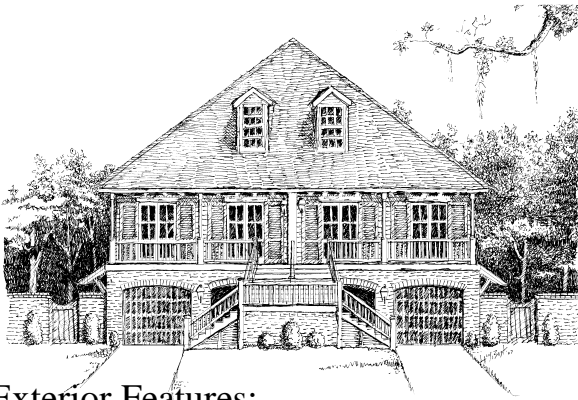


Innabella

STARKVILLE • MISSISSIPPI

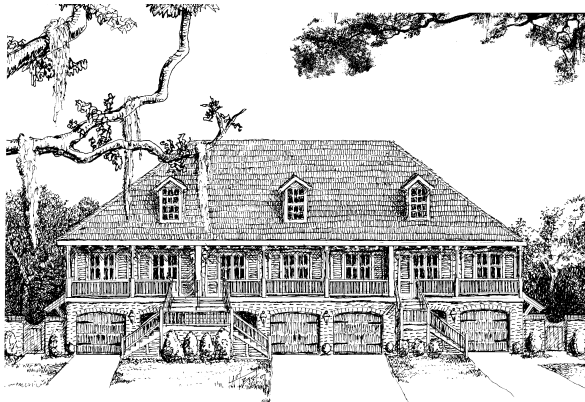


Interior Features:

- * 10' ceilings and 8' doors on main living areas
- * Custom built kitchen cabinets with granite tops
- * Central air-conditioning and heating using energy efficient TVA approved heat pumps
- * Stainless GE Profile or Whirlpool Gold appliances
 - Slide-in gas range
 - Super capacity dishwasher
 - Full size washer and dryer
 - 21.7 cubic foot refrigerator with water & ice dispenser
 - Microwave with vent hood
 - Garbage disposal
- * Master bath features custom ceramic shower & Delta New Orleans fixtures

Exterior Features:

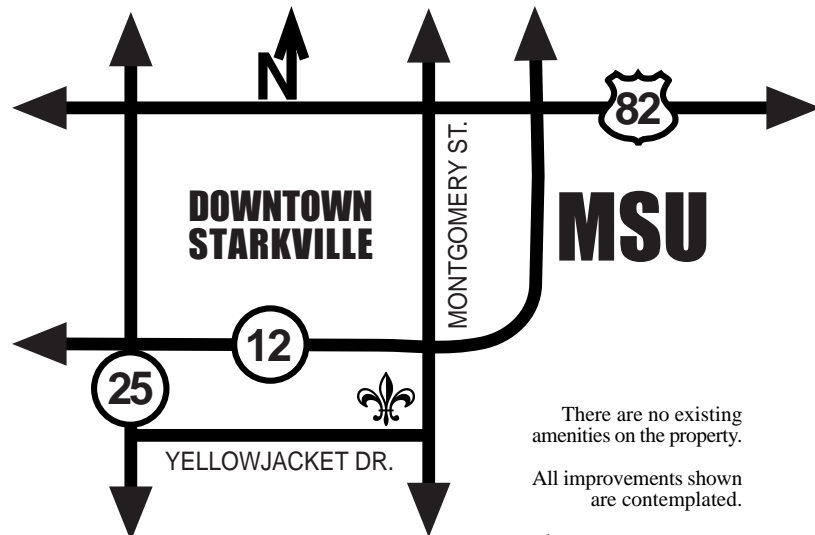
- * French Colonial and Creole style architecture
- * Decorative brick and iron perimeter fencing
- * Low maintenance antique-style brick veneer exteriors
- * Covered upper and lower verandas
- * Private gated courtyards
- * Decorative exterior street lights
- * Custom built wood shutters
- * Professionally landscaped
- * Anderson double hung, dual pane insulated windows
- * 30 year architectural shingles



- * Double insulated sheetrock party walls
- * Ceramic tile in wet areas with 5" plank solid wood flooring in main living areas
- * Pre-wired for alarm and sound
- * Ceiling fans in living areas and all bedrooms
- * Crown molding and custom window trim
- * Lift option available on some floor plans

Other Amenities:

- * Less than a mile and a half to the Mississippi State University campus. Enjoy easy access to downtown Starkville, shopping, medical facilities, schools, and the area's best restaurants.
- * Condo Association takes care of all exterior maintenance, upkeep, and landscaping.



There are no existing amenities on the property.

All improvements shown are contemplated.

The improvements NEED NOT BE BUILT.

TABOR
CONSTRUCTION
&
DEVELOPMENT



Annabella

S T A R K V I L L E • M I S S I S S I P P I



A NOTE FROM THE DEVELOPERS

Starkville, Mississippi, is best known as the home of Mississippi State University. The highly regarded school draws more than 16,000 scholars from 91 countries each semester. MSU's worldwide appeal, coupled with a bustling commercial and industrial climate, has made Starkville a state leader in rapid growth. Starkville boasts Mississippi's highest population of degree-holding adults.

Recent economic data suggest that Mississippi is a smart place to live and work. The state's rate of home ownership is 72.3 percent, exceeding the 66.2 percent national average. U.S. News and World Reports recently named the progressive southern state eighth in its nationwide economic indicators ranking, based on factors like new business growth, building permits, home prices and retail sales.

Located in Starkville, Tabor Construction and Development is owned by Jeremy Tabor. According to the founder, Larry Tabor, "Our company is very proud of our reputation built on quality construction and customer satisfaction. Our philosophy in construction and development is quite simple -- do it right from the beginning. Quality is never an accident. It is always the result of high intention, sincere effort, skillful execution, and much hard work."

We are pleased to introduce our newest condominium development in Starkville, Annabella. Centrally located in a city that truly represents the best of Mississippi, Starkville is a town well known for its beauty, charm and character. You'll find these terms also apply to the best in condo living -- Annabella.

This development will consist of 20 units in 9 townhouse condominiums that feature three unique French Colonial and Creole style designs. The Creole Cottage is an architectural style common to the Gulf Coast. Casement windows familiar to all cottages could be shuttered to block noise or opened to allow light. This architectural style originated in New Orleans in the 1700s. The homes are distinguished by a front wall that recedes to form a first-story porch and second-story balcony that stretch across the entire front of the structure. Full-length windows or French doors open into the balconies. These two- and three-story homes are symmetrical in design with front entrances typically placed at the center.

French Colonial, a variation of the basic Creole design, came into vogue in southern states in the 1940s and 1950s.

Located only a mile and a half from the MSU, you have easy and quick access to your favorite destinations. You'll find all the amenities and quality you would expect at a premier development, but at prices that are affordable. Whether a first home, investment, or just a weekend getaway, Annabella is a charming place to be.

Annabella is being marketed and sold through Prudential Starkville Properties by Judy Webb and Jay Murphy who can be reached at 662-324-0037. The developers can be reached at Tabor Construction and Development in Starkville at 662-324-0506. Call us today to reserve your place at Annabella.



100 Starr Avenue, Suite A • Starkville, MS 39759 • (662)323-0506 • Fax (662)323-8087
www.tabordevelopment.com



Best in Mississippi Awards

2004 Multi-Family Development
2006 Custom Home - 2500-5000 sq. ft.
2006 Multi-Family Development Over 50 Units
2006 Custom Re-Model

Innabella

S T A R K V I L L E • M I S S I S S I P P I



2007-2008 PROJECTED ASSOCIATION BUDGET - PHASE I

MONTHLY CONDO ASSOCIATION DUES:

2 BEDROOM	\$215.00
3 BEDROOM	\$235.00

INCOME:

CONDO FEES	\$54,480.00
LATE FEES/PENALTIES	0.00
SPECIAL ASSESSMENT	0.00
WITHDRAWAL SAVINGS	0.00
OTHER INCOME	0.00
TOTAL INCOME	\$54,480.00

YEARLY:

EXPENSES:

MANAGEMENT FEE	\$ 5,000.00
INSURANCE	12,500.00
WATER -- SPRINKLER & EXTERIOR LIGHTS	1,500.00
GAS LIGHTS	400.00
CABLE TV	4,100.00
REPAIRS TO PROPERTY	2,000.00
GROUNDS MAINTENANCE	15,000.00
ACCOUNTING	200.00
BUILDING MAINTENANCE	1,500.00
POSTAGE	300.00
MAINTENANCE SUPPLIES	1,000.00
PEST SERVICE	1,200.00
LEGAL	150.00
BANK CHARGES	150.00
RETURNED CHECKS	0.00
CHECK/DEP SLIP PRINTING	50.00
OFFICE SUPPLIES	300.00
SECURITY	2,500.00
MISCELLANEOUS	2,000.00
TOTAL EXPENSES	\$49,350.00

NET YEARLY INCOME \$ 5,130.00

SUMMARY

BEGINNING BALANCE	\$ 0.00
INCOME	\$54,480.00
TOTAL AVAILABLE FUNDS	\$54,480.00
EXPENSES	\$49,350.00
PROJECTED BALANCE	\$ 5,130.00

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