



Kendra Hoefs

Realtor® • MVP Realty
KKH Solutions for Real Estate™



V1N1

June 2016

Welcome to my Newsletter. In KKH Real Estate Solutions Newsletter you will find the latest information on the Southwest Florida Market as well as globally.

There will be four sections: the first is recent [blog posts](#) (which I know most of you read religiously already), the second is [current events](#) in our area, the third is [recommended readings](#), and the fourth is the featured [Naples Opportunity](#). Feel free to share this email with family and friends. I always appreciate feedback and new ideas. Enjoy!

[Blog Postings!](#)

Real Estate Scams on Popular Sites

On a consistent basis, I receive phone calls from people asking to see my rental property, usually I respond that it is only for sale yet they will then share that they see it for rent online. Many scammers tend to take vacant for sale listings and list them for rent online to get renters deposits then magically disappear.

Last week I received a new scam, a local roofer called me and asked if my recently sold listing was in need of a new roof. In reality the home was still for sale and had a new roof replaced last year. Someone was trying to scam this local roofer, yet he was savvy enough to do some due diligence by calling me to ask questions. I am not sure what the end game of the scam was but its a good reminder to be cautious when doing business, no matter your industry.

Click [here](#) for balance of V1N1 Newsletter if viewing in Apple Operating System.

KKH Solutions for Real Estate
Cell: 239.770.3345
Email: kendrahoefs@gmail.com
Website: www.KKH.Solutions
4851 Tamiami Trail North #200, Naples FL 34103
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Improvements that don't Always Increase Value

Sometimes clients that have built and renovated beautiful unique homes and expect that these renovations allows them to demand a much higher price. Sometimes it does not always work that way....here are a few renovations that might not always add value:

- 1: Converting the garage or screened lanai into living space.
- 2: Swimming pools (cost to instal tends to be more than you can increase value of home)
- 3: Very customized finishes (special marble counters or elaborate murals on the walls etc)
- 4: Non permitted additions (appraisals can't count them in value)

Many of the above mentioned improvements are done because you like them, it may not mean that the next buyer will want to use that garage as a bedroom. Or the possible buyer may think your elaborate Italian mural is hideous. By all means, you can still do all these things however if you plan on selling your home in the future keep in mind what buyers will also find value in!

Vanderbilt Beach Rd & Collier Blvd

Construction has begun on two new businesses are going in on Vanderbilt Beach Rd just west of Collier Blvd! An AutoZone <http://www.autozone.com> and a Midgard Self Storage <https://www.midgardesterostorage.com>.

Gateway Triangle!

<http://www.naplesnews.com/business/local/Luxury-hotel-condo-building-could-be-built-in-Gateway-Triangle-area-376893551.html?d=mobile>

I am so excited to see how this develops in the future! It is a prime piece of land that will really connect East Naples to downtown Naples! It is interesting that they seem to be willing to allow such tall buildings since that typically would not be approved!

The Gateway Triangle is "a pizza-slice of land between Davis and 41 called the Gateway Triangle, a hodgepodge of warehouses, gas stations and storefronts."

"Collier County commissioners will consider a deal Tuesday that would bring an 11-story

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hotel and 18-story condominium tower to U.S. 41 East along the southern boundary of Naples and East Naples."

4 Housing Predictions for the Rest of 2016

http://realtormag.realtor.org/daily-news/2016/04/25/4-housing-predictions-for-rest-2016?om_rid=AADG2i&om_mid=_BXHnA9B9M3rBw8&om_ntype=RMODaily

Economists made the following predictions for the remainder of 2016:

Employment: The labor market is expected to stay strong. The unemployment rate is projected to drop back below 5 percent for 2016 and 2017.

Mortgage originations: Loan originations are estimated to rise by \$50 billion in 2016 and reach \$1.7 billion.

Mortgage rates: Low mortgage rates are expected to stick around longer.

Housing prices: Home prices will rise by 4.8 in 2016 and by another 3.5 percent in 2017, Freddie Mac researchers predict.

Florida Is Creating First Solar-Powered Town

<https://www.babcockranchflorida.com>

How cool is this!?!? We are the Sunshine State so it only makes sense that this would be in Southwest Florida. I am curious what the entry level price point will be for purchasing a home will be!

According to their timeline in early 2017 the model homes and downtown area will be opening!

Here is an excerpt from their website!

Phase 1 development - to be completed in 2017 - will have a total of 1,100 residences, providing the earliest residents of Babcock Ranch with a diverse mix of single family and multi-family options. The initial downtown district buildings will feature a state of the art wellness center, a market café, lakeside restaurant, educational facilities and an outdoor

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outfitters where residents and visitors can gear up to explore expansive lakes and an unparalleled trail system. When the town is completed, it will comprise 19,500 residences, an engaging downtown and a total of 6 million square feet of commercial and community space while still dedicating more than half of the total land for green spaces, lakes and nature trails. Ultimately, approximately 50,000 residents will call Babcock Ranch home.

Naples Wins Best U.S. Destination for Luxury Travelers

<http://www.10best.com/awards/travel/best-destination-for-luxury-travelers/>

I completely agree with this. I always say, I live where people vacation. From the white sand beaches, cleanliness, luxury resorts, fine dining, and endless options for outdoor activities, boating, paddle boarding & fishing to name a few it truly is paradise here. We even have 3 Ritz Carlton Hotels within a 45 minute drive (2 in Naples and one in Marco Island).

WeWork is Venturing into Housing with WeLive!

<https://www.wework.com>

<http://www.welive.com>

WeWork is known for creating collaborative working environments. They are now getting into the housing market by renting fully furnished homes from studios up to 4 bedroom units. This seems to me a bit like living in a hotel all the free beer, coffee, & water you could imagine is included. So far they are only located in NYC and DC and rents start at \$1375 per month. Sounds like a deal to me!!

Here is what membership includes:

- Beds and couches, towels and linens, and everything in between
- Fully hooked up units with HDTVs, in-ceiling wireless speakers and sensor-regulated environmental controls
- Community-driven common areas, including a Chef's Kitchen, Laundry/Arcade and Yoga Studio
- The option of convenient month-to-month flexibility
- Premium Cable, high speed Wi-Fi and general utilities, included at a low cost
- Full-time Community concierge and housekeeping team

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- Community engagement through the WeLive Mobile App
- Access to all We Community events and our global community of 55,000 members
- No broker's fee and no proof of 40X rent
- All the coffee, tea, and beer you can drink

PICKLEBALL - A New Naples Trend

Every time I tell someone I just started playing tennis, they suggest I should play Pickleball! I played this in high school physical education however had long forgotten about it. In the past year many of the communities in town have been organizing Pickleball tournaments and now Naples is hosting first edition of the U.S. Open Pickleball Championships from April 26-May 1.

What exactly is Pickleball?

Its basically a mix of badminton, tennis, & ping pong! Since I have not played in over 10 years, I am going to defer to the Naples Daily News Article [Click Here for Full Article](#)

1. Pickleball paddles: the game is played with solid paddles made of wood or composite materials.
2. The ball: is very similar to a wiffle ball.
3. The court: is similar in dimension to a doubles badminton court, measuring 20 by 44 feet (about a quarter the size of a tennis court). The court is striped like a tennis court, but the outer courts are divided in half by service lines (as opposed to the inner courts like in tennis).
4. The serve: the serving team or player uses an underhand stroke, connecting with the ball below the waist and sending the ball diagonally to the opponent's service zone.
5. The details: There's no doubles alley in pickleball, and the ball has less bounce than in tennis. There is also a 7-foot no-volley zone, referred to as 'the kitchen,' extending from the net. The ball can be hit in this area only after it has bounced.

Who wants to play?!?

Southwest Florida Blue Zone Project

<https://southwestflorida.bluezonesproject.com>

Another great reason to invest or live in SWFL, we are on the cutting edge of improving our community!

Southwest Florida is on its way to becoming a Blue Zones Community®. That means residents and business owners alike are focused on improving well-being for themselves and their neighbors. Together, we can lower obesity rates, smoking, and chronic disease to create a healthier, happier place to live, work, and play.

I am on a committee that helped Naples High School obtain their Blue Zone Status. It was great to see all the changes that the school had done prior to the Blue Zone Initiative and even more positive changes that were triggered by the Blue Zone Project. The health of our community impacts all of us "lowered healthcare costs, improved productivity, and ultimately, a higher quality of life."

Big Changes on 5th Ave S!

<http://www.naplesnews.com/business/local/in-the-final-days-for-several-fifth-avenue-south-establishments-the-demolition-crews-arent-far-beh-3--377355721.html>

The project on the 400 block of 5th Ave S has been a controversial one for quite some time in Naples. The demolition of Cafe Luna and Kohr's Family Frozen Custard, Avenue Wine Café, Bella Maria Café, and several real estate companies will begin soon. Phil McCabe has planned 3 story building with retail on the ground floor (no restaurant space) and residential condos on the other floors. There may also be a parking garage underneath the building.

There are a lot of emotions that people when big changes like this happen in such a quaint and historical part of town. Many people feel that this will change the dynamic of 5th Ave S, however I believe these changes are for the positive. Yes, it is disappointing that Naples is losing some restaurant space with outdoor patios however imagine what it could be with successful shops and extra parking (which is much needed). I am grateful that Phil McCabe is replacing aging buildings with new and improved structures. Change can be difficult but its exciting!

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Homeownership Near its Lowest in History

<http://www.cnbc.com/2016/04/28/homeownership-near-its-lowest-in-history.html>

"After gains in the second half of 2015, the homeownership rate fell to just 63.6 percent, seasonally adjusted, in the first quarter of this year, according to the U.S. Census Bureau. Homeownership hit a high of 69.4 percent in 2004"

This article has a lot of interesting facts in it! One that I can appreciate is homeownership among those aged 25-34 today is nearly 10 percentage points lower than it was a decade ago. It points to student loan debt, the trend to delay marrying and having kids, increasing rental rates which prevents that age group from saving for down payments & a rising home prices as part of the cause.

Last year I purchased my first home home as an unmarried, 29 year old. I am on the older side of the millennial generation but I believe I can relate to the typical millennial issues issues as well as many of my close friends. I have student loans, only one income, and rental rates in Naples are incredibly high with limited inventory. In fact, I don't even live in the condo I purchased, I rent it out and still am living my rental. Times are changing with my generation. We are not going through the stages of life at the same times as our parents did, which it will be interesting to see how that impacts our world in the coming decades.

Cash Buyers in Naples FL are Not Getting Steep Discounts!

http://realtormag.realtor.org/daily-news/2016/04/28/study-cash-buyers-bought-23-discount?om_rid=AADG2i&om_mid=_BXIoDaB9NKDNKr&om_ntype=RMODaily

This is incredibly interesting to me because I have been saying this for awhile in Naples. Cash buyers are not getting much of a discount in what they pay for a home compared to financing buyers. See the link to see where you can get the best discounts with cash deals!

"Cash buyers in 9 percent of local housing markets paid a premium price per square foot. The following markets are where cash buyers paid a premium for buyers:"

Honolulu: 6.6% premium

Seattle: 5.2%

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San Francisco: 4.8%
Naples, Fla.: 3.9%
San Diego: 2.5%

Republicans vs. Democrats: Who Spends More on Home Improvements?

<http://www.realtor.com/news/trends/democrats-versus-republicans-home-improvements/>

It is an election year, and this is about as political as I get! The article cites a few reasons why the spend is different, check out the link but here is the breakdown: Democrats typically spent about six months researching their home improvement projects before laying out up to an average \$3,417.

Republicans spent about three months looking into the changes they hoped to make on their homes and tapped out at an average of \$2,194.

First Quarter Stats

First Quarter Inventory is Reason to Smile!

Release Date: Friday, April 15, 2016

Although pending and closed sales are down, prices are increasing! Here are some stats from the Naples Area Board of Realtors!

- Pending sales down 23% overall 1st Qtr 2015 to 1st Qtr 2016
- Closed sales down 19% overall 1st Qtr 2015 to 1st Qtr 2016
- Median closed price up 8% overall 1st Qtr 2015 to 1st Qtr 2016
- Inventory up 33% overall 1st Qtr 2015 to 1st Qtr 2016

Average DOM down 9% overall 1st Qtr 2015 to 1st Qtr 2016

Compare Property Tax Rates By State

http://realtormag.realtor.org/daily-news/2016/04/28/who-pays-highest-property-taxes?om_rid=AADG2i&om_mid=_BXloDaB9NKDNKr&om_ntype=RMODaily

"The average median property tax rate across the nation is 1.31 percent. That means a home owner with a home valued at \$200,000, on average, pays an annual amount of \$2,620 in property taxes, according to an analysis by CoreLogic's data team."

Figure 1: States Ranked by Median Property Tax Rate (Percent of Property Value)

Above 2%		1% - 2%				Below 1%	
State	Median Property Tax Rate	State	Median Property Tax Rate	State	Median Property Tax Rate	State	Median Property Tax Rate
Illinois	2.67%	Vermont	1.98%	Montana	1.22%	North Carolina	0.95%
New York	2.53%	Nebraska	1.96%	Maryland	1.20%	Nevada	0.95%
New Hampshire	2.40%	Wisconsin	1.95%	North Dakota	1.16%	Indiana	0.88%
New Jersey	2.37%	Rhode Island	1.93%	Arizona	1.15%	New Mexico	0.83%
Texas	2.17%	Idaho	1.91%	Mississippi	1.15%	Tennessee	0.82%
Connecticut	2.10%	Michigan	1.85%	Washington	1.15%	Arkansas	0.79%
Pennsylvania	2.09%	Iowa	1.69%	Delaware	1.13%	Utah	0.75%
		Massachusetts	1.47%	California	1.12%	Louisiana	0.74%
		Maine	1.47%	Georgia	1.10%	West Virginia	0.72%
		Oregon	1.46%	Oklahoma	1.10%	South Carolina	0.71%
		Florida	1.32%	Virginia	1.06%	District of Columbia	0.69%
		Alaska	1.31%	Kentucky	1.04%	Colorado	0.66%
		Minnesota	1.27%	Kansas	1.01%	Wyoming	0.65%
		Missouri	1.26%			Alabama	0.54%
						South Dakota	0.38%
						Hawaii	0.31%

Source: CoreLogic 2016

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Naples is #1 Again - Happiest Place in America

<http://www.msn.com/en-us/money/savingandinvesting/americas-happiest-and-most-miserable-cities/ar-BBrekyl?li=BBnbfN#image=BBren97> | 25

I would say this article is accurate - interesting stat below on how fast we are growing!!

Poverty rate: 14.5%

2016 unemployment rate: 4.8%

Adult obesity rate: 18.8%

Violent crimes per 100,000: 396.2

In the Naples-Immokalee-Marco Island area, 29.3% of the population is 65 and older, making it the seventh oldest community in the country. The Naples metro area is one of many elderly communities in Florida among the happiest nationwide. The area boasts a variety of beaches, golf courses, and resorts, which are enjoyed by the area's relatively wealthy residents. Of all area households, 8.8% earn \$200,000 or more annually, more than double the 4.0% share for Florida as a whole.

While Naples-Immokalee-Marco Island has some of the most expensive real estate in the country, Americans are still relocating to the metro area at a rapid pace. **Over the past five years, net migration accounted for 34,572 new residents, one of the largest such growths of any metro area in the country.**

Report: Rents rising faster in SW Florida than in nation

<http://www.naplesnews.com/business/real-estate/report-rents-rising-faster-in-sw-florida-than-in-nation-31e1e942-0188-2c3f-e053-0100007fe190-377861471.html>

If you own a property that is tenant occupied, it might be time to raise the rent in Naples. The inventory is low, make sure you are getting the market value rent and increase the value of your investment.

"In the Naples metro area, which includes all of Collier County, rents rose 3.9 percent over the year in April, with a one-bedroom apartment commanding \$2,080 and a two-bedroom one \$3,400, the report said."

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Ellie Mae Debuts Millennial Tracker

http://realtormag.realtor.org/daily-news/2016/05/03/ellie-mae-debuts-millennial-tracker?om_rid=AADG2i&om_mid=_BXKP6TB9NSahW-&om_ntype=RMODaily

It is an online tool that tracks loan trends among millennials across the country and provides insight into this mammoth generation of potential home buyers.

I explored the tracker a bit and so far this year (be careful, I got addicted to playing with the tracker):

14% of loans closed in Naples/Marco were Millennials (people born from 1980-1999)

Nationwide the average loan for a Millennial is \$188,502

Naples/Marco area the average loan is 236,393.

[Click here for tracker!](#)

Tourism Forecast - Collier Co

<http://www.naplesnews.com/business/local/collier-tourism-forecasts-record-yearfor-2016-31f3cc30-f65a-46f8-e053-0100007fb38f--378016901.html>

Collier county is forecasting a 1-2% increase over last year, which would make it a record breaking year! First Quarter was down a bit but we are looking at recovering in the summer with European tourists! And good news for visitors, hotel rates are not going to increase as dramatically as they did in 2015!

Tourism is huge in Collier County, economic impact is about 1.95 Billion! It is exciting to see everyone getting to appreciate our slice of paradise! I am curious how many of these tourists this summer will be buying real estate!

The seeds of the next housing crisis have been planted....

<http://www.msn.com/en-us/money/real-estate/the-seeds-of-the-next-housing-crisis-have-been-planted/ar-BBsD0P9?li=BBnbfcN>

I wavered if I should post this article on my blog, however here it is since I want all my clients to be well informed and I pride myself on being transparent with clients. The reality

is, values go up and values go down. Having a well informed, candid, Realtor on your side is imperative. I am a factual, realist person and want the best for my clients. Many people only will only paint a rosy picture to get you to buy or sell NOW so they get their commission. I want clients to have a full understanding of market. Even though this article talks negatively there is positive spin to it, since we are not repackaging these loans into investments the 2008 crisis shouldn't happen again. Hindsight is always crystal clear. And this is just one article. There might also be opportunity if this happens to purchase at great prices.

Here are a few of the main points taken from the article.

Here are some other troubling anecdotal signals on the housing market:

- A major financial website recently ran a guide to the best cities to “flip” houses in. (I don't want to encourage the behavior.) Real estate speculation via house “flipping” was another early sign of trouble ahead.
- A few days later, news arrived that home prices in the Bronx had **shot up by an astonishing 30% in the first quarter**. Crazy advances in home values were, a decade ago, also a signal of trouble ahead.
- Ads, then as **now**, were running on TV for “quick mortgages.”

Stephen Oliner of the American Enterprise Institute the Ziman Center for Real Estate at UCLA, who tirelessly tracks the housing market for signs of trouble. His take was not exactly encouraging. We're actually a lot closer to potential housing-market problems than you might think. The reason? Easy credit is back.

But first, thankfully, at least a full-blown repeat of the 2008 financial crisis is unlikely. That's because banks aren't amplifying the problem via wholesale repackaging of home loans into risky investment instruments.

Signs of trouble brewing in housing:

- 1 We're just about back to the zero-percent down payment
- 2 Buyers are stretching their budgets to purchase homes
- 3 The upshot: We're a lot closer to 2007 than you might think
- 4 Home prices are rising a lot relative to income
- 5 Washington is not helping

In the first quarter, GDP grew only 0.5%. That's pretty close to recession. If the economy were to tip into recession, and people started losing jobs, a lot of homeowners would find themselves in over their heads.

What's Behind China's Worldwide Real Estate Shopping Spree?

<http://www.forbes.com/sites/ceibs/2016/05/05/whats-behind-chinas-worldwide-real-estate-shopping-spree/#7eda003bce29>

This article answers a few great questions, the WHO and WHY the Chinese are buying up things around the globe. When working with others cultures its incredibly important to understand cultural differences, why they are purchasing, and what they are looking for. That is how KKH Solutions for Real Estates works. It is all about the client and what is important for them and working within their comfort zones. It doesn't matter if it is a billion dollar high rise purchase or a single family home.

"Chinese domestic real estate slowing down, and concerns of potential bubbles in some second tier cities growing, it makes a lot of sense for Chinese investors to diversify portfolio risk by putting some of their money in other markets."

"Real estate offers a relatively safe place to put your money if you have plenty of it - without the need to become directly involved in the operations of overseas subsidiaries....It is unlikely that all real estate markets would have bubbles that burst at the same time." All of the global economies are entwined more than ever in history!

Want a smart home? There's a store for that!

<http://money.cnn.com/2016/04/28/technology/connected-home-smart-devices-store-john-lewis-london/index.html>

I am surprised we are not further down the path with smart homes yet. (Or maybe I am just clueless with technology) I am considered a Millennial but on the older spectrum of the Millennials and I don't consider myself super tech savvy. I have an app on my phone that can run special lightbulbs through my wifi but thats about the extent of it. There is a new store in London that offers gadgets that can be operated from your phone. The one I have my eye on is the coffee maker! However I would probably forget to put my cup in the right spot the night before causing a coffee disaster! There is even a fridge that comes equipped with Internet-connected cameras that can let you view what's inside without opening the doors. I am sure all of these things will be standard in the future!

Mortgage Rates Drop, Near 2016 Lows

http://realtormag.realtor.org/daily-news/2016/05/06/mortgage-rates-drop-near-2016-lows?om_rid=AADG2i&om_mid=_BXLNukB9NaCBqW&om_ntype=RMODaily

Still a great time to be financing a home!

"Mortgage rates are hovering just above their lowest point of the year, Freddie Mac reports in its weekly mortgage market survey."

Your HOA Payments May Now Affect Your Credit Score

<http://www.msn.com/en-us/money/realestate/your-hoa-payments-may-now-affect-your-credit-score/ar-BBsEfnw>

I don't think I like the idea of this, however I can see the reasoning behind it. HOA dues are fixed expenses and including them in credit scores helps paint an accurate picture of the credit score.

"Credit data aggregator Sperlonga has agreed to become the first company to furnish HOA payment and account status data to Equifax Inc."

Don't Blame Student Debt For The Lack Of Millennial Home Ownership

<http://www.forbes.com/sites/samanthasharf/2016/05/04/as-america-grieves-demise-of-millennial-home-ownership-report-shows-student-debt-may-not-be-to-blame/#7f837ca43d18>

Interesting perspective in this article, its a must read if you are interested in how student loans impact Millennial homeownership. Lots more facts and graphs in the link above - here are a few from the article.

- On average, a person with student debt pays lenders about \$350 a month.
- Americans currently hold a combined **\$1.3 trillion** in student loan debt, according to the Federal Reserve. Brookings says the average borrower with an undergraduate degree has \$30,000 worth of debt.

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In a report released last summer Goldman Sachs argued student debt only has a significant impact on home ownership when the borrower has more than \$50,000 in debt or is making payments that exceed 5% of their income.

10 Trends Driving the Housing Market Now

<http://www.msn.com/en-us/money/realestate/10-trends-driving-the-housing-market-now/ar-BBsITwd#page=1>

Here are some trends driving the market right now. See the link above for more in-depth analysis!

- Homes are getting less affordable.
- Mortgages are getting (slightly) easier to get.
- Mom-and-pop investors are in (and institutional investors are out).
- You're less likely to compete with all-cash buyers.
- Inventory is still really tight.
- Townhouses are having a moment.
- The prospect of rising rates isn't spooking buyers.
- The hottest markets may have peaked.
- Good homes are going fast.

The suburbs are staging a comeback.

Current Events!

Third Street Farmers Market

When

Sat, June 4, 7:30am – 11:00am

Where

Tommy Bahama's Parking Lot, 1220 Third Street South, Naples ([map](#))

Description

Third Street South Merchants Association

Location: Parking lot behind Tommy Bahama's (1220 Third Street South, Naples)

Contact: 239-649-6707

Summer Recipe Smack-Down

When

Wed, June 8, 5:30pm – 7:00pm

Where

Whole Foods Market, 9101 Strada Place, Naples ([map](#))

Description

No registration necessary - Just stop by!

Visit us on the 2nd Wednesday of each month, where we'll have samples of recipes from select departments displayed near Customer Service. We create interesting recipes for you to taste and create at home!

Jazz at The Hyatt Regency-Coconut Point

When

Fri, June 10, 7pm – 10pm

Where

The Hyatt Regency-Coconut Point, 5001 Coconut Road, Bonita Springs ([map](#))

Description

Enjoy food, drink and dancing in a beautiful setting, serenaded by classic and smooth jazz duo, featuring former Los Angeles musicians and world-class recording artists, vocalist Jean Frye Sidwell and bassist Chris Sidwell, 7-10pm.

No cover charge.

Father's Day

When

Sunday, Jun 19, 2016

Yappy Hour at The Dock at Crayton Cove

When

Tue, June 21, 4:30pm – 6:00pm

Where

The Dock at Crayton Cove, 845 12th Avenue South, Naples ([map](#))

Description

Every Tuesday is Yappy Hour at The Dock at Crayton Cove from 4:30-6pm. Pups and their people can get acquainted, have a drink and a snack, with contributions accepted for the Naples Dog Park.

<http://www.dockcraytoncove.com>

Live Jazz Brunch

When

Sun, June 26, 10:30am – 3:00pm

Where

M Waterfront Grille, 4300 Gulf Shore Blvd. Naples, FL (US 41 to Park Shore Drive) ([map](#))

Description

239-263-4421

<http://www.mwaterfrontgrille.com>

Love Trivia?

When

Mon, June 27, 7:30pm – 7:30pm

Where

The Pub Naples, 9118 Strada Place, Suite 8160, Naples ([map](#))

Description

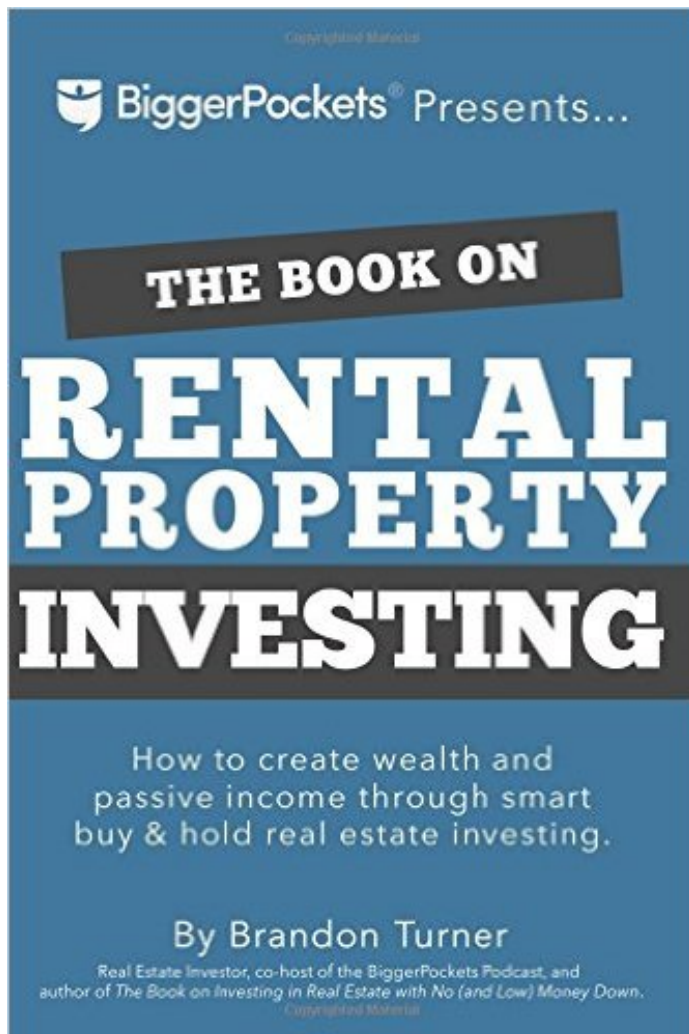
The Pub Naples at Mercato has Trivia Night every Monday at 7:30pm.

For more information, please call 239-594-9400.

A look at summer music offerings in Southwest Florida

[http://www.naplesnews.com/entertainment/music/summer--arts-scene-from-Valkyries-to-vader-338733be-7cce-703a-e053-0100007fd947-381212871.html](http://www.naplesnews.com/entertainment/music/summer--arts-scene-from- Valkyries-to-vader-338733be-7cce-703a-e053-0100007fd947-381212871.html)

Recommended Reading!



The Book on Rental Property Investing: How to Create Wealth and Passive Income Through Intelligent Buy & Hold Real Estate Investing!

The Book on Rental Property Investing, written by real estate investor and co-host of the BiggerPockets Podcast Brandon Turner, contains nearly 400 pages of in-depth advice and strategies for building wealth through rental properties. You'll learn how to build an achievable plan, find incredible deals, pay for your rentals, and much, more more! If you've ever thought of using rental properties to build wealth or obtain financial freedom, this book is a "must read." Pick up your copy today!

KKH Solutions for Real Estate
Cell: 239.770.3345
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Website: www.KKH.Solutions
4851 Tamiami Trail North #200, Naples FL 34103
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Dock is located at Docks on 5th which is a private marina and the yacht is an updated 2003 Sea Ray Sundancer!

