



2670 S. McCall Rd., Unit 12 • Englewood, FL 34224 • 941.475.6888 • Fax: 941.475.6997 • www.placeinthesun.com

Welcome to all our returning visitors and to those of you who are new guests. The rules of the game are: relax, enjoy, have fun!

We still have lots of really good restaurants, great beaches and excellent golf courses to keep everyone entertained. One of the more exciting things to happen this New Year will be the opening of the remodeled Charlotte Sports Stadium as the new home of the Tampa Bay Rays winter training ground with the associated minor league affiliate the Stone Crabs. So check out www.tampabay.rays.mlb.com and www.stonecrabsbaseball.com for your tickets.

I would like to take this opportunity to introduce you to the staff that you may well meet during your visit. The office hours are Monday to Friday 9am to 4pm and Saturday 9am to 1pm. Outside of hours, if you have any emergencies please, please call the office number 941-475-6888 and follow the instructions to reach the person on-call. We will do our best to assist you with any problems. In the office you will find me (of course!), Lisa, Karen and Elizabeth. In addition, you will also find Libby the morale officer who just adores everyone and so enjoys welcoming you to the office. Out 'in the field' we have John, our handyman; Missy our very accomplished housekeeper; Bill and Danielle, the pool people; Bob and John (supervised by Bob P) who head

up the 2 lawn crews; Lee the gardener; Paul and his team for pest control; and last but certainly not least Rick our security officer who keeps a close eye on all the homes for me. You all know that Lisa is also my senior Real Estate sales associates but you may not yet have met Shirley Julien my other Real Estate sales associate.

Even though we have had an excellent weather summer – the drought finally broke – we are still under severe water restrictions so please, no car washing at the house and keep an eye on the home irrigation system which is set for once a week at approximately 7pm. If you notice any problems with the irrigation we would much appreciate a call to the office during normal working hours.

Finally, and I know you have all been reading this article just waiting for me to tell you – the cost of rental for homes in 2010 will be staying the same as in this year! Notwithstanding the 8% rise in utility costs during 2008, and the same expected for 2009 we are fully aware of the current world economic trials and tribulations so holding the prices is a good thing to do.

I'm sure you don't need me to remind you of the rules again, but just in case you forgot - relax, enjoy, have fun! You know where we are and you know we are here to assist. We all wish you a fabulous vacation.



Our favorite local restaurants

Daniel's Steak Seafood
3745 Cape Haze Drive
Rotonda West, Florida
941.697.4077

Farlow's Restaurant

2080 South McCall Road
Englewood, Florida 34223
941.474.5343

Food is Love
41 North Indiana Avenue
Englewood, Florida 34223
941.473.9439

Great Wall Buffet
1951 South McCall Road
Englewood, Florida 34223
941.475.8838

Howard's Restaurant
1400 Aqua View Lane
Englewood, Florida 34223
941.473.0171

Key West Subs
2828 South McCall Road
Englewood, Florida 34224
941.474.4524

La Stanza Inc.
3555 South McCall Road
Englewood, Florida 34224
941.475.1355

Pig' N' Whistle British Pub
Corner of S.R. 771
and Chalette Road
Rotonda West 941.698.0021

Serenity Espresso
2411 South McCall Road
Englewood, Florida 34224
941.475.2813

Office Staff



Hazel Crouch



Lisa Boyle



Karen



Elizabeth



Missy - Housekeeping



Lee - Our Gardener



Paul - Pest Control



Rick - Security



Bob P



**Bob
Lawn Care**



John



Bill



**Danielle
Pool Maintenance**



**Lisa Boyle
Real Estate Sales**



Shirley Julien



John - Our Handyman



Libby-Morale

Happy New Year, All!

As you are all well aware, 2008 proved to be a continuation of the market declines of 2007 – or so it would appear. Although we have seen a drastic change in Real Estate markets, it would seem that locally savvy investors have found properties worth having, as this office saw a sales increase of 22% over last year. (Imagine that!)

Although we are inundated with the media doom and gloom, we have continued to choose to look on the bright side – there is always good to be found in any situation and that certainly applies to Real Estate.

As you can see from our Market Statistics, even if you have minimal funds OR choose not to invest a lot of money, you can still find affordable Real Estate to purchase. There are many lots in the Rotonda/Cape Haze/South Gulf Cove area that are beautiful and well priced. Last month we closed on an oversized, double canal front lot on Boundary Blvd in Long Meadow – listed for \$125,000; sold for \$90,000! That’s \$45,000 per lot! The most recent

Boundary Blvd. canal lot sale prior to that was a single lot sold for \$85,000 in January 2008.

There are also many fine homes available. Some have never even been lived in. We recently sold a brand new, fully furnished, 3/2/2 home in White Marsh for only \$247,900. And the month before that, we closed on a 2005, custom 3/2/2 pool home with over 2,700 square feet under air with a sale price of \$325,000. It was located on the canal on Boundary Blvd in White Marsh.

So, as you can see, there is plenty to give us a positive attitude. Yes, some properties are still listed over market, but it has always been said that everything in real estate is negotiable and it would certainly apply in today’s market. It is more imperative now than ever before that a buyer needs to be well informed and do their due diligence before committing to any purchase. Likewise, sellers need to pay particular attention to what other like properties have sold for – listing prices are only as good as the sale prices for the

comparable properties around them.

We look forward to 2009 – here’s the chance (finally) for the small investor to get back into the market. If you have as little as \$6,500, you can purchase a lot in the area. Remember that Real Estate is all about time.....and if you are willing and have the time to let your investment grow, you will most likely make a decent return no matter how dire the market is portrayed.

As always, the Real Estate staff, both Shirley Julien and I, are happy to discuss any question you might have regarding property you own or might like to own. You will find many properties on our website and some featured on the last page of this newsletter. Remember also, that we are able to provide information on any property listed by any Realtor or Real Estate company you may see in your local travels – just jot down the address and give us a call.

**Best wishes in the New Year!
Lisa Boyle, Realtor**

Market Statistics - From June 1, 2008 through December 18, 2008

Rotonda	Active					South Gulf Cove	Active				
	Low	High	Average	Median	Total		Low	High	Average	Median	Total
Lots	\$ 8,900	\$ 249,900	\$ 59,564	\$ 49,900	567	Lots	\$ 9,900	\$ 685,000	\$ 89,222	\$ 64,900	605
Houses	\$ 85,500	\$ 599,900	\$ 256,494	\$ 248,500	306	Houses	\$ 119,900	\$ 1,074,000	\$ 341,509	\$ 305,000	168
	Pending Sale						Pending Sale				
	Low	High	Average	Median	Total		Low	High	Average	Median	Total
Lots	\$ 9,900	\$ 79,000	\$ 37,371	\$ 35,000	7	Lots	\$ 6,000	\$ 179,938	\$ 58,902	\$ 33,500	16
Houses	\$ 84,900	\$ 449,900	\$ 208,725	\$ 199,450	32	Houses	\$ 69,900	\$ 585,000	\$ 281,872	\$ 254,000	22
	Sold						Sold				
	Low	High	Average	Median	Total		Low	High	Average	Median	Total
Lots	\$ 6,500	\$ 202,500	\$ 32,456	\$ 30,000	39	Lots	\$ 4,900	\$ 245,000	\$ 38,429	\$ 19,950	86
Houses	\$ 62,700	\$ 695,500	\$ 227,235	\$ 225,850	100	Houses	\$ 130,000	\$ 600,000	\$ 224,088	\$ 182,575	40

What's for SALE

12184 Snowbird Avenue Gulf Cove



Neat and tidy 3/2/2 house on quiet street. Wonderful pool area surrounded by garden with fountain. Some furnishings available. If you are looking for peace and privacy, don't miss this one!

10250 Creekside Coral Creek



Olde Florida living on the water in Placida! Enjoy the comfort of this small gated community. This lot is over one acre with 325+ feet of spectacular views of Coral Creek. Your dock is in place and waiting for your new home

213 Marker Road, Rotonda West

Lovely 3/3/2 split plan with heated pool. Formal living and dining rooms with separate den. Adjacent lot also available.



Rotonda lots, all on the water

22 Long Meadow Lane
45 Bunker Lane
634 Boundary Boulevard
211 Marker Road
426 Boundary Boulevard

South Gulf Cove with deep water access

14681 Keystone Street
15762 Viscount Circle

See our website: www.placeinthesun.com for many other "in-house" listings.

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