

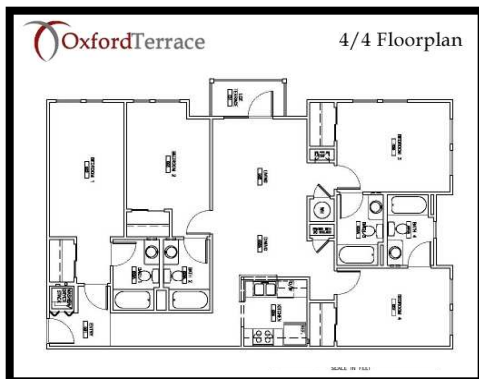
OxfordTerrace II

NEW CONSTRUCTION CONDOS
WALK TO UF AND SORORITY ROW



**LIVE IN LUXURY NEW CONSTRUCTION,
WALK TO UF, AND PAY *LESS* THAN YOU
WOULD IN RENT**

**CONVENIENTLY LOCATED JUST 3
BLOCKS FROM CAMPUS AND 1 BLOCK
FROM SORORITY ROW.**



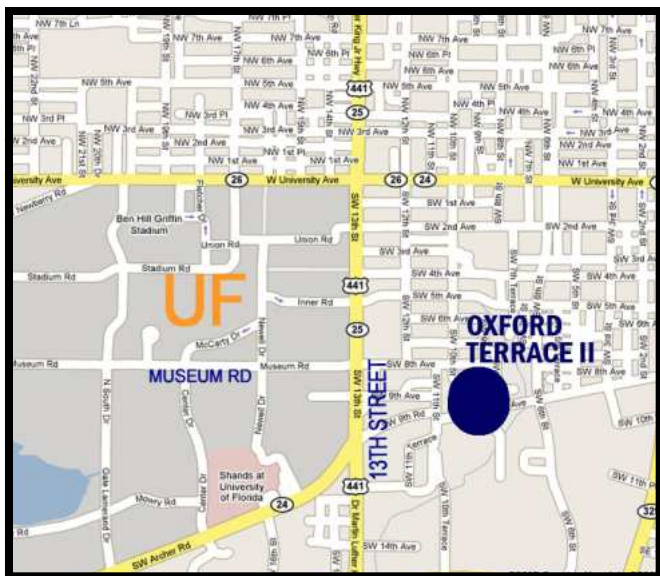
4 Bedrooms/4 Full Bathrooms—1,444 Sq. Ft.

Just 3 Blocks from UF by Sorority Row

Large bedrooms, living areas + private balconies

Call Eric Leightman (352.219.2879) or Matt Price (352.281.3551) at Campus Realty
Visit Oxford on the web at www.oxfordterrace.com

Pictures of Oxford Terrace II



Oxford Terrace II 

NEW CONSTRUCTION **NOW SELLING**

LUXURY CONDOS **MOVE-IN READY**

WALK TO UF AND SORORITY ROW **352-219-2879** ERIC LEIGHTMAN

ELEVATOR AND COVERED PARKING **352-281-3551** MATT PRICE

ONLY 2 UNITS LEFT

www.oxfordterrace.com

Additional Oxford Terrace II Information

Ammenities

- ◆ Elevator Access From Covered Parking to Every Floor
- ◆ Every Condo is an End Unit - Just 4 Units Per Building Floor
- ◆ Covered Balcony with Every Unit
- ◆ Washer and Dryer + All New Appliances
- ◆ Walk to Campus
- ◆ Pre-Wired for Cable/Internet
- ◆ On-Site and Covered Parking (2 Spaces Per Unit)
- ◆ Ceiling Fans with Light Fixtures
- ◆ Horizontal Window Coverings
- ◆ Tiled Baths
- ◆ All New Appliances – Refrigerator, Stacked Washer/Dryer, Stove, Microwave, Garbage Disposal, Dishwasher, Ice Maker

Availability

There are currently 2 out of the 36 condominiums available for sale at Oxford Terrace II. The orange colored units correspond with current availability. (Map to the right is not up to date. Units #203 and #309 are still available)

Second Floor		Third Floor		Fourth Floor	
201	202	301	302	401	402
203	204	303	304	403	404
205	206	305	306	405	406
207	208	307	308	407	408
209	210	309	310	409	410
211	212	311	312	411	412

Orange colored numbers are condos that are currently available.
Grey colored numbers correspond to units already occupied.



Website

Check out the most up to date information on availability, floor plans, measurements, and interactive maps of Oxford Terrace II on the web. Oxford has its very own dedicated webpage at www.oxfordterrace.com.

Multiple Listing System Information

Please Call Eric or Matt for Current Pricing



SCALE IN FEET

EAST ELEVATION

MLS# 285069

921 SW Depot Ave #210 , Gainesville FL 32601

Profile Type: ATT

Prop Type: FUF Condition: (NEW)New Construction

Status: Active



Bedrooms:	4	County:	Alachua County
Bathrooms:	4	Area:	030 Central Gainesville SW area
Half Baths:	0	SubDiv:	Oxford Terrace II
Split Plan:	N	Style:	
Year Built:	2007	S/T/R:	//
Lot Dim:			
Square Feet:	1444	Sq Ft Src:	SF from Owner
Tax Parcel #:	000-000-000		

Legal: lenthly - see tax appraiser's site

Annual Tax: 0 Tax Year: 0 Homestd Ex: 0 SOH: N Assoc. Fee: 158 M

Remarks: New Construction 3 Blocks from UF! Oxford Terrace II has just been completed and is now ready for occupancy. Oxford II is the largest 4-bedroom complex in all Gainesville - 1444 sq. ft., and you can walk to UF! Private bath for each bedroom, new appliances, underground parking and an elevator. New construction luxury condos, privacy, and proximity to campus. Live with 3 friends and pay off all of the mortgage. All condos are end-units with spacious bedrooms. 1-yr developer warranty.

Nearest Street: Depot Ave

Directions: 13th St to SW 8th Ave. Go east to 9th St and make a right heading south. Oxford II is on the south side of Depot Ave getting ready for occupancy now.

Unit/Building: 5+ Units

Dining Area: Liv/Din Combo

Other Rooms: Laundry/Utility , Living

Const. and Exterior: Concrete Block , Hardie Board/Plank

Roof: Shingle

Floors: Ceramic Tile , W/W Carpet

Equip/Apppl: Cable TV/Prewired , Dishwasher , Dryer , Microwave , Oven/Range Electric , Refrigerator , Washer

Utilities Source: Cable TV Available , GRU , Sewer

Management: Off-Site

Security: None

Terms:

Seller Info: Builders 1 yr. Warranty

Amenities: Elevator , Street Lights

Assn. Info: Building Hazards Ins. , Condo Assn. , Exterior Maintenance , Fees Monthly , Fee Simple , Lawn Care , Pest Control

Heat/Cool: Central H/C Electric

Water Source: Electric Water Heater

Walls: Drywall/Hardcoat

Property Access: Public Maintained

Parking: Assigned Parking

Interior Misc: Blinds/Verticals , Ceiling Fan(s)

Rental Income and Estimated Expenses With Each Unit

Monthly Income*:

Rent Income Potential: \$2,400 per month

Monthly Expenses*:

Mortgage (6% 30-yr. Fixed With 80% Loan To Value) \$1,435 (Includes Principal and Interest)

Association Fees: \$158.50

Utilities: \$185 (Cable, Internet, Utility Package Included in Rent)

Taxes: Will be out in November 2008

Total Estimated Expenses per Condo = \$1,778.5 + Property Tax (Out Near End of Year)

.. *Income and Expense Figures are What the Current Units are Now Renting Out For.

Oxford II Architectural Drawings

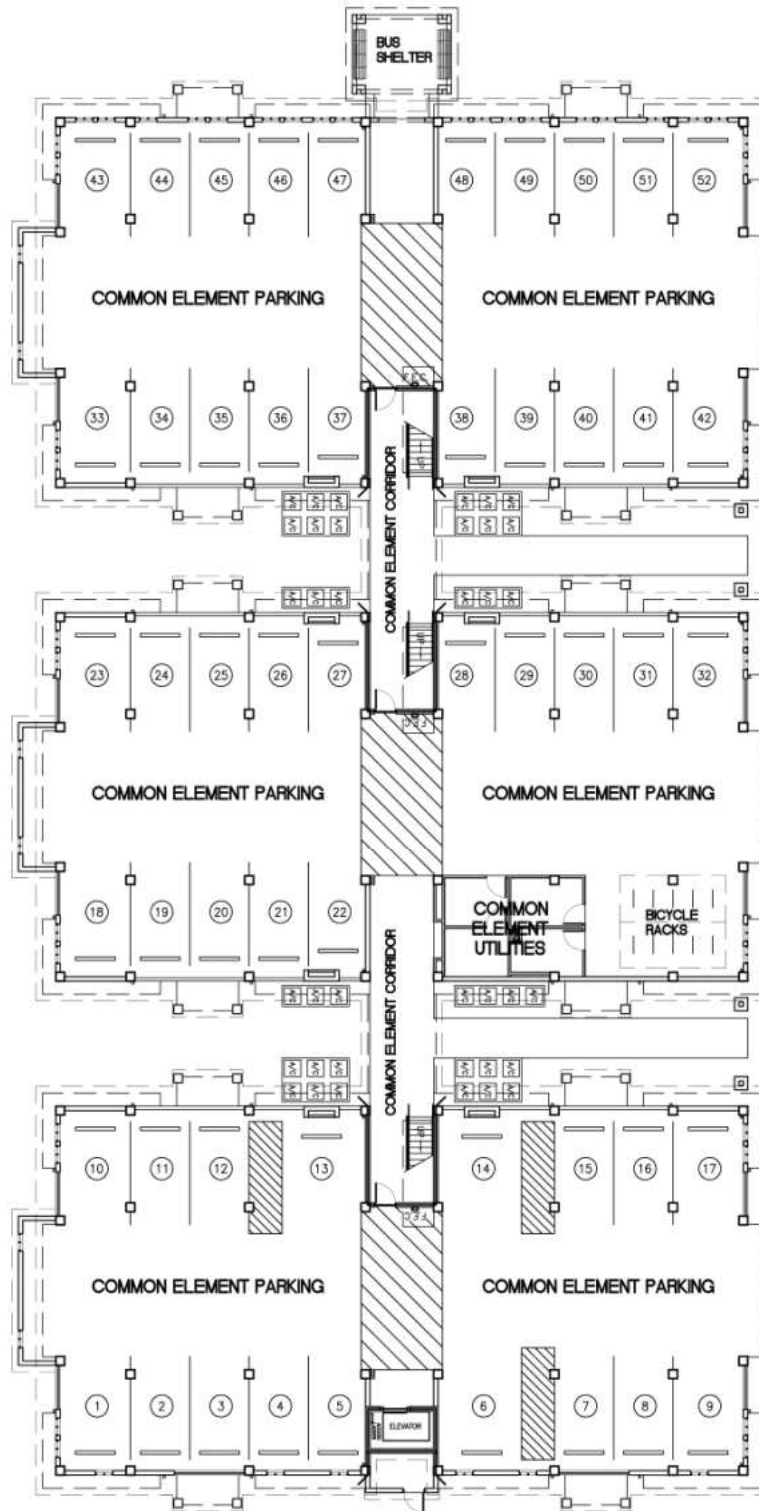


0 5 10 20
SCALE IN FEET

NORTH ELEVATION (VIEW FROM DEPOT AVENUE)

A covered bus stop area is located directly outside of Oxford's complex. The first floor is all covered parking. The actual condominium units begin on the second floor.

OXFORD TERRACE II, A CONDOMINIUM



NOTE:
COMMON ELEMENT PARKING SPACES
ARE SUBJECT TO ASSIGNMENT AS
LIMITED COMMON ELEMENT(S) PURSUANT
TO THE DECLARATION OF CONDOMINIUM.



FIRST FLOOR

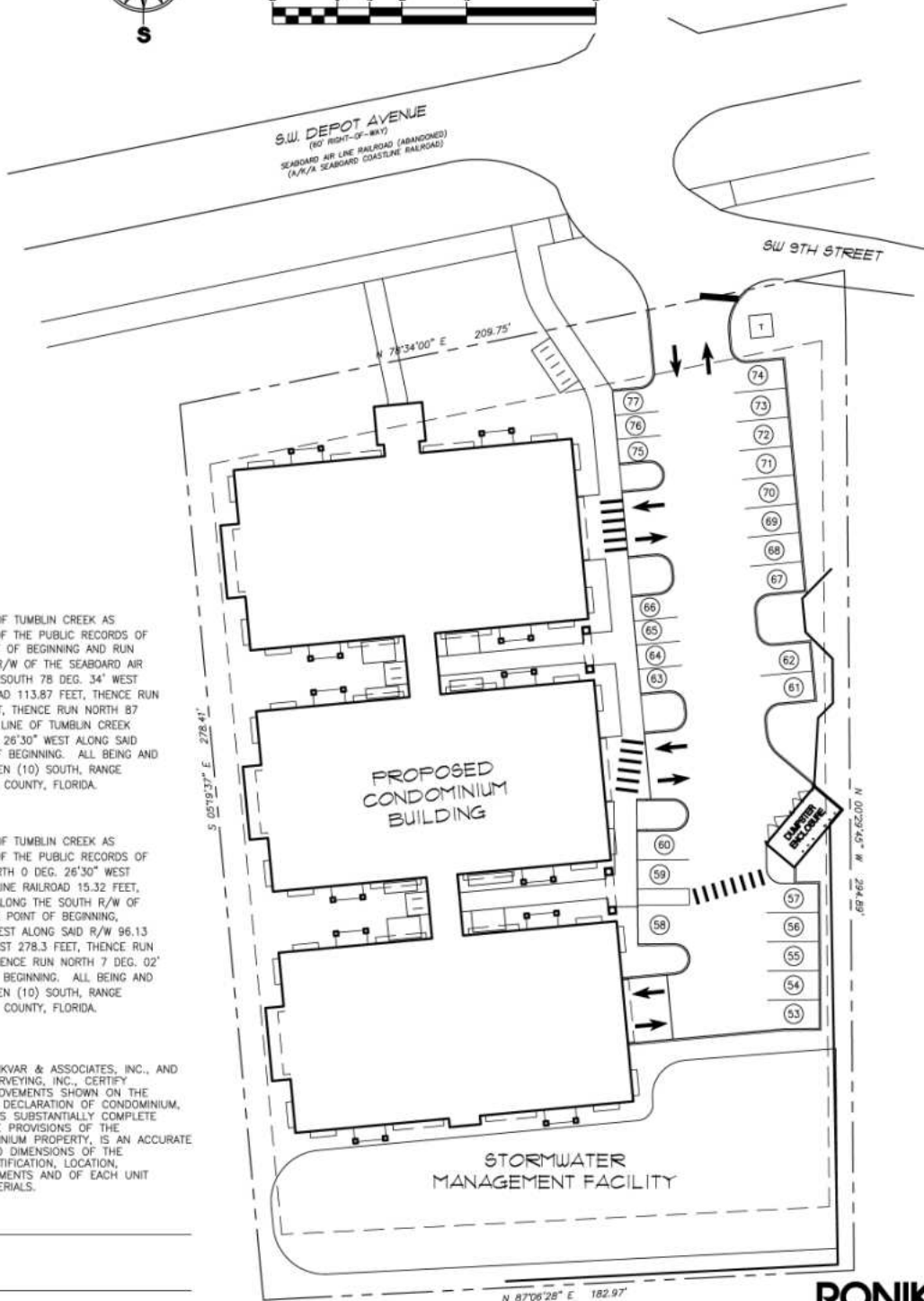
OXFORD TERRACE II, A CONDOMINIUM

BOUNDARY & TOPOGRAPHIC SURVEY
 LYING IN SECTION 8, TOWNSHIP 10 SOUTH, RANGE 20 EAST,
 CITY OF GAINESVILLE, ALACHUA COUNTY, FLORIDA



FLOOD ZONE:
 THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE
 "C", (AREAS OF MINIMAL FLOODING), AS INTERPOLATED
 FROM F.I.R.M. PANEL NO. 125107 0008B, WITH AN
 EFFECTIVE DATE OF JANUARY 19, 1983.

GRAPHIC SCALE



LEGAL DESCRIPTION:

PARCEL "A"
 COMMENCE AT THE NORTHWEST CORNER OF TUMBLIN CREEK AS
 RECORDED IN PLAT BOOK "F", PAGE 50 OF THE PUBLIC RECORDS OF
 ALACHUA COUNTY, FLORIDA, AS THE POINT OF BEGINNING AND RUN
 NORTH 0 DEG. 26'30" WEST ALONG THE R/W OF THE SEABOARD AIR
 LINE RAILROAD 15.32 FEET, THENCE RUN SOUTH 78 DEG. 34' WEST
 ALONG THE SOUTH R/W OF S.A.L. RAILROAD 113.87 FEET, THENCE RUN
 SOUTH 7 DEG. 02' 18" EAST 293.39 FEET, THENCE RUN NORTH 87
 DEG. 16' EAST 78.14 FEET TO THE WEST LINE OF TUMBLIN CREEK
 SUBDIVISION, THENCE RUN NORTH 0 DEG. 26'30" WEST ALONG SAID
 WEST LINE 294.68 FEET TO THE POINT OF BEGINNING. ALL BEING AND
 LYING IN SECTION EIGHT (8), TOWNSHIP TEN (10) SOUTH, RANGE
 TWENTY (20) EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA.

PARCEL "B"
 COMMENCE AT THE NORTHWEST CORNER OF TUMBLIN CREEK AS
 RECORDED IN PLAT BOOK "F", PAGE 50 OF THE PUBLIC RECORDS OF
 ALACHUA COUNTY, FLORIDA, AND RUN NORTH 0 DEG. 26'30" WEST
 ALONG THE R/W OF THE SEABOARD AIR LINE RAILROAD 15.32 FEET,
 THENCE RUN SOUTH 78 DEG. 34' WEST ALONG THE SOUTH R/W OF
 THE S.A.L. RAILROAD 113.84 FEET TO THE POINT OF BEGINNING,
 THENCE CONTINUE SOUTH 78 DEG. 34' WEST ALONG SAID R/W 96.13
 FEET, THENCE RUN SOUTH 5 DEG. 19' EAST 278.3 FEET, THENCE RUN
 NORTH 87 DEG. 16' EAST 104.5 FEET, THENCE RUN NORTH 7 DEG. 02'
 18" WEST 293.39 FEET TO THE POINT OF BEGINNING. ALL BEING AND
 LYING IN SECTION EIGHT (8), TOWNSHIP TEN (10) SOUTH, RANGE
 TWENTY (20) EAST, GAINESVILLE, ALACHUA COUNTY, FLORIDA.

I, JACK PONIKVAR, ARCHITECT, OF PONIKVAR & ASSOCIATES, INC., AND
 WALDO PAEZ, SURVEYOR, OF DELTA SURVEYING, INC., CERTIFY
 THAT THE CONSTRUCTION OF THE IMPROVEMENTS SHOWN ON THE
 ATTACHED PAGES - EXHIBIT B TO THE DECLARATION OF CONDOMINIUM,
 OXFORD TERRACE II, A CONDOMINIUM, IS SUBSTANTIALLY COMPLETE
 SO THIS MATERIAL, TOGETHER WITH THE PROVISIONS OF THE
 DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY, IS AN ACCURATE
 REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE
 IMPROVEMENTS AND SO THAT THE IDENTIFICATION, LOCATION,
 AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT
 CAN BE DETERMINED FROM THESE MATERIALS.

JACK PONIKVAR, ARCHITECT

WALDO PAEZ, SURVEYOR

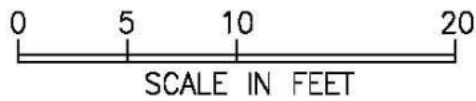
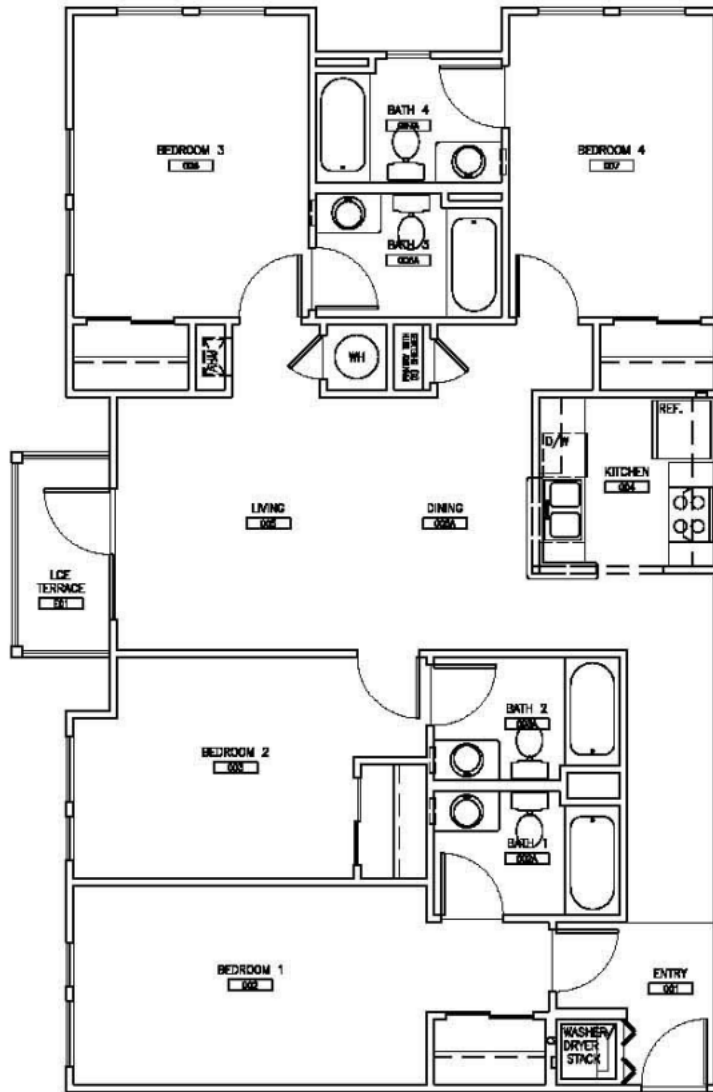
PLOT PLAN

PONIKVAR & ASSOCIATES
 INC.

7 JULY 2006 ARCHITECTS

AA 0002486

OXFORD TERRACE II, A CONDOMINIUM



UNIT PLAN

4 BEDROOM / 4 BATH

7 JULY 2006

**PONIKVAR &
ASSOCIATES**
ARCHITECTS
AA 0002488