

Anna Maria Sales Team's Real Estate Report *Find Your Place in the Sun*

October 2018

Featured For Sale
Hot Pick of the Month
Monthly Island Sales Stats
For Sale from AMST
Recently Sold

Featured for Sale



308A 58th street, Holmes Beach FL 34217

*Loving our services? Don't forget
to tell your friends!*

September 2018

Monthly Island Sales Info



September 2018 Island Sales

Single Family Homes:

Sold Price up 1.05% since 2017
 2018 Single Family Home Sales - **8**
\$1,041,125 Avg Sold Price

2017 Single Family Home Sales - **11**
\$1,030,318 Avg Sold price

Condos:

Sold Price down 11.41% since 2017
 2018 Condo Sales - **16**
\$761,463 Avg Sold price

2017 Condo Sales - **22**
\$859,545 Avg Sold Price

Multi-Family:

Sold price down 16.89% since 2017
 2018 Multi-Family Home Sales - **8**

THE BENEFITS OF INVESTING IN REAL ESTATE

Written by Daniela Andreevska for Equities.com

Each type of investment comes with its advantages and disadvantages. Nevertheless, millions agree that real estate is the best type of investment as the pros clearly outnumber and exceed the cons. If you are considering whether you should diversify your investment portfolio with a couple of real estate properties, here are the most important benefits which real estate offers over other investment types.



Diverse Options

One of the main advantages of real estate investing is the endless opportunities which it provides. You can choose from different types (residential vs. commercial vs. industrial), different strategies (rental properties, fix-and-flip, buy-and-hold, wholesaling, etc.), different locations (any market in the US and beyond), different property types (single-family homes, multi-family homes, town homes, apartments, condos, etc.), different rental strategies (traditional vs. short-term rentals), active vs.

2018 Multi-Family Home Sales - 2
\$612,500 Avg Sold Price

2017 Multi-Family Home Sales - 1
\$737,000 Avg Sold Price

Land:

Sold Price down 1 since 2017
2018 Vacant Land Sales - 0

2017 Vacant Land Sales - 1
\$299,000 Avg Sold price

Anna Maria Sales Team's FOR SALE!



6500 Flotilla Dr. #151, Holmes Beach

2 bed/ 2 bath

**Ground level condo in Westbay Point and Moorings
\$385,000**

Come and enjoy this highly desirable ground level 2 bedroom/2 bath, end unit condo, in the heart of Anna Maria Island! CARPORT INCLUDED!! Located in the lush waterfront community of Westbay Point and Moorings, this is the definition of Florida living at its best. With a beautiful heated swimming pool just steps away, 2 tennis courts, kayak racks and gazebo overlooking the bay, this pet friendly complex is just minutes from the beach and all the dining and shopping experiences Anna Maria Island has to offer. The unit has many custom touches you will appreciate including plantation shutters, tile flooring, crown molding, solid wood cabinets, granite counter tops, built-in wall unit and updated bathrooms. The open floor plan flows from the living room [....read more here...](#)



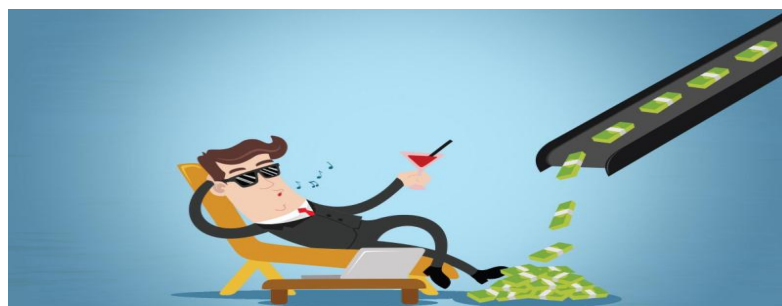
215 64th street, Holmes Beach

4 bed/4 bath

**High performance rental in a great location!
\$1,395,000**

Vacation paradise in this tropical oasis grossing \$90-

passive investments (being a landlord vs. investing in a REIT), and the list goes on. Regardless of how much capital you have, what return on investment you expect, and how involved you want to be with your investment - real estate has the right solution for your needs and expectations.



Passive Income

Many decide to stay away from real estate investments as they associate them with becoming a landlord. This assumption is wrong as real estate can be a passive investment. One option is to invest in a REIT, which is very similar to buying stocks. Another option is using professional property management services with both your long-term and vacation home rentals. In this way, you will be receiving passive income while working your 9-to-5 job or traveling the world.

Growing Your Investment Portfolio

Most investors look for opportunities to expand their investment portfolio as soon as possible. Real estate properties give you this option. You can use the equity of your existing rental properties and/or the rental income from them to buy a new property. As a matter of fact, most successful real estate investors buy a new property every 2-3 years.



Hedge Against Inflation

Another reason why real estate is such a low risk investment and business endeavor is that it is protected against inflation. To begin with, if you decide to invest in rental properties, you can increase your rent in proportion with the general rise in the price level. In this way you will never lose money as a landlord due to inflation.

In addition, on average the rise in the price of real estate (appreciation) is higher than inflation. In recent decades the average annual real estate appreciation has been over 6%, while the inflation rate rarely exceeded 4% per year. So your money invested in real estate is protected in the long run as well.



Tangible Assets

Real estate properties are tangible assets. Moreover, all of us have at least a basic understanding of real estate as we all see it and live in it. In this sense investment properties are very different from stocks as the vast majority of people don't encounter stocks and shares in their daily life. That's one of the reasons why real estate does not seem like a scary business endeavor.

Long-Term Appreciation

The short-term financial benefits are not the only way in which you make money with real estate. Natural appreciation is a fact, which means that the

100k/yr!! This 4 bed plus den/3.5 bath elevator home is a fantastic rental and a great family getaway! Only a block to the beach! It is a perfect Florida vacation destination with a fantastic outdoor living in the pool paradise with tiki bar, tropical landscaping, a game room, great porches & large garage! Meticulously maintained, this is a great investment in the heart of Anna Maria Island...[read more here...](#)

value of your property will increase over time, regardless of temporary housing market fluctuations. So once you decide the right time has come to sell your property, its value will be significantly higher than what it was worth when you bought it....[Read more...](#) to read the full article

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.

Anna Maria Sales Team's

SOLD:



WE SOLD
813 South Bay Blvd.
\$820,000
Huge Lot in the North End!

WE SOLD
1325 Gulf Dr. #153
\$476,000
Waterfront Condo



Thinking about selling?
The market has appreciated!
If you bought just a few years ago, your home may be worth more. We can provide information on *how much your home is worth*.

Call or email us, and we can discuss recent sales and pricing possibilities with you.

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Erin@IslandReal.com

FEATURED FOR SALE!



Key West Style Villa in Holmes Beach
308A 58th street
2 bed/2 bath
\$639,000

WELCOME TO APPLETINI....A fun, Key West style, 2 bed/2 bath Villa that is centrally located, and it is just minutes from the sugar sand beaches of Anna Maria Island! Enjoy the highly desirable ground level living with an open floor plan, tile throughout, French doors to your own private pool, high ceilings and a well-appointed kitchen. With its heated pool, waterfall feature and swim up Tiki umbrella bar, this home comes turnkey furnished with a coastal flair. A favorite destination for many vacationers; it has a robust rental history which is sure to reach \$50,000 this year. Perfect for the investor who would like to enjoy it as well! [...read more here...](#)

**Anna Maria Sales Team's
HOT PICK of the Month!**

Expert picks for great buys in today's market!

**Contact Kathleen & Erin
for more info today!**

Top Island Buys!

1. Condo in pet friendly community!

2/2 ~ \$352,900

2. Corner unit in a great location!

2/2 ~ \$375,000

3. Fully renovated cottage close to the beach!

2/2 ~ \$649,000

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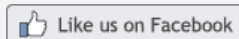
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