

Anna Maria Sales Team's Real Estate Report



Happy Valentine's Day!

February 2015

Crunch these Numbers

Hot Pick of the Month

Monthly Island Sales Stats

FOR SALE

Recently SOLD



Anna Maria Island Rental by Region

Monthly Island Sales Info

January 2015



January Sales

Single Family Home Sales - 14

\$655,243 Avg Sold price

Condo Sales - 9

\$574,450 Avg Sold price

Multi-Family Home Sales - 3

\$667,167 Avg Sold price

Vacant Land Sales - 3

\$348,000 Avg Sold price

January New Listings

Single Family Homes - 23

\$971,916 - Avg List price

Condos - 13

\$475,877 - Avg List price

Multi-Family Home Listings - 3

Island Highlights Anna Maria Island...

Crunch these numbers...

With 7 miles of white sand beach and beautiful Florida sun, the island draws people in from around the world for the respite of its tropical paradise. Our clients often ask about rental potential on island properties. Some basic parameters, like proximity to the water and property features, play important parts. If you are looking at the investment opportunity, consider these factors in addition to the appreciation of your asset. They are strong indicators for success in rental property investment.

Whether you are looking at a comfortable condo, a beach bungalow, or a grand retreat, there are opportunities here. The real estate mantra of "Location, Location, Location" holds true on the island, for property and rental value. Reviewing location and income can help steer your search. Below are real examples of rentals by the numbers that illustrate island opportunity.

\$546,267 - Avg List price

Vacant Lots- **2**

\$462,500 - Avg List price

Anna Maria Sales Team's
FOR SALE!



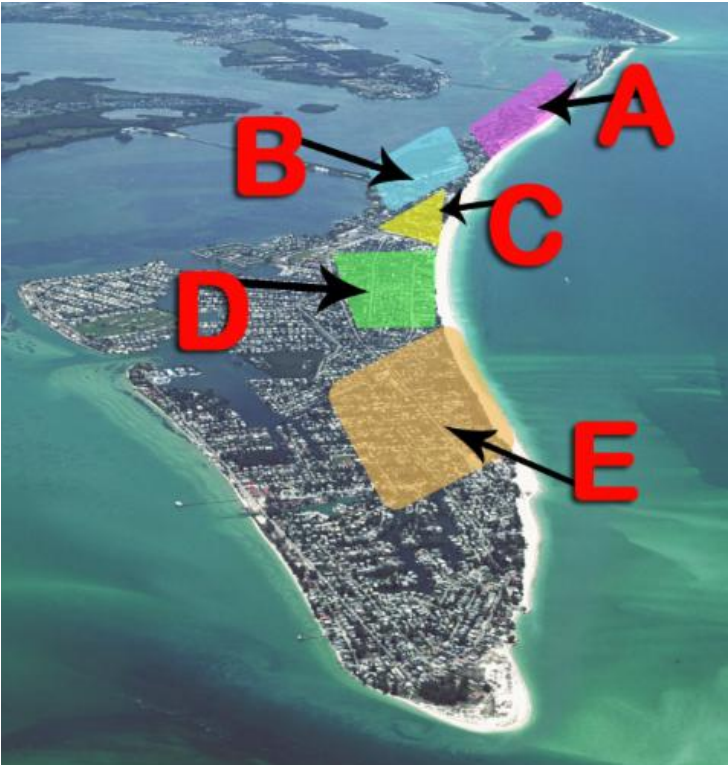
2 bed/ 2 bath Villa

Perico Bay Club

\$234,900

This 2bed/2bath villa with its own separate garage is open & bright with gorgeous water views! Enjoy the Florida sunshine in your private courtyard, or relax on your deck overlooking the water. This Perico Bay Club beauty has 2 large en suite bedrooms with lots of storage, and a large family room that leads directly to your Florida room. ...

[Learn more](#)



Rentals by Region

Section A - Bradenton Beach <i>Example: SOLD 2012 \$330,000</i> 1st block off beach 3bed/2ba Townhome	Gross Income 2013 - \$47,000+ 2014 - \$43, 000+
Section B - Holmes Beach <i>Example: SOLD 2013 \$235,000</i> East of Gulf Dr 2bed/2ba Condominium	Gross Income 2013 - \$24,000+ 2014 - \$23,000+
<i>Example: SOLD 2010 \$277,500</i> 1 st block off beach 2bed/1ba Condominium	Gross Income 2011 - \$27,000+ 2012 - \$30,000+ 2013 - \$25,000+



3 bed/ 3 bath waterfront home Harbour Isles

Reduced! ~ \$569,000

This beautiful Coach style home shows like a model! Exclusively available Nassau design includes over \$40,000. in upgrades. This home is light, bright and ready to move right in. A stunning 3 bed/3 bath home located in Harbor Isle, a gated waterfront community on Anna Maria Sound with all the amenities! Come enjoy the incredible views from your private sun room in this impeccably kept home located on a quiet cul-de-sac next to the preserve. Custom features highlight this gorgeous, open space with private elevator...

[Learn More](#)

	2014 - \$30,000+
Section C - Holmes Beach <i>Example: SOLD 2011 \$750,000</i> West of Gulf Dr 5bed/4.5ba Single Family Home	Gross Income 2012 - \$101,000+ 2013 - \$136,000+ 2014 - \$144,00+
Section D - Holmes Beach <i>Example: SOLD 2010 \$795,000</i> 2nd block off beach 5bed/3.5ba Single Family Home	Gross Income 2011 - \$76,000+ 2012 - \$85,000+ 2013 - \$77,000+ 2014 - \$96,000+
<i>Example: SOLD 2013 \$662,000</i> 3rd block off beach 3bed/2.5ba Condominium	Gross Income 2014 - \$87,000+
Section E - Anna Maria <i>Example: SOLD 2012 \$700,000</i> direct beach block 3bed/2ba Single Family Home	Gross Income 2013 - \$47,000+ 2014 - \$59,000+
<i>Example: SOLD 2013 \$639,000</i> 2 nd block off beach 3bed/2ba Single Family Home	Gross Income 2013 - \$42,000+ 2014 - \$49,000+

[Click here](#) to search Island Properties that can meet your investment goals.

To purchase your dream spot, contact us today!

The Anna Maria Sales Team

Kathleen White & Erin Joy Heckler



1 bed/1 bath Condominium
Silver Sands - Gulf Front Resort
\$279,000

Great Rental! This bright & open 1 bed/1 bath ground floor condo has everything you need to enjoy your time on the Gulf. Enjoy easy beach access, swim in your beautiful Gulf front pool, relax with a game of shuffle board or mini golf...

[Learn more](#)

Anna Maria Sales Team's
SOLD!

WE SOLD -
3802 6th -
\$436,000
 Gorgeous 3/2 townhome only
 blocks to the beach!

WE SOLD -
312 66th -
\$409,000
 Wonderful 2/1 a hop, skip &
 jump to the beach!



www.AnnaMariaSales.com

*Whether buying or selling, the Anna Maria Sales Team is here for
 all your real estate needs.*

Contact :

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or

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Erin@IslandReal.com



Expert picks for great buys in today's market!

Contact Kathleen & Erin
for more info today!

Great Value-

Adorable & updated 2/1 beach bungalow with a pool on the North End!

ONLY \$550,000

Great Investment-

3b/2b Single Family Home on the North End! Just a block to the Bay!

ONLY \$699,900

Great Potential-

A block off the beach, this 2/1 single family pool home is ready for your creative touch!

ONLY \$339,000

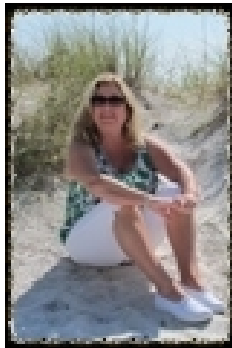
Great Location-

Gulf Front condo! Beautiful views from this 2/2 condo directly on the beach!

ONLY \$599,000

Anna Maria Sales Team

"The Anna Maria Sales Team ~ your Island experts for your Island life..."



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