

August 2007 Newsletter

Preconstruction Condos & Condo-Hotels Kiran Grand

This is the fourth of 5 issues reviewing preconstruction Condos and Condo-Hotels available on Clearwater Beach. The Kiran Grand is comprised of both Condos and Condo-Hotels, with a wide variety of units. The complex is located on S. Gulfview Boulevard on Clearwater Beach, adjacent north of Aqualea.

The Condo-Hotels consist of the following models with the corresponding combined interior and exterior square footages:

| | |
|-----------------|---------------|
| Kiran Grand | 720 – 1,359 |
| Kiran King | 462 – 788 |
| Kiran Queen | 659 – 918 |
| Kiran Promenade | 888 – 1,343 |
| Kiran Sunrise | 826 – 934 |
| Kiran Parlor | 625 – 685 |
| Kiran Verandah | 1,137 – 1,562 |

The Condominium Residences consist of the following models with the corresponding combined interior and exterior square footages:

| | |
|-------------------|---------------|
| The Rose | 2,702 |
| The Azalea | 3,739 |
| The Bougainvillea | 2,912 |
| The Lily | 2,689 – 5,402 |
| The Sunflower | 4,797 |
| The Jasmine | 4,308 |
| The Orchid | 4,569 |
| The Lilac | 5,573 |
| The Jacaranda | 6,639 |

The Kiran Grand does not have “Condo Documents” and the pricing, specifications and terms and conditions are therefore tentative. The Condominium Residences are reported to start at \$2 million. Their web site address is www.kirangrand.com.

I am not recommending this project, as I do not feel it will be built as designed. The “Unofficial pricing” and the Condominium Residences’ square footage is inappropriate for our market.

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