

PHOENIX WEST II

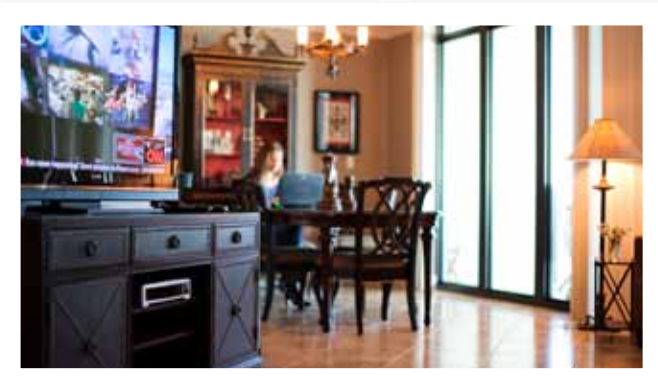


REAL ESTATE SALES
VACATION RENTALS
DEVELOPMENT

THE HIGHEST POINT ON THE BEACH.
THE HIGHEST QUALITY ON THE BEACH.
AT THE LOWEST PRICE OPPORTUNITY EVER.

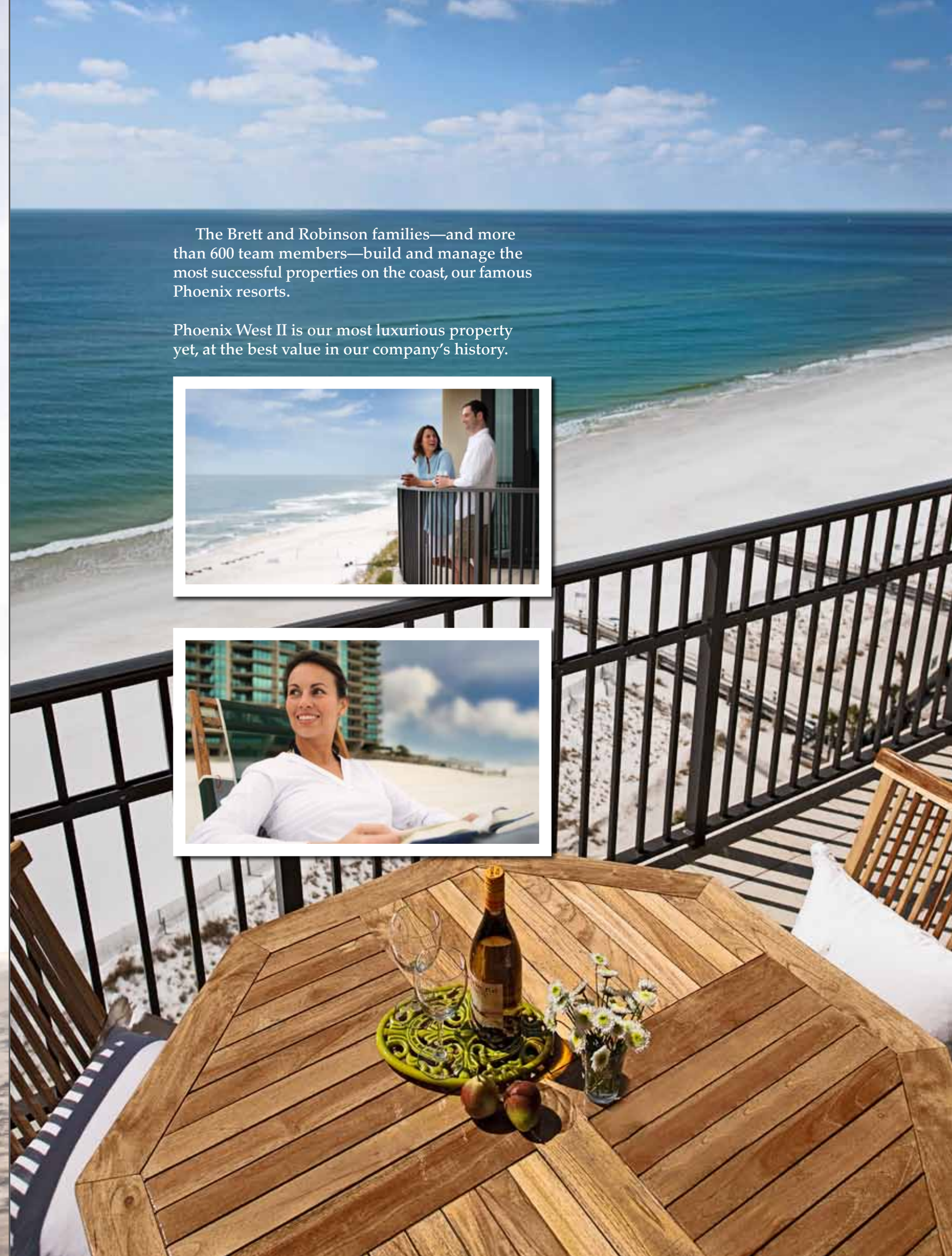
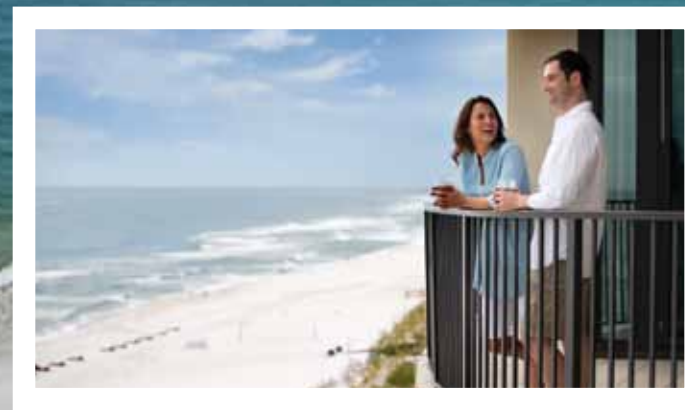
Phoenix West II

A VISION THAT'S BEEN BUILDING FOR 40 YEARS—WITH VIEWS THAT GO ON FOREVER.



The Brett and Robinson families—and more than 600 team members—build and manage the most successful properties on the coast, our famous Phoenix resorts.

Phoenix West II is our most luxurious property yet, at the best value in our company's history.

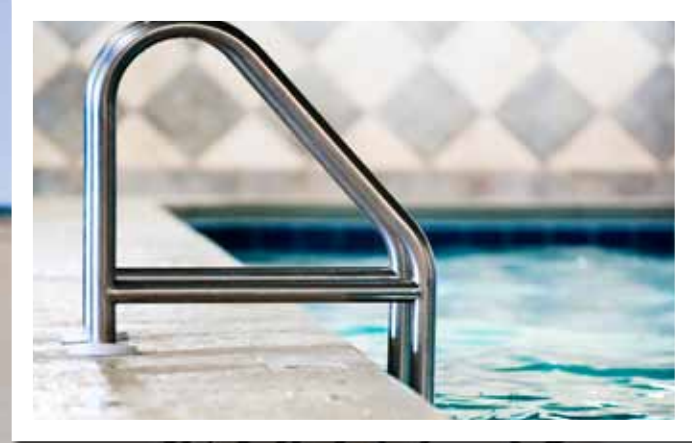




GULF FRONT *Lazy River*

Owners and their guests say their favorite Brett/Robinson amenity is our signature lazy river. Phoenix West II is home to our flagship water feature—the only beach-front lazy river in Gulf Shores and Orange Beach.

Meandering through sunny palm groves, past gulf views and under a cool, shady cove, Phoenix West II's lazy river promises a way to slow down and enjoy the best the coast has to offer.



Flagship Phoenix amenities

Phoenix West II offers a combination of amenities we've never made available in one property:

- Gulf-front lazy river
- 12 floors of glass-enclosed parking
- Dramatic multi-level lobbies
- Heated outdoor and children's pools
- Heated indoor pool
- Tennis courts
- Hot tubs
- Sauna
- Fitness center
- Technological amenity package including whole-building wireless
- Oversized meeting space

REMEMBER WAY BACK WHEN? *This is it.*

People coming in from Florida notice that something great happens at the state line. There's not so much traffic. Family values seem a little higher. And property taxes are certainly a lot lower.

Getting here is a little more relaxing, too. I-10 and I-65 meet nearby, and our island-like location is surprisingly convenient to airports in both Pensacola and Mobile.

We're not like other resort towns divided by a traffic jam of people trying to get somewhere else. People come here to be here.



WHY THIS OFFER WON'T LAST— AND THE BUILDING WILL.

Brett/Robinson has spent 40 years building a better way. A way of building and managing that results in a better price and better construction. One dedicated team works seamlessly as

- developer
- sales force
- builder
- property/rental manager

By working as one company, we eliminate expensive delays and multiple profit centers and deliver at an unbeatable price.



Other buildings along the coast are built with stucco-over-foam construction that quickly peels off in storms. Our walls are poured-in-place concrete with steel reinforcements. Our glass is specially designed to take in those views while standing up to the wind. The effect is a building with looks and durability in a class of its own.

Our lobby levels are built with breakaway panels that reduce building stress and allow for faster post-storm construction. This allows us to be up and running much more quickly than our neighbors.



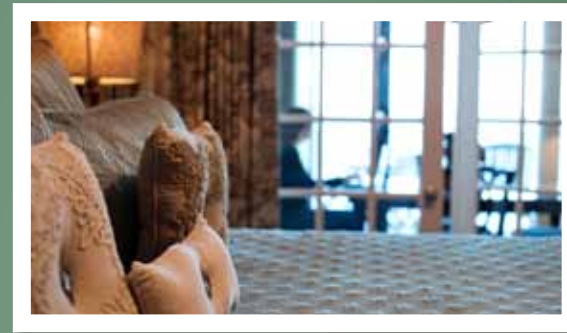


3 BEDROOM/4 BATH

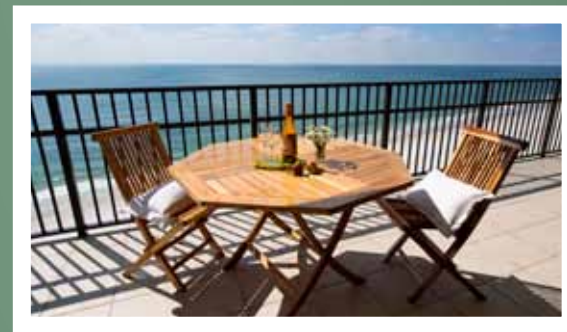
1958 SQUARE FEET + 249 SQUARE FEET
OUTDOOR LIVING AREA

Our family-sized floor plan

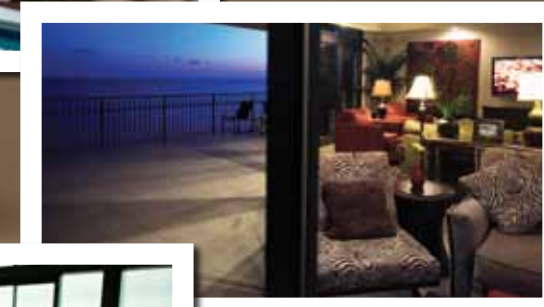
While some of our floor plans have already sold out, a limited number of this most popular plan is still available.



This plan is designed for family life with three spacious bedrooms and four full baths. At the center of each residence is a kitchen built for entertaining with sweeping views and a separate wet bar. Note the oversized balcony and second seating area in the great room. The master suite adjoins this living area and features an oversized whirlpool tub and separate shower.



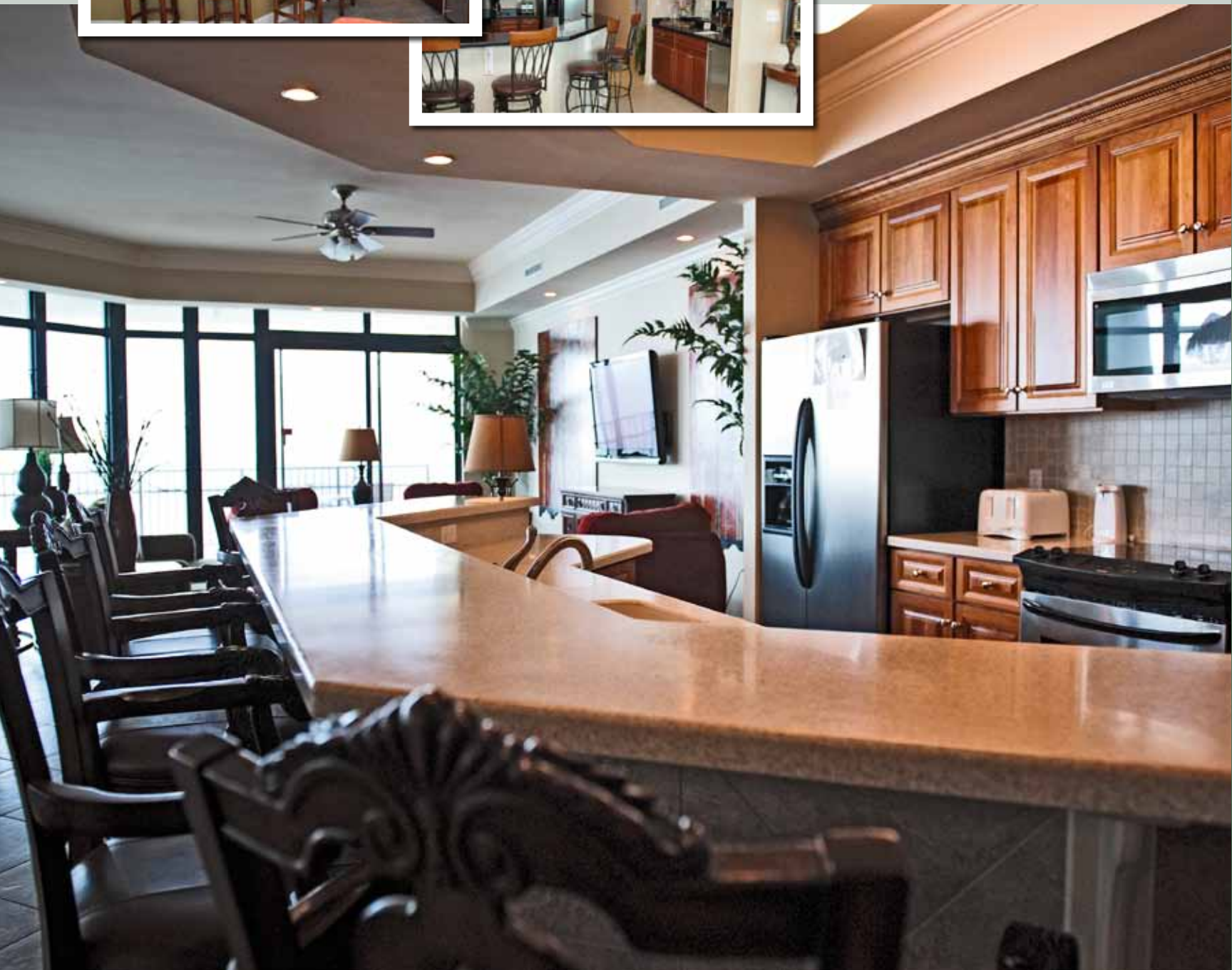
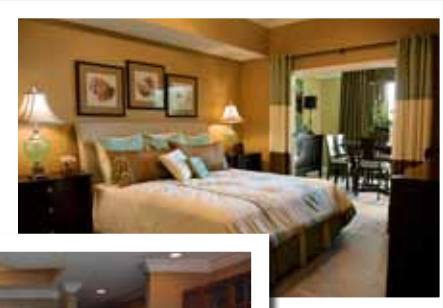
Rooms with a view—miles of it



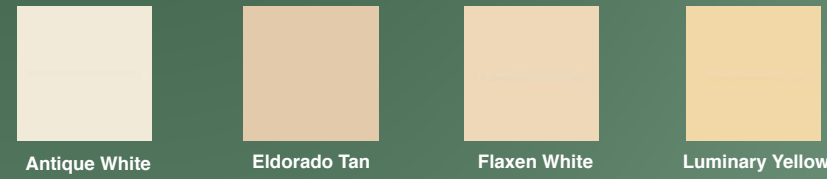
The kitchen, dining, living areas and master suite all overlook the spacious balcony via a sweeping wall of glass. South-facing units enjoy our signature Brett/Robinson Gulf of Mexico views. North-facing units also have an enviable view of thousands of acres of protected state park lands and Lake Shelby.

Create your own décor

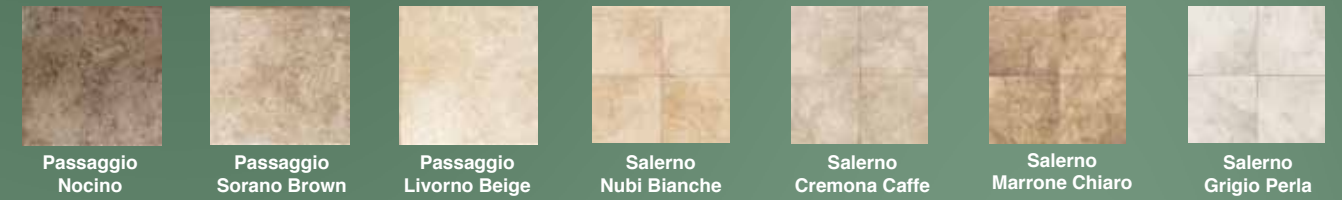
We look forward to working with you and your interior designer to make sure your home at Phoenix West II includes not only our views but your vision.



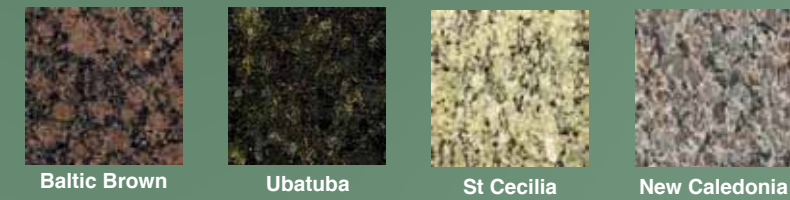
WALLS AND CEILINGS: choose from a range of custom finishes and materials.



FLOORS: A variety of floors are possible, from hardwood to travertine. Oversized ceramic tile and high-durability carpet are standard.



COUNTERTOPS: Granite is standard for kitchen and wetbar countertops, with a selection of four varieties. Cultured marble is standard for bathroom countertops and integrated sinks as well as tub and shower surrounds. Additional counter/surround customization is available, from marble and onyx to mosaic and granite.



APPLIANCES: stainless-steel appliances are standard, and kitchens may be customized with specialty appliances.

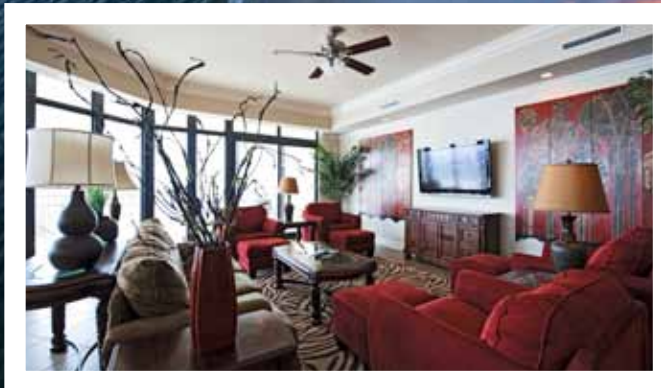
MILLWORK AND CABINETRY: Three-piece crown is standard in living/dining rooms, with one-piece in foyer, hallways, kitchen, tray-ceilinged areas and bedrooms. Four cabinet styles in a variety of colors is standard, with standard and architectural cabinetry available as an option. Our standard two-panel interior doors may be upgraded to the solid core door of your choice.



WHY THIS CASH OFFER IS THE BEST ON THE COAST

Phoenix West II isn't just the best condo on the best location in Orange Beach. This is also the best opportunity to buy.

Our Phoenix resorts are built on a tradition of partnership with owners who take advantage of our limited pre-construction cash offering. With these initial cash purchases, Brett/Robinson is able to build debt-free. The considerable savings in interest are reflected in the low price offered to our cash buyers.



Our support team—beautification, management, maintenance—will always be here. This cash offering won't.

EXTREME CONSTRUCTION

This is Alabama's largest building at 1.9 million square feet

- The steel reinforcement bars at Phoenix West II, if laid end to end, would reach Chicago
- Phoenix West II is built on over 2,200 concrete pilings
- Views? Try 219,000 square feet of wind-resistant glass
- For a finishing touch, we use over 759,000 linear feet of interior mouldings

FREQUENTLY ASKED QUESTIONS

Property Owners' Association

Q: What is the property owners' association?

A: Each building is collectively owned by an association of individual condominium owners. Their ownership is based on the square footage of their property and the undivided interest of the building common areas. Owners elect a board of directors to make decisions regarding building operations and management. Monthly association dues are used to pay common operating expenses.

Q: What do the monthly association dues cover?

A: A lot is covered, including the monthly costs of cable TV, water, trash removal, and liability/building insurance. Dues also include landscaping and maintenance of common areas, elevators, security/safety alarm systems, tennis courts and swimming pools, plus the electricity and supplies to keep all those common areas running and in top condition. Even the janitorial and other supplies used by your support staff are covered.

Q: Does the association insurance policy cover my condominium?

A: We suggest you consult a local insurance agent familiar with your property for specific information. Generally, your association will provide common area insurance which protects the association from liability issues as well as means of recovery following damage from fire, weather, etc. Any condo built after 1991 is subject to new Alabama laws that require your association to carry "all-inclusive" coverage. This means that following a catastrophic event, the association will be responsible for rebuilding your property as if it were newly constructed. For your own protection, and in order to rent your condo through our rental program, you must have adequate liability insurance.

Rental Management

Q: What is Brett/Robinson's management fee?

A: We provide the best program on the Alabama Gulf Coast at a very competitive 22% of rental income.

Q: Is there a rental contract?

A: The initial agreement is for a 12-month period and automatically renews unless canceled by either party. A 60-day written notice is required for cancellation.

Q: What are the hours of operation?

A: Brett/Robinson serves you and your guests 24 hours a day, seven days a week. Front desk and security work 24/7, while housekeeping, custodial, reservations and maintenance are staffed daily until 11 pm with on-call services available for emergencies after hours. Our phones are answered any time, day or night.

Q: How are properties selected for rental?

A: Our software rotation system ensures fairest rotation for maximum rental income. In addition to rotation, properties are also matched to guest requests based on size, availability, bedding arrangements, smoking preferences, group accommodations, etc.

Q: Will my owner or guest reservation affect my rotation?

A: Non-revenue reservations are calculated at retail value for rotation purposes. Since the majority of owners stay in their property an average of two weeks during the calendar year, there is a natural balance in the rotation pool. The system rewards owners who make their properties available during peak seasons. Owner-referred reservations do not count against your rotation if referred guests let us know they were referred by you upon reservation.

Q: Who pays for damage?

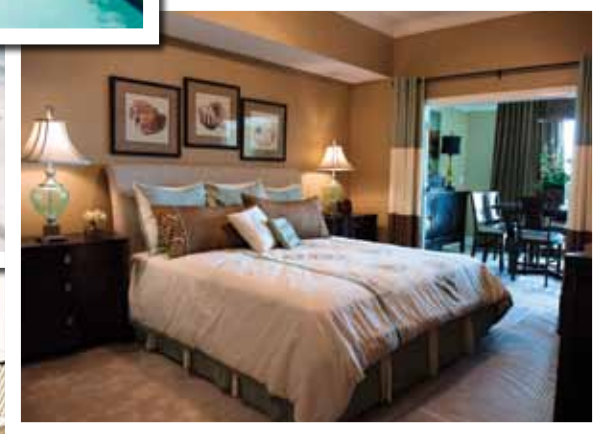
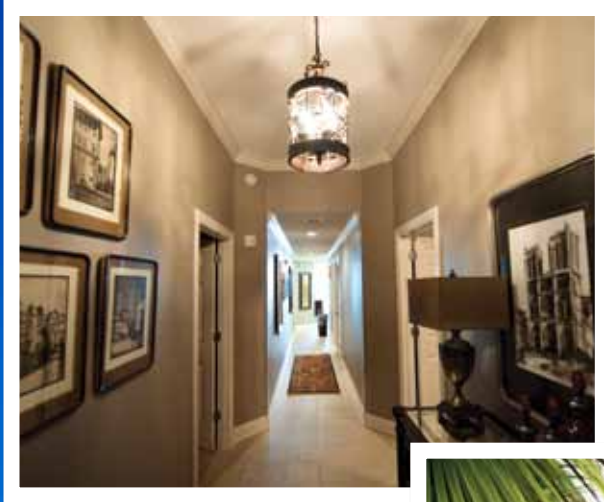
A: We frequently recover damage costs from guests and proceed with repairs. In rare cases of extraordinary damage, such as fire, we have been successful in seeking restitution from guests' personal insurance. In the rare case that a guest is uncooperative, we will pay for repairs up to \$500. It is important, of course, to distinguish between negligent damages and routine wear and tear.



30AR1++	30BR2	30B3	30B4	30B4	30B6	30B7	30B8	30B9	30B10	30A11++
29AR1++	29BR2	29B3	29B4	29B4	29B6	29B7	29B8	29B9	29B10	29A11++
28AR1++	28BR2	28B3	28B4	28B4	28B6	28B7	28B8	28B9	28B10	28A11++
27AR1	27BR2	27B3	27B4	27B4	27B6	27B7	27B8	27B9	27B10	27A11++
26AR1	26BR2	26B3	26B4	26B4	26B6	26B7	26B8	26B9	26B10	26A11++
25AR1	25BR2	25B3	25B4	25B4	25B6	25B7	25B8	25B9	25B10	25A11++
24AR1	24BR2	24B3	24B4	24B4	24B6	24B7	24B8	24B9	24B10	24A11++
23AR1	23BR2	23B3	23B4	23B4	23B6	23B7	23B8	23B9	23B10	23A11++
22AR1	22BR2	22B3	22B4	22B4	22B6	22B7	22B8	22B9	22B10	22A11++
21AR1	21BR2	21B3	21B4	21B4	21B6	21B7	21B8	21B9	21B10	21A11++
20AR1	20BR2	20B3	20B4	20B4	20B6	20B7	20B8	20B9	20B10	20A11++
19AR1	19BR2	19B3	19B4	19B4	19B6	19B7	19B8	19B9	19B10	19A11++
18AR1	18BR2	18B3	18B4	18B4	18B6	18B7	18B8	18B9	18B10	18A11++
17AR1	17BR2	17B3	17B4	17B4	17B6	17B7	17B8	17B9	17B10	17A11++
16AR1	16BR2	16B3	16B4	16B4	16B6	16B7	16B8	16B9	16B10	16A11++
15AR1	15BR2	15B3	15B4	15B4	15B6	15B7	15B8	15B9	15B10	15A11++
14AR1	14BR2	14B3	14B4	14B4	14B6	14B7	14B8	14B9	14B10	14A11++
12AR1	12BR2	12B3	12B4	12B4	12B6	12B7	12B8	12B9	12B10	12A11++
11AR1	11BR2	11B3	11B4	11B4	11B6	11B7	11B8	11B9	11B10	11A11++
10AR1	10BR2	10B3	10B4	10B4	10B6	10B7	10B8	10B9	10B10	10A11++
9AR1	9BR2	9B3	9B4	9B4	9B6	9B7	9B8	9B9	9B10	9A11++
8AR1	8BR2	8B3	8B4	8B4	8B6	8B7	8B8	8B9	8B10	8A11++
7AR1	7BR2	7B3	7B4	7B4	7B6	7B7	7B8	7B9	7B10	7A11++
6AR1	6BR2	6B3	6B4	6B4	6B6	6B7	6B8	6B9	6B10	6A11++
5AR1	5BR2	5B3	5B4	5B4	5B6	5B7	5B8	5B9	5B10	5A11++
4AR1	4BR2	4B3	4B4	4B4	4B6	4B7	4B8	4B9	4B10	4A11++
3AR1	3BR2	3B3	3B4	3B4	3B6	3B7	3B8	4B9	3B10	3A11++
2AR1	2BR1	2BR1					2B8	2B9	2B10	2A11++
Common	Common	Common					Common	Common	Common	Common



24B13N++	24B14N++	24B15N++	24B16N++		
23B13N+	23B14N	23B15N	23B16N+		
22B13N+	22B14N	22B15N	22B16N+		
21B13N+	21B14N	21B15N	21B16N+		
20B12N++	20B13N	20B14N	20B15N	20B16N	20B17N++
19B12N+	19B13N	19B14N	19B15N	19B16N	19B17N+
18B12N+	18B13N	18B14N	18B15N	18B16N	18B17N+
17B12N+					



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