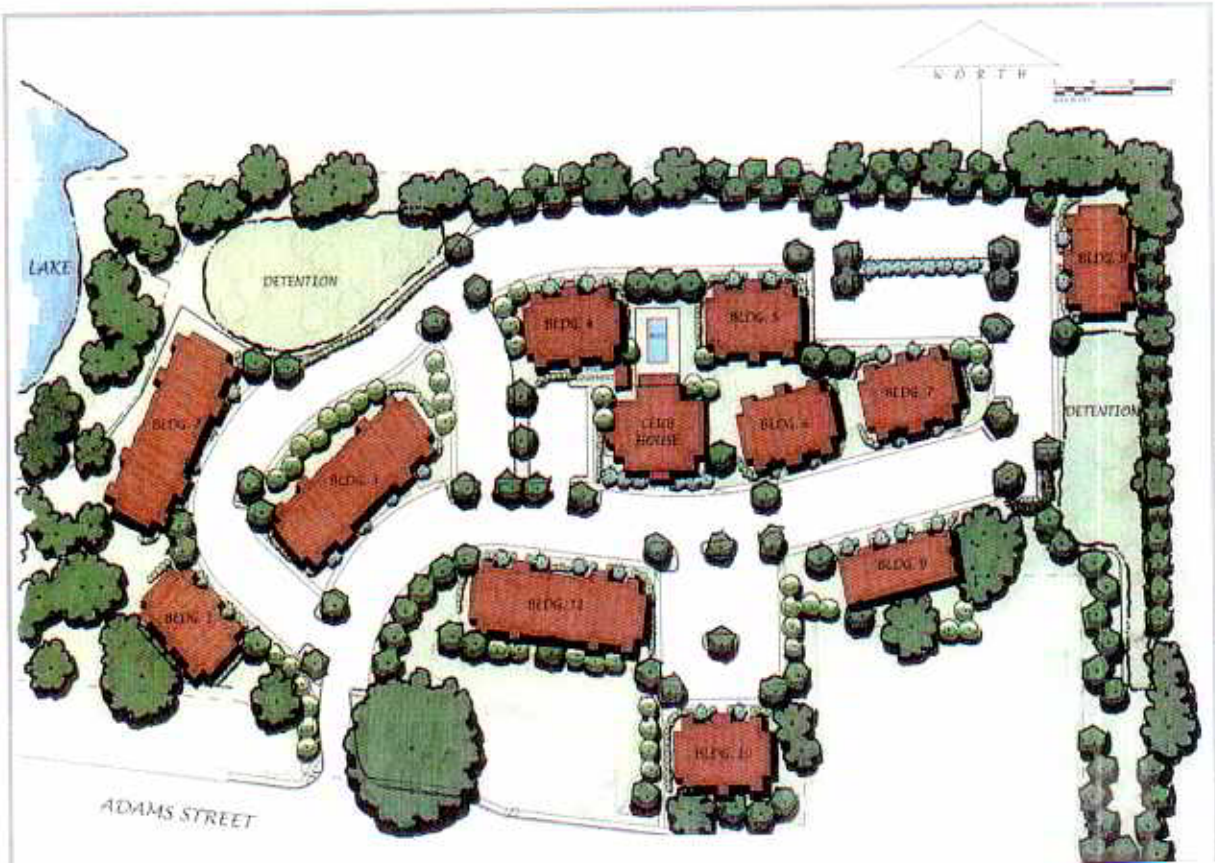


Welcome to Adams Place



ADAMS PLACE
condominiums

3000 South Adams Street
Tallahassee, Florida 32301
850.288.4300



Brian Sealey
REALTOR®
Cell: (850) 980-6016
Office: (850) 201-4863
Fax: (850) 201-4664
E-mail: homes@sealeyrealty.com
www.SealeyRealty.com





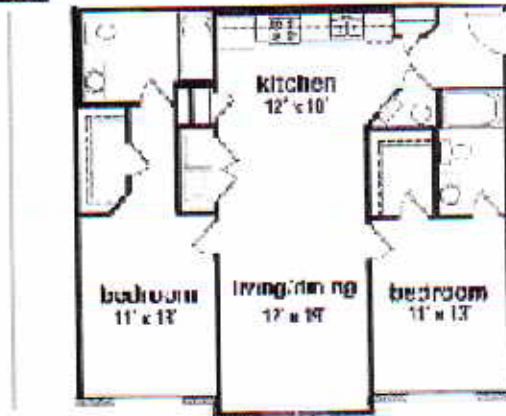
One Bedroom Unit total square feet - 504



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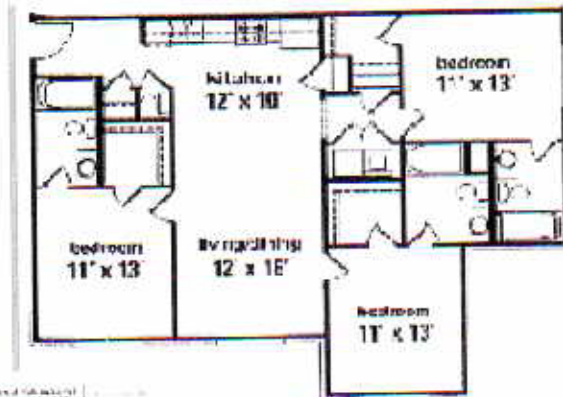
Two Bedroom



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Two Bedroom



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Amenities at Adams Place



The 5000 Sq. ft. clubhouse boasts the following amenities:

- Unforgettable theatre room with seating for 12-18
- Furnished lounge with big screen TV
- State of the Art game room
- Computer/study with 6 computer stations, printer and internet access
- Large resort style pool with shower
- Fully equipped fitness center
- Picnic area w/grill
- Conference room
- Coming soon....Fully stocked convenience store with café/grill

Unit Pricing Information

Existing Units:

Building 3: 12 total of the 2 bedroom at \$116,250 each
12 total of the 3 bedroom at \$141,750 each

Building 9: 24 total of the 1 bedroom at \$61,750 each

Building 11: 12 total of the 2 bedroom at \$116,250 each
12 total of the 3 bedroom at \$141,750 each

Upgraded Units under Construction:

Building 2: 12 total of the 2 bedroom at \$121,400
12 total of the 3 bedroom at \$146,900

Building 4: 12 total of the 3 bedroom at \$146,900

Building 5: 12 total of the 3 bedroom at \$146,900

Upgraded units feature granite countertops, ceramic tile in kitchen/dining and living area, and berber carpet in bedrooms. Expected completion date is March 2006.

***Prices subject to change without notice**

Existing units are leased through August 11, 2005.

SHS Rental Management Fees:

1-3 Units:	10%
4-11 Units:	9%
12 or more Units:	8%

Monthly Condominium Fees:

1/1	89.93 per month	1079.18 annually
2/2	160.20 per month	1922.35 annually
3/3	195.29 per month	2343.46 annually

These fees cover:

- Cable and internet services
- Fire & Safety system annual inspections and servicing
- Grounds service
- Equipment Maintenance at gym, fitness center etc.
- Taxes upon association properties and leased areas
- Insurance
- Exterior Maintenance
- Janitorial fees of common areas and office

Preferred Lenders

AmSouth

Elizabeth Miller, Assistant Vice President

Mortgage Lending Manager

Office 850.656.5744

Fax 850.656.8078

Simons & Leoni Home Loans, LLC

Voice 813.258.6767

Fax 813.258.6760

Cell 813.267.0305

www.slhomeloans.com

Wells Fargo Home Mortgage

Jay Ralstin

Branch Manager

Office 850.309.3812

Fax 850.906.0033

jay.ralstin@wellsfargo.com

Other Information

There are a total of 433 marked parking spaces and approximately 50 unmarked spaces.

Each unit has a separate electric meter.

The model is unit # 724 and will be accessible by lockbox anytime Monday through Sunday from 8 am to 8 pm.