



San-Captions

2011-2012 District 6960 Sanibel-Captiva Rotary Club
Organized 1979 * Chartered March 18, 1980

www.sanibelrotary.org

SANIBEL-CAPTIVA ROTARY CLUB

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SAKUJI TANAKA

PEACE THROUGH SERVICE



DISTRICT #6960 GOVERNOR

Steve Schlueter

SANIBEL-CAPTIVA ROTARY CLUB PRESIDENT'S THEME 2012-13

"SHARING, IMAGINING, BEING"



WELCOME SANIBEL MAYOR KEVIN RUANE

this morning's speaker.

REAL ESTATE NUMBERS FORECASTED TO GET STRONGER

There seems to be a strange feeling of economic optimism in the air right now. Here in Lee County tourism figures have been outstanding; the county's economic development office has just announced an impressive incentive package to lure Hertz Corporation National Headquarters to relocate here in Lee County and the real estate market has seen an increase in sales and promises to keep on that track for the near future. Our recent Rotary guest speaker, Jeff Tumbarello, Director of the SWFL REIA (Real Estate Investment Association) which is responsible for gathering pertinent information on real estate transactions in Lee County and provides networking and educational training for individuals who are interested in real estate investing here in the county presented some



facts that indicates our county's real estate market has recovered partially from the free-fall market of 2008/2009. Foreclosures are moving, inventory is lowering, and the economy is resetting. Lower cost housing moved first, higher end continues to sell but slower than previously, and mid-range properties are now seeing an upturn from local buyers now ready to move up. Commercial property is still in a somewhat stall position.

Jeff said, "Cash transactions are the norm here in Southwest Florida." I believe he stated that 67% of all real-estate transactions are now in cash here in Lee County. That is the marker of a stable real estate market and has a steadying effect on stabilizing our county's economy. "Cash is King" there is a heavy equity investment and that is a good thing. Now that Hertz is moving in Jeff said, "We will see money in motion". This money will bring a sea change of investment opportunities whether in the construction phase of the Hertz headquarters or in developing properties for housing or commercial entities to support this influx of Hertz employees and their families in both Lee and Collier counties.

The forecasted second wave of

CON'T ON NEXT PAGE

Club Song Giver of all things good, We Thank you for this food, With one accord Lead us we humbly pray, Onward in Rotary's way
Of service day by day, Most Gracious Lord
(Tune of My Country Tis of Thee)

CON'T. FROM FRONT PAGE

foreclosure properties has not materialized to a great extent. Banks have been able to sell some of these properties to renters and in these cases everyone wins. The market has seen a slight increase in property values. Properties are being bought by both retirees and investors. Retirees from the north are still coming to Florida for the sun and surf. We now see investors coming from the states and Canada, not so much, as in the past, from Europe and Asia. The most current census does indicate there are strong numbers reflecting a younger demographic appearing in Lee County. Job development will bring them here and help them stay. We need a diverse population of both young and old to make our county a strong and vibrant county once again. Full time jobs in varied business sectors build stability in a region. The Hertz deal will provide a showcase to other large companies across the nation that Lee County is a good place to do business and will provide an incentive for other large and medium size companies to relocate to Lee County in the future.

Are there opportunities for investment in Lee County? Well, of course! Jeff believes that Lehigh holds some potential for investment. You can now find lots in Lehigh selling for as little as \$1,500 an acre with a potential of only going up. Watch Estero, Bonita, and even Naples to strengthen now that Hertz is moving in.

Real Estate investments may still be a little risky but do your due-diligence, Jeff and REIA follow the trends in this market; study and follow the money to gather intelligent information pertinent to investment in this financial sector of the economy. If you need to discuss this type of investment with Jeff, you can contact him on FACEBOOK or just go to GOOGLE and see what pops up about REIA.



RODGER THRIFFHAUSER
WORKS THE SARGEANT OF ARMS
HAT AND COLLECTS SOME
BIG BUCKS LAST WEEK!



CELEBRATING LAST WEEK:

WARNER & SUE BYRUM
63RD WEDDING ANNIVERSARY
JIM & SHARIE REID
56TH WEDDING ANNIVERSARY
SCOTT CONGRESS
SON GRADUATING FROM HIGH

TO NOTE:

ED VANDERHEY RECUPERATING. HE NOW HAS A PACEMAKER
DICK WATERHOUSE LEAVING FOR THE SUMMER MADE \$50 HAPPY BUCKS CONTRIBUTION

Makeup Meeting Locations

Monday	<u>Noon</u> - Fort Myers-South... Crown Plaza Bell Tower
Tuesday	<u>Noon</u> - Estero... Spring Run Country Club <u>Noon</u> - Fort Myers... TBD
Wednesday	<u>7:30 AM</u> - Bonita Springs... Bonita Bay Club <u>7:30 AM</u> - Fort Myers-East... Beef O'Brady's <u>7:30 AM</u> - Fort Myers Sunrise ... Hilton Garden Inn <u>8:00 AM</u> - Cape Coral... LaVenezia Ballroom <u>6:30 PM</u> - Cape Coral North... Southside Sport Grill
Thursday	<u>Noon</u> - Lehigh Acres...Microtell Inn & Suites <u>8:00 AM</u> - North Fort Myers Fishbones at Shell Factory <u>Noon</u> - Bonita Springs...Spanish Wells CC
Friday	<u>11:45 AM</u> - CapeCoral...Gold Coast...Gulf Coast Village

JUST A NOTE:

ALL SANIBEL-CAPTIVA ROTARY BULLETINS ARE ON OUR CLUB WEB-SITE www.sanibelrotary.org. IF YOU ARE OUT OF TOWN, CATCH UP ON THE NEWS.

BRING A FRIEND, NEIGHBOR, OR CO-WORKER TO JOIN US AT AN UPCOMING MEETING. LET THEM SEE FOR THEMSELVES WHAT A GREAT CLUB WE HAVE...

SPEAKER CORNER

5/31 Club Assembly