



No.	<u>Questions</u>	<u>Answers</u>
1.	Is there an Ocean Reef web site?	www.OceanReefPCB.com
	Building and Location Information	
2.	What year was Ocean Reef completed?	April 2008
3.	What is the address?	14415 Front Beach Rd. Panama City Beach, Fl 32413
4.	What is the distance to Pier Park?	Just over 1 mile
5.	Is there a developer warranty?	Yes (Reference Section 19.09 in the Condo Docs, see website)
	Pricing	
6.	What is the price of a 2 bedroom 2 bath (1,146 sq. ft.) unit?	\$269,900 Approx. \$235.51 sq. ft. (Includes Assigned Parking!)
7.	What is the price of a FURNISHED 2 bedroom 2 bath unit?	Call Us! (Furniture Packages Vary)
8.	What is the price of a 4 bedroom 3 bath (1,600 sq. ft.) unit?	\$369,900 Approx. \$231.18 sq. ft. (Includes Assigned Parking!)
9.	What is the price of a FURNISHED 4 bedroom 3 bath unit?	Call Us! (Furniture Packages Vary)
10.	How much more do penthouse units cost?	\$10,000 (Limited Supply)
11.	What do the penthouse units include?	10' ceilings, Extended length doors, Concrete Wall/Railing (on front), North views of West Bay
12.	What floors are the penthouse units located on?	19-23

No.	Questions	Answers
	Parking	
13.	Does the Ocean Reef price include an <u>assigned</u> parking spot?	Yes Choose an Available Spot
14.	Is parking located within the building and close to elevators?	Yes
15.	How many parking spots are within the building?	203
16.	Does Ocean Reef include separate overflow parking?	Yes
	Home Owners Association	
17.	What are the monthly HOA dues?	\$284.00 monthly (Dare to Compare)
18.	What do the HOA dues include?	Insurance, Basic Cable, Water, Sewer, Bldg. Maint.
	Condo Questions	
19.	How many total units are there?	161 residential units
20.	Does Ocean Reef have gulf-front master bedrooms with balcony access?	Yes
21.	Can I purchase a unit that includes all furnishings?	Yes
22.	Can furnishings be added to a unit that's currently not furnished?	Yes
23.	Can you include Stainless Steel appliances?	Yes (Additional Costs after closing)
24.	How large is the balcony?	Approximately 10'x28' (Compare to other condos)
25.	Do the balconies and walkways have slip-resistant, textured, coverings?	Yes
26.	Can I have a pet at Ocean Reef?	Yes (A grass pet area is included.)
	Financing Questions	
27.	How much is the down payment to purchase my unit?	10%
28.	Are there local mortgage companies that I can speak with?	Yes Please Inquire
	Ocean Reef Amenities	
29.	Is there a gulf-front pool and hot tub on the ground level?	Yes
30.	Is there an indoor heated pool with gulf views?	Yes
31.	Does Ocean Reef include a steam room, sauna, and fitness room?	Yes

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32.	How large is the Ocean Reef beach area?	Over 300 Linear Feet
33.	Are there outdoor grills for cooking?	Yes Natural Gas
	Rentals	
34.	Will there be an on-site rental company?	Space is available. Rental companies are currently located off-site.
35.	Can I rent my unit myself or via another company?	Yes
36.	Is Ocean Reef a desirable rental property?	Yes (Gulf-front location, master bedroom on the gulf, large balcony, nice pools, assigned parking within the building, close to pier park, popular 4 bedroom units)
	Ocean Reef Advantages	
	<u>Reduced Prices!</u>	
	<u>Assigned</u> Parking within the Building! Not Across the Street.	
	<u>Preferred</u> Location – West Panama City Beach	
	Just over 1 mile to <u>Pier Park</u>	
	<u>Gulf-Front</u> Master Bedroom with Balcony Access	
	<u>Oversized</u> Balconies	
	Home Owners Dues <u>Only \$284 mth.!</u>	
	<u>Penthouses</u> Include 10' Ceilings, Extended Length Doors	
	<u>4 Bedroom End Units</u> for \$359,900 (1,600 Sq. Ft.)!	