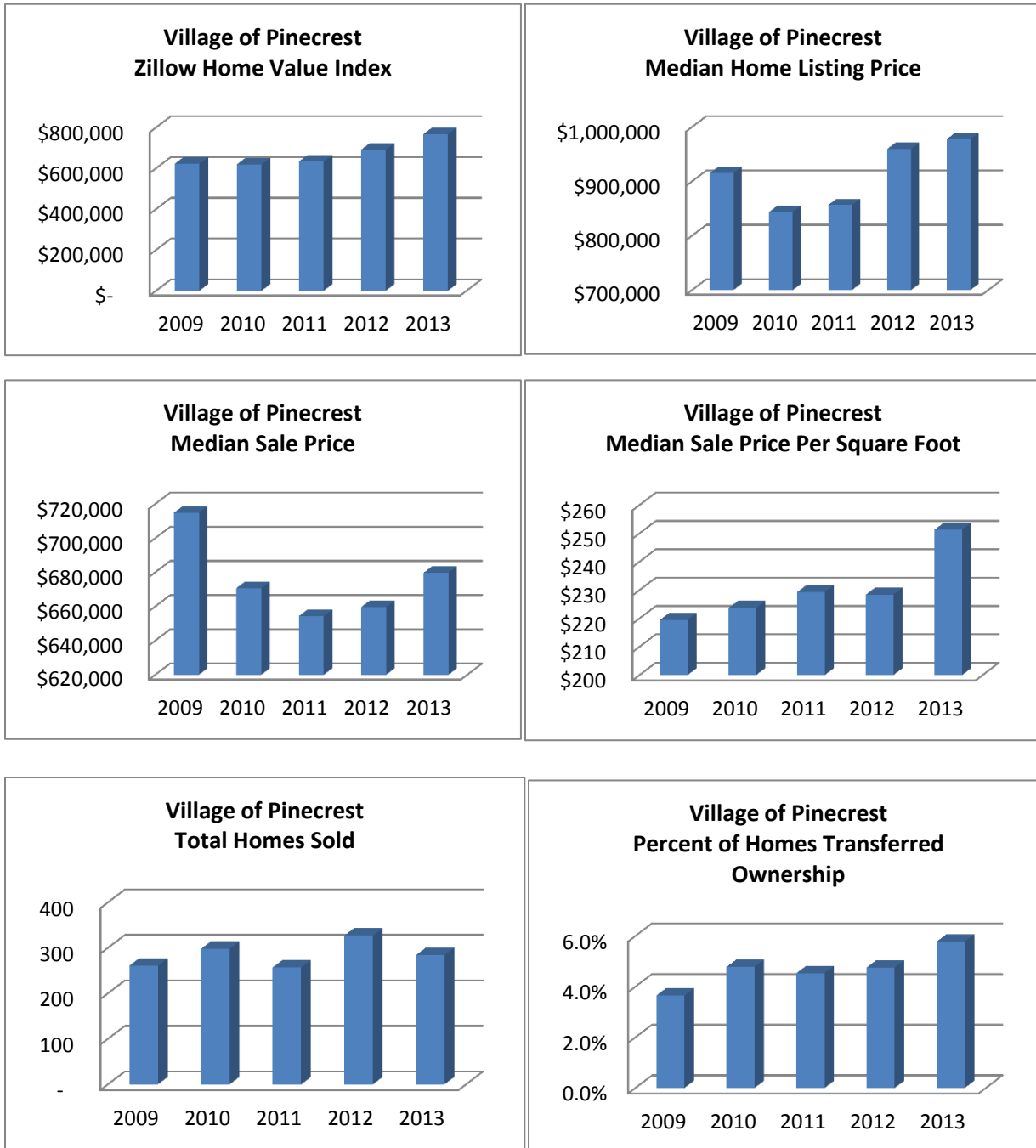


Village of Pinecrest

Residential Real Estate Trends

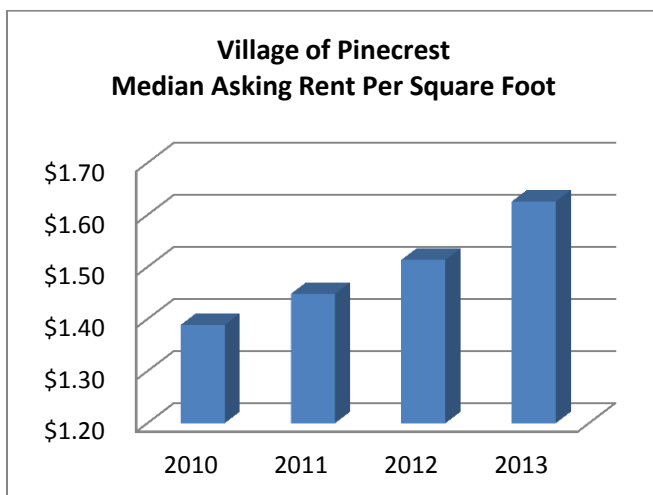
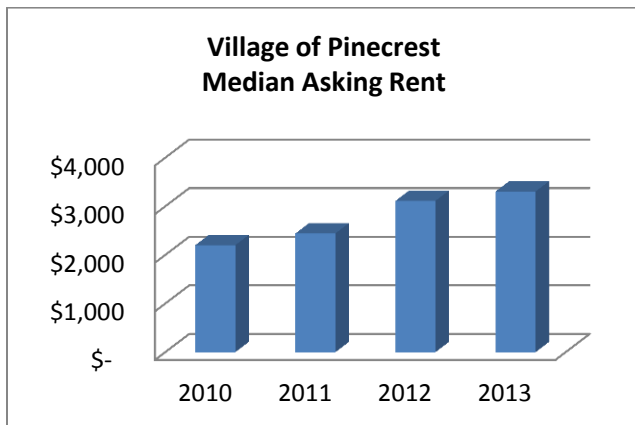
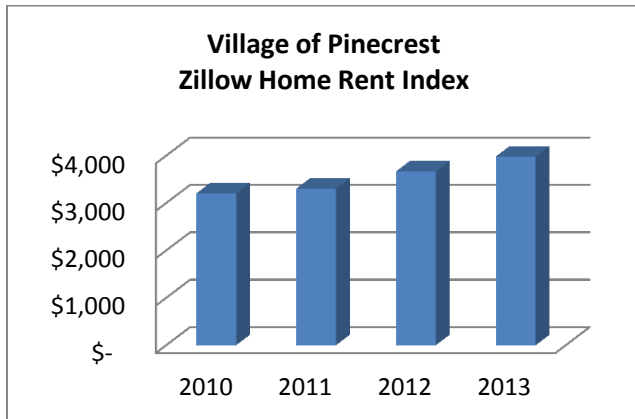
In addition to signs of economic recovery and stability in unemployment and spending, there are also signs that the Pinecrest real estate market is returning from its lows, which will bring an increase in economic growth in the years to come.



Listing prices continue to rise, and the sale to listing price ratio has risen steadily from 86% in 2009 to 93% in 2013. Median sales prices have increased significantly since 2011, and while they have not yet returned to pre-recession levels, the median price per square foot has

increase significantly, indicating the value the buyers place on residential real estate in Pinecrest. The residential real estate trends indicate that Pinecrest is a community that people don't want to leave.

While Pinecrest has high residential occupancy at 97.25%, 20% of the occupied units are renter-occupied. The residential rental market, with significantly limited supply, demonstrates the same strength and desirability as the home ownership market:



Business Opportunities

Currently, one business is listed for sale:

There is a Bagel/Deli for sale because the owner is ready to retire. The facility is a 3,500 sq. ft. location that the owner represents is brand new including the build-out and the FF&E. Asking Price is \$975,000. The business is reported to have gross income of \$2,000,000, 15-20 employees, and FF&E valued at \$450,000. Cashflow and profit margin have not been disclosed. *///For more information please contact Steve Schatzberg at 954-263-3025///*