

1350 M A I N

FACT SHEET

LOCATION:	1350 Main – Sarasota, Florida
PROJECT:	This 17 story project will contain 6200 square feet of “for sale” upscale retail space and 131 luxury “for sale” residential units. The project will contain a 237 car five level parking garage.
AMENITIES:	Fitness Center Club House Theatre and Billard Room Guest Suite Business Center Conference Room Valet Parking Concierge Service Resort Style Heated Pool, Spa and Sun Deck
DEVELOPER:	Sarasota Main Street, LLC
ARCHITECT:	Cohen Freedman Encinosa, Miami, Florida Tichenor Group, Sarasota, Florida
GENERAL CONTRACTOR:	Kraft Construction, Sarasota, Florida
*DEPOSIT SCHEDULE:	10% of Purchase Price at the execution of the Sales and Purchase Agreement. 10% of Purchase Price due at ground breaking (anticipated September, 2004)
BUILDING COMPLETION:	Anticipated Spring, 2006

**All deposits are held in an interest bearing money market account with the Norton, Hammersley, Lopez & Skokos, P.A. law firm. Escrowed deposits in excess of 10% of the purchase price may be used by developer for construction. Prices and availability subject to change without notice.*

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FEATURES AND SPECIFICATIONS

Building Features:

- Specialty paving at the garage entry
- Elegantly appointed residential elevator lobbies
- Separate mail area and package room
- Parking garage with gated dedicated resident parking
- Air-conditioned storage for residences
- Secured bicycle storage
- Electronic building security system, with 24/7 personnel
- Concierge service
- Professional management staff

Amenity Features:

- Spacious club room with media center and social event rooms.
- Fitness Center with state-of-the-art exercise equipment and steam rooms
- Resort Style furnishings and wood floors
- Catering Kitchen
- Guest Suite
- Business Center with computer, copier, fax and conference room
- Heated Resort Style Pool, Spa and sun deck with lush tropical foliage
- Poolside outdoor grill area for entertaining

Residence Features:

- Ceiling heights range from nine to eleven feet throughout except where dropped
- Seven foot doors typical throughout
- Five inch baseboards
- Crown molding in living room, dining room and master suite
- Spacious walk-in closets with ventilated wood shelving
- Stone flooring in entry foyer, kitchen, laundry and all baths
- Choice of designer carpet in bedrooms, dens and main living areas
- High impact glass to meet new impact resistive standards
- Solid core, raised panel interior doors with lever type hardware
- 8 foot Sliding glass doors from living areas to terraces
- Fire safety and sprinkler systems throughout each residence
- Washer and dryer in every residence
- Pre-wired for "smart" system for cable TV, internet and networking

Prices, terms, conditions and design configurations are subject to change without notice. The developer and builder reserve the right to substitute items of equal or greater value in the event an item is discontinued, out of stock, or changed due to circumstances beyond their control.

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FEATURES AND SPECIFICATIONS (continued)

Bathroom Features:

- Stone finishes in all showers
- Kohler fixtures and fittings
- Marble counter top and splash with under-mount sinks in master baths
- Marble vanity tops in all secondary baths
- Flushed mirrored medicine cabinets
- Stone flooring in all baths

Kitchen Features:

- Custom style cabinetry
- Under-cabinet lighting
- Kohler under-mount cast iron sinks and Kohler fixtures
- Granite or marble countertops
- GE appliance package

Additional Penthouse Level Features:

- Ten feet to eleven feet ceiling height, except where dropped
- Eight foot doors typical throughout
- Seven inch baseboards
- GE Monogram kitchen appliances
- Custom cabinet package
- Whirlpool tub and marble surround shower in Master bath
- Marble tops in secondary baths
- Marble tile in all baths
- Premium grade carpet for bedrooms and dens

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