

Anna Maria Sales Team's Real Estate Report

Find your Place in the Sun

March 2016

AMI Real Estate
Monthly Island Sales Stats
For Sale
Hot Pick of the Month
Recently Sold



[Featured FOR SALE - 315 Hardin](#)

Monthly Island Sales Info

February 2016



February 2016 Island Sales

Sold Price up 87% since 2015

Single Family Home Sales - 8

\$1,438,000 Avg Sold price

2015 Home Sales - 14

\$767,229 Avg Sold price

Sold Price down .8% since 2015

Condo Sales - 7

\$384,414 Avg Sold price

2015 Condo Sales- 9

\$387,511 Avg Sold price

Sold Price up 17% since 2015

Island Highlights

Anna Maria Island...

8 things to consider when buying investment property

Real estate can be a great investment, but picking the wrong property is disastrous.

by David Schepp for USNews.com

March 10, 2016



For months now, the U.S. Housing market has been hampered by too few homes being chased by too many buyers, limiting choice for potential buyers and pushing up home prices - and even resulting in bidding wars in hotter markets.

The persistent shortage of property resulted in the fewest number of contracts in a year to buy existing homes in January, according to the National Association of Realtors, which warned that tight housing inventories could slow the housing market just as the spring selling season gets underway.

The shortage of properties is a problem not only for those looking for a place to live, but for those who are looking to invest in real estate, seeing returns in the form of rental income or profit derived from the sale of rehabbed homes.

"Buyers of all kinds, including investors, are finding it a challenge to find a home in our market due to low inventory," says Monica Ajer, an agent with Coldwell Banker Residential Brokerage in Berkeley, California. "As spring nears, more properties are entering the market, but there are still way more buyers than homes" Ajer says. "Homes that need significant repair and upgrading

Multi-Family Home Sales - 3

\$487,000 Avg Sold price

2015 Multi-Family Home Sales - 1

\$415,000 Avg Sold price

Sold Price down 2.6% since 2015

Vacant Land Sales - 2

\$467,500 Avg Sold price

2015 Vacant Land Sales - 1

\$480,000 Avg Sold price

Anna Maria Sales Team's

FOR SALE!



505 South bay

5 bed/5 bath custom home

\$1,980,000

Welcome to Paradise! Unbelievable open, bright space with 3200 sq. ft. and gorgeous Bay views! Brew your coffee in the chef's kitchen of this spacious 5 bedroom/5 bath waterfront home with new seawall and dock. Step out onto one of your four picturesque porches and take in your bay and canal views. With fabulous sunrises over the Bay and relaxing....[Learn more...](#)



5610 Gulf Drive #3

2 bed/2.5 condo

On the Beach

\$899,900

SELLER MOTIVATED!! BRING AN OFFER! Direct Gulf Front with your very own walkway to the sugar sand beaches of Anna Maria Island! Hidden Cove is a small community nestled in Holmes Beach and consists of only 6 units. This 2 bed/2.5 bath two story condominium is fully updated and move-in ready with an outstanding rental revenue proven year after year...[Learn more...](#)

but are in hot locations may be wise investments," she says, but bidding wars are breaking out among those who recognize that potential.

That's not only true in the Bay Area, where Ajer sells, but also in markets nationwide. Denver, Dallas/Fort Worth, Portland, Oregon, and Richmond, Virginia are among 10 of the nation's hottest markets for 2016, according to Zillow, a real estate information website. Whether you're considering purchasing a multi-unit complex for immediate rental, buying a home now with the idea of selling it a few years of profiting from the purchase of a fixer-upper that can be resold at a much higher price, here's what to look for when considering real estate as an investment:



1. Plan on a big down payment.

Mortgage insurance isn't available for investment properties so a 20 percent down payment is required to get traditional financing. And putting even more down can result in a better rate. Also, loans costs are generally higher for investment properties.

2. Enjoy being handy and fixing things. Opting for the landlord route brings with it lots of challenges including making repairs. Be sure to have enough savings on hand to handle any unexpected repairs in the short term - before the rent checks start rolling in.

3. Income varies.

Tenants come and go, and it may take a while to rent out a just-vacated unit - especially if it needs substantial repairs or rehabbing, reducing your income. But you'll still have to pay the bills including mortgage, property taxes and insurance

4. Property Taxes.

Depending on the type of rental property purchased and how long it is kept, investors could discover....[Read more...](#)

*To purchase your place in the sun,
contact the Anna Maria Sales Team today!*

*The Anna Maria Sales Team
Kathleen White & Erin Joy Heckler
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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FEATURED FOR SALE!

Custom Canal Home on the North End of Anna Maria



208 Haverkos

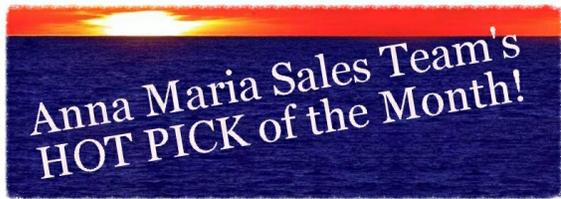
3 bed/2.5 bath
Location and Space!
\$579,000

Enjoy island living in this furnished 3 bed/2.5 bath pool home! It is the perfect marriage of location and space. Nestled in a private neighborhood, this lovely home is only a few blocks from the beautiful sand beaches and some of the best dining and shopping on the island..... [Learn more..](#)



2 bed/2 bath
Single Family Home
\$749,000

REDUCED!! \$40,000! Canal front beauty that can't be missed on 10,000 sq. ft. lot in the desirable North End of Anna Maria Island. This home boasts beautiful finishes such as gorgeous new kitchen with pantry, high end bamboo flooring, wrap around deck and plenty of privacy. With only a short walk to the Gulf....[Read more](#)



Expert picks for great buys in today's market!

Contact Kathleen & Erin
for more info today!

Great Investment-

3/3 Newly updated on huge lot!
ONLY \$849,000

Great Value-

3/2 close to the beach with great rental potential!
ONLY \$459,000

Great Potential-

One of a kind 3/2 home in the North End!
ONLY \$525,000

Great Location-

2/2 ranch style home with room for a pool
ONLY \$674,000

Anna Maria Sales Team's

SOLD!

WE SOLD

506 North bay
\$600,000
Turnkey 3/2 in Holmes Beach

WE SOLD

Cabana Beach
\$210,000
1/1 Condo in Longboat Key

WE SOLD

705 North Bay
\$575,000
Charming 2/2 beach cottage

Just Listed!



4 bed/4 bath
Single Family Home
\$1,199,000.00

A beautiful, private waterfront respite located in the exclusive community of Key Royale, this furnished 4 bed/4 bath home is a boater's dream! Direct access to the Gulf of Mexico with 210 ft. of waterfront and a 95 ft. slip with ample room for a grand yacht in a safe harbor canal, offers the discerning boater the ideal spot in paradise. This home is luxuriously landscaped, bright and spacious with....[Learn more...](#)

Upcoming on Anna Maria Island: Beach'n'Food Truck and Music Festival



The Anna Maria Island Chamber of Commerce introduces a festival that changes the way people think about those food trucks that show up on construction sites at lunch time.

The Beach 'N Food Truck and Music Festival runs from 10 a.m. to 10 p.m. on Saturday, April 2, at Coquina Beach. It is a celebration of music, food trucks and arts and crafts.

There is something for everybody at this inaugural event. There will be live music all day, a huge car show, beer, wine, Margaritas, rum coolers and other beverages. The little ones will enjoy the Kids' Zone, and there will be an assortment of arts and crafts booths.

The food trucks and their offerings include:

* The Surf & Turf Truck featuring lobster rolls, salmon burgers, steak sandwiches and shrimp tacos.....[Read More....](#)

Anna Maria Sales Team

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



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