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Please call me or send me an Email, if you have any questions about Real Estate in Naples.

## Naples News October 2008

### KEG- Steakhouse opened in August

In August the Canadian based chain KEG opened their first restaurant here in Florida. After a lengthy rebuilding phase, the restaurant was opened on Vanderbilt Beach Road, where Sanibel Steakhouse used to be. The restaurant will serve steaks, fish, chicken and fresh salads. It also has a nice outdoor patio next to a small lake.

### Do I need flood-insurance?

The flood insurance pays for damage caused by rising water on a building and the personal property. There are only a few places in Naples (especially west of US 41) that are required to be insured against flooding. That doesn't mean though, that no insurance is necessary outside of these areas. The usual home insurance does not cover any flood damage, even if it is outside of the endangered areas. Tropical Storm Fay has renewed the importance of this issue. Even though there were "only" 9 inches of rain in Collier County, and therefore didn't cause much trouble, but there were around 2 feet of rain in Northern Florida on one day. If small rainfalls are enough to cause accumulate water masses around your house, you should really consider to insure your house against floods. If your house lies outside of the required area, you will get the usual coverage (\$250,000 Dollars for the house and \$100,000 for personal belongings) for \$348 a year.

According to the state supervision, approximately 25% of the flood damage was reported in areas, in which flood insurance is not required.

### American Real Estate still popular overseas

A study of the American Realtor Association shows that the US real estate remains extremely popular to foreigners. Almost 200,000 properties were sold to foreigners, between May 2007 and May 2008. Florida was the most popular state, followed by Texas and California. The most buyers were from Canada followed by Great Britain. The study also shows that foreigners buy more exclusive objects and therefore the average price is 40% higher then the ones Americans buy. Decisive for the purchase was often, that you could purchase an attractive home for a reasonable price and the continuing hope that values will increase.

### Nice home with golfcourse view in Vineyards



- 2 bedrooms, den, 2 bathrooms, 2 car garage
- Very bright home with high ceilings
- Spacious lanai with pool (approx. 20 ft x 8 ft)
- About 1700 sqft living area
- Turnkey furnished
- Gated community with a very attractive golf course
- 15 Minutes to the beach by car
- Please call for more information (239) 273 6359

Price: \$ 469,000

The county is considering expanding the number of parking spaces at Delnor Wiggins State Park from 350 to 550. This would be achieved through the construction of a 3 storey parking garage on one of the 6 parking lots. On the top level will be a snack bar with outdoor sitting and a magnificent view over the Gulf of Mexico. The 12 Million Dollar Project would be financed by the County and compensated by increased entry fees. A decision will probably not be reached before 2010. The image of a raccoon family, crossing one of the roads in the park, has been made available by our German reader Wolfgang Gress.



Low crime rate decreasing even more

The year 2007 had already seen the lowest crime rate for Collier County in years, but during the first 6 months of 2008 the crimes decreased even more. 2% fewer reported crimes and even 5% in the serious crimes such as burglary or car theft, the Sherriff's office announced in August.

Maxwells in Venetian Village reopened as M Waterfront Grill

It took nearly 5 months of renovation and \$1,5 Million to change the appearance of this well known location. The water is now in full view for all 225 seats. And three nights a week, guests will be treated to jazz and acoustic guitar sessions. A new patio will offer 50 seats. And there is also a new executive chief, who is responsible for many changes in the menu. In November the restaurant will offer lunch, too.

Nightclub in Naples

In late 2007 the Nightclub "Ultra" has opened in Collier County. Designed for up to 700 visitors, drinks are served at 4 different bars. Disc jockeys, which are often invited from Miami, create an excellent atmosphere. The minimum age for female visitors is 18 years, for males 21. The club is opened on Fridays and Saturdays from 10 pm-4 am. The club advertises with its upscale ambience and its appreciation of appropriate clothing. It is located on US 41, around 3 miles south of the crossing with Bonita Beach Road.

New Design for Beachsticker

Since October the city has been passing out new beach stickers, which will be put inside the car, because the old ones have been stolen quite often. For property owners in Collier County, those stickers will remain free. The costs for visitors and tourists have been increased to \$ 50 in January, already. Ultimately, this new concept is supposed to stop the theft of the stickers,

Whole Food Organic Supermarket opened

The new organic supermarket Whole Foods has been officially opened in the beginning of September. It is part of the new Mercato Shopping Center, located near the crossing of US 41 and Vanderbilt Beach Road. The supermarket has huge bread-, fruit- and vegetable departments and an extensive range of wild caught fish and other seafood.

The supermarket chain, which for the most part offers organic products, was founded in Texas in 1980 and is now represented with over 200 stores in the USA, Canada and Great Britain. Whole Foods opens daily at 8:00 am and closes at 10:00 pm, even on weekends.

The Mercato, which has been worked on for almost 2 years now, will be completed this fall and Whole Foods is the first business to have opened. Until the official opening ceremony in February 2009, several others stores will open their doors.

The new upscale steakhouse "Capital Grille" has celebrated its opening, too. Dry aged steaks, fresh seafood and world-renowed wines are the specialities. There is also the possibility for a private dining for up to 36 guests.

Golf-Villa in Eagle Creek



- Bright and light villa in a private setting
- 3 Bedrooms and 3 bathrooms, 2045 sqft under air
- Spacious lanai with outdoor kitchen and heated pool
- Very spacious master suite
- Furnished
- Community is a horticultural paradise on 300 acres with great opportunities to walk or bike
- 18 hole championship golf course in a natural setting
- Only 350 members

Price: \$498,000

The Naples Freedom Park, which is build east of Frank-Goodlette Road and north of Golden Gate Parkway, will open in April 2009, 2 months ahead of schedule. Ultimately, the park is created in honor of the 9/11 victims, but the actual memorial dedicated to them will not be ready, when the park is opened.

Besides that, the park serves two more purposes: (1) Cleaning up water through a series of 4 lakes before emptying into the Gordon River and (2) being a recreational area with 3,500 feet of boardwalk, almost 2 miles of biking and hiking paths, viewing platforms and an educational center. There have been several fundraisers for the project, which is said to cost \$10 Million.

The park was started in December 2007 and it seems like the wildlife is already starting to move in. Several birds, including hawks and owl, have been spotted at the construction site.

Real Estate in Naples

The positive trend in sales figures continues this August. Nearly twice as many closings give further reasons for optimism. There were 530 closings this August, compared to the 274 in August 2007.

The median price of sold properties has decreased. That doesn't mean that the price of the properties will go down the same way. In August 2007, the median price of sold properties was \$375,000. Back then, you could have bought a brand new house in Naples Park (without a pool) with 1900 sq. feet living area for this price. The average price in August 2008 was \$245,000. That was the price of a house in Naples Park built in 1984 on a 1400 sq. feet lot. An almost new home with 2000 sq. feet and a pool is for sale in Naples Park for \$399,000 right now. On that house there needed to be renovations made for at least \$10,000. We are far away from the 35% reduction that some reports have been stating, and therefore misinterpreting the figures. It's just that people are buying cheaper homes these days. It also becomes more difficult to find attractive homes in nice areas.

During a discussion on CNBC in September, experts say that the real estate in Florida is undervalued. That should also improve the current situation You will find the clip under <http://www.cnbc.com/id/15840232?video=859022956> after approximately 3.30 minutes .

Very successful fundraising for the future children's museum of Naples



More than \$1.5 Million was the museum's total amount of corporate donations in a two month period starting in June 2008. This will contribute to the museum's goal of raising \$20 million.

Completion of the 30,000-square-foot museum, which will be located in the North Collier Regional Park on Livingston Road, is expected by spring 2010. The museum is all about life in Collier County and life in Southwest Florida. The museum — whose targeted patrons are families with children ages one to 12 — will boast 10 exhibits, most of which are tied to the region. Some of the exhibit names are At the Beach,

Banyan Tree, The Everglades and the Company Farm.

New plans for higher fees at metered parking

Naples City Council on Wednesday approved an ordinance that would increase parking meter fees by 50 cents an hour. This would increase meter rates from 25 cents for 15 minutes to 25 cents for 10 minutes. That means an hour at a meter will cost \$1.50, compared to \$1. An additional \$100,000 in revenues to the beach fund are expected. The new fees will have no effect on Naples or Collier County residents with beach stickers.

The fee structure would go into effect immediately after the second, and final, approval by council, expected later this month.

**Condo in central location**



- View on two lakes
- 2 bedrooms, 2 bathrooms, spacious lanai
- Only minutes to Fifth Avenue, Bayfront, Tin City and the new Naples Bay Resort
- Turnkey furnished
- Community with pool and tennis
- You will find more information and photos at: <http://www.michaelsellsnaples.com/207031032>

Price: 289,000

In October all cell phone numbers were being released to telemarketing companies and everybody will start to receive sale calls. And worst of all YOU WILL BE CHARGED FOR THESE CALLS. To prevent this, call the following number from your cell phone: 888-382-1222. It is the National DO NOT CALL list. It will only take a minute of your time. It blocks your number for five (5) years. You must call from the cell phone number you want to have blocked. You cannot call from a different phone number.

Big cypress Marketplace opened in October

Big Cypress Market Place offers shopping in air-conditioned comfort from more than 150 unique merchants. You can also can dine from a wide array of cuisine in the 7,500-square-foot food arena with entertainment stage and second-floor mezzanine, pick up a special bottle of wine from the Big Cypress Winery, enjoy a cold drink, purchase fresh fruits and vegetables from the produce market - and just enjoy the beautiful environment featuring historic Florida photos, murals of The Everglades and shady brick patios. The stores are opened from Friday to Sunday from 9.00 AM to 4.00 PM. The marketplace is located at US 41 about 4 miles south of the crossroad with S.R. 951.



How is a house build in Florida?

On my website [www.MichaelNaples.com](http://www.MichaelNaples.com) I began to write a detailed report about the building of a house in Naples. The house is built by a construction company, who has been working in Naples and Fort Myers for years. You will find a large number of photos and a detailed description of each building step. Construction started in August 2008, at the end of September the roof was completed. I will continue my report over the next couple of weeks until the house is completed.

The houses have a fully equipped kitchen, a laundry room and bathrooms. The design of the garden is also included. You only have to assist during the planning and the selection of the interior. You will usually pay per building step.

If you like, I can also give you further information about home construction and related topics.

Money Magazine ranks Collier as one of best 'places for long life'

Money Magazine has ranked Collier County fourth on its "Best Places for a Long Life" list. The magazine studied regions across the country. The highest rankings identify areas where residents have some of the highest life expectancies. In its report, Money stated that Collier County "is the picture of Florida leisure. By land area, Collier is the largest county in the state and 80 percent of it is devoted to parks and nature preserves. Any kind of water-related recreation or exercise you can think of is readily available." The magazine also recognized the area's many arts and entertainment offerings.

More Life entertainment in restaurants

The Naples City Council approved two restaurants' requests for live entertainment. Shula's Steakhouse at the Hilton Naples may have up to four jazz performers from 6 to 9 p.m. on Tuesdays. Bayside Seafood Grill & Bar in Venetian Village may have one piano player inside in the downstairs cafe from 6:30 to 10 p.m., Tuesday through Saturday, and one guitarist outside in the upstairs dining room from 6 to 9 p.m. Wednesday through Sunday.

For our European readers (new Visa Rules starting from January 2009)

Starting from January 2009 European visitors from 27 countries, who have no visa, are obliged to register on a webpage at least 3 days before their visit. A pilot has already started in August 2008. You will find the form for this new regulation ESTA („Electronic System for Travel Authorization“) at <https://esta.cbp.dhs.gov>.

This issue includes a flyer from the children's boutique "All About April" in Venetian Village. The store is managed by my wife Christiane Conell and has an exclusive selection of European and American brands.

**Home with a great pool area in Bonita Springs**



- One of the biggest pools I have ever seen
- Very nice, well maintained home
- 3 bedrooms, 2 bathrooms in the center of Bonita Springs
- Turnkey furnished
- 10 Minutes to the sandy beaches of Barefoot Beach
- Please call for more information (239) 273 6359

Price: \$ 359,000