVD. ■ FORT MYERS BEACH

Enjoy the finest amenities and features in these elegantly appointed one bedroom villas, all with large screened lanais and beautiful panoramic views of the Gulf of Mexico.

Each floor plan offers a casually elegant, spacious environment with all the modern amenities expected from a first-class beachfront resort.

Ask about our **rental** or **lease-back** options. This is an exciting limited offer opportunity to own vacation rental property!



Kitchen.....	Granite
Appliances.....	Stainless Steel
Living Room...	Overlooking Beach
Bedroom.....	King or 2 Queens
Bathrooms.....	1
Heat & Air.....	Central
Floors.....	Tile/Carpet
City.....	Fort Myers Beach
County.....	Lee
Zip Code.....	33931
COA.....	\$440 Monthly
Square Feet.....	656
Screened Lanai.....	155-487
Total Square Feet.....	811-1,143
Built.....	2007
Building Levels.....	7
Units In Building.....	43
Taxes.....	\$7125*
Insurance.....	\$550*

*Annual Estimates

AVAILABLE VILLAS
PRICED AT

\$475,000

This is a limited offer and the Villas are offered on a first selection to contract basis.

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The property information is derived from various sources that may include, but not limited to, County records and the Multiple Listing Service. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.





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PURCHASING AT THE CAPTIVA VILLAS COMMON QUESTIONS ANSWERED

What is a condominium hotel?

A condominium hotel is similar to and operates like any other hotel. The primary difference is that individuals own the guestrooms and suites in a condominium hotel.

Typically, condominiums, as opposed to condominium hotels, place certain restrictions on the ability of the owner to rent their unit to outside guests. In a condominium hotel; however, no such restriction exists.

While not all condominium hotels provide complete hotel services, the Pink Shell Beach Resort & Spa will have extensive facilities for both owner and guest usage. Such facilities will include swimming pools, restaurants and lounges, a health spa and exercise facility, conference and meeting facilities and other recreational facilities. Most of these facilities and amenities are owned by Boykin Management Company, which will be responsible for their maintenance and refurbishment. The individual unit owner bears no financial or other responsibility for these facilities and amenities.

Is the Pink Shell Beach Resort & Spa a timeshare?

Pink Shell Beach Resort & Spa is **NOT** a timeshare. You will own the fee interest in the condominium real estate.

Will my condominium villa be furnished when I purchase it?

Yes, your villa will be completely furnished with a superior furnishings package featuring quality decor and furniture. Your villa will also be equipped with appliances.

Who is the typical buyer at Pink Shell Beach Resort & Spa?

The profile and motivation of the buyers in the Pink Shell Beach Resort & Spa varies. Many are owners of other condominiums in the area. Many live in the Fort Myers area and expect to utilize their unit as a weekend retreat. Others live in other parts of the country and have expressed interest in using their unit for vacation. The great majority of the owners intend to place their unit in a rental program.

What level of quality will be achieved at the Pink Shell Beach Resort & Spa?

The Pink Shell Beach Resort & Spa is the finest facility on Fort Myers Beach and one of the finest in Southwest Florida. The resort's facilities, amenities and services are designed to attract a discriminating clientele seeking a quality resort experience.



What is the maximum number of persons allowed to occupy each guest unit?

Typically, your one bedroom villa will accommodate four persons.

Who will be responsible for the damage caused by a renter?

The owner remains responsible for all maintenance and guest damage. However, the resort will make every effort to seek reimbursement from the offending party.

Who manages Pink Shell Beach Resort & Spa?

Pink Shell Beach Resort & Spa is managed by Boykin Management Company. Contact the Owners Relations Office at the resort with questions.

Where can I get financing for the purchase of a unit?

There are several qualified lenders in the Fort Myers area. Please ask your sales professional for a list of these vendors.

Will I need insurance for my unit?

You will be required to insure at least two types of risks on your unit. One will encompass the contents of your unit, and the second for liability associated with guest usage. Your COA is responsible for the building and property insurance.