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Your Tampa Bay Real Estate Experts!

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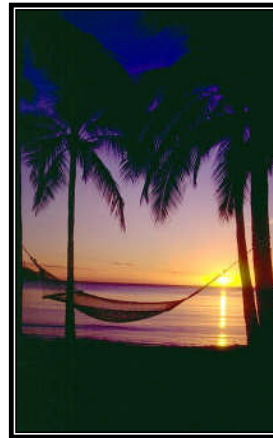
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Florida Lifestyles: Waterfront Living At Its Best

About Tampa Bay...

Thinking of making Florida your location for a second home or future residence? Tampa Bay needs to be high on your list! Encompassing three counties, it is "home" to over 2 million residents. It's a home filled with sunny beaches and bright futures. Tampa Bay offers great business opportunities and low costs for doing business. The quality of life for which the Tampa Bay area is renowned is perhaps best illustrated by its beaches. Pinellas County alone has two of the top-rated beaches in the nation, Fort DeSoto Beach and Caledesi Island. When it comes to homes providing access to those beaches, Money magazine ranks St. Petersburg/ Clearwater fourth of the 300 best places to live in the United States.



Sports Fans Pay Attention!

It's where Tampa Bay Buccaneers' fans cheered their winning team on to Super Bowl glory in 2002 and their favorite hockey team, the Tampa Bay Lightning, on to the 2004 Stanley Cup victory. Baseball is a way of life with the Tampa Devil Rays and spring training home to 9 teams, including the Yankees and the Phillies. The area also sports a variety of world class fishing tournaments. The annual Ford Ironman World Championship 70.3 is held in Clearwater Beach each November.

A Region Committed To Excellence

It's one of the few markets in America with two major metropolitan newspapers, the number one ranked airport in the country. And Tampa is the only city in America that celebrates the glory of being a pirate and all the festivities that Gasparilla offers during the whole month of January each year! Tampa, committed to excellence in education, is one of the most Literate Cities in America, ranking 16th in the country among cities with more than 250,000 residents.

Tampa cruise passengers spend \$90.5 million a year, according to port officials, and the Florida Aquarium, along with the Shops at Channelside and Centro Ybor, provide dining, entertainment and shopping while those passengers wait to board ship.

Quick Facts . . .

- ▲ The Guinness Book of World Records lists Pinellas County as having the most consecutive days (768) of sunshine.
- ▲ The Tampa Bay area is the fourth-best place to live in the United States, according to the Places Rated Almanac.
- ▲ St. Petersburg is the birthplace of scheduled aviation and Major League Baseball spring training.

KELLER WILLIAMS
R E A L T Y

Why Tampa Bay?

Looking For A Great Way Of Life?

It doesn't get better than Tampa Bay! There's no state income tax, mild winter climates, tropical summers, spectacular sunsets and beautiful beaches. Tampa offers a lower cost of living than other major southern cities and more companies are re-locating their headquarters to Tampa.

TOP TIPS FOR BUYING PROPERTY IN FLORIDA

Purchasing a residence in Florida is a huge step toward living the Florida lifestyle... one that comes with some very serious decisions.

Is This The Time To Buy In Florida?

Investors flocked to the Florida home market in 2004 and 2005, resulting in highly inflated price appreciation making ownership for the end user more and more costly. With the recent market adjustment and record inventory levels, the prices have rolled back in many cases to 2003 levels! According to Forbes Magazine, the Tampa Bay area is the #1 most resilient market poised to bounce back. So yes... now is the time. By the time the media says "Buy", most of these exceptional deals will be gone!

How Do You Plan To Use Your Home?

Florida offers an ideal warm weather mecca when the temperatures at home turn sub-freezing. Do you plan to eventually live in Florida full time? There are many advantages to homesteading a property in Florida, from property tax discounts to no state income tax. At today's prices, it makes sense to take advantage of the immediate equity you can realize.

Consult A Real Estate Professional ASAP!

Using a professional realtor offers much more than simply presenting properties. Look for seasoned individuals knowledgeable about the market... both its advantages and pitfalls. Choose someone you trust, who has your best interest at heart!

Contact The PURTEE Team Today!

GETTING AROUND

Public Transportation is both abundant and convenient.

HART Line

A modern and convenient mass transportation system operating more than forty bus routes! **(813) 254-4278**

Port of Tampa

Florida's largest seaport handles international cargo business and has also emerged as a center for cruise ships.

For information, call (800) 741-2297

Tampa International Airport

One of the country's largest and busiest airports is always voted among the top consumer favorites. More than twenty airlines serving the Tampa Bay area with daily flights to most major national cities as well as international cities.

For information, call (800) 767-8882

On The Beaches

The Suncoast Beach Trolley runs twice an hour from 5:15 AM until 9:30 PM, seven days a week, extended hours on Sat and Sun. Ride from Clearwater Beach to Pass-a-Grille in St Pete Beach all day for \$3.50. **(727) 540-1900**

Becoming A Floridian!

You make the decision to relocate, what to do next?

Driver's Licenses

Once you establish residency, you have 30 days to get a Florida driver's license. The license is renewable every 6 years on your birth date. **Call (813) 740-7534**

Vehicle Registration

Vehicle must be tagged and titled within 10 days of establishing Florida residency, enrolling children in a public school, securing employment, or establishing a business in Florida. County Tax Collector:

Hillsborough, call (813) 635-5200

Pinellas, call (727) 464-5510

Homestead Exemption

Florida offers a \$25,000 Homestead Exemption for Florida residents who own title and reside on a property as of January 1st. To apply, you must appear personally at the Property Appraiser's office by March 1st.

Hillsborough, call (813) 272-6100

Pinellas, call (727) 464-3207



How To Choose The Right Community!

Tampa

From Apollo Beach in the south to the urban Ybor Historic District to Carrollwood with its winding streets and Westchase's 16 villages in the north, there is an abundance of neighborhood choices to fit your choice of lifestyle.

Pinellas County

From the Greek diving community of Tarpon Springs to the village-like community of Dunedin to the economically active Clearwater to St. Petersburg (a home to shopping, art & culture) the diversity within this county assures a variety of activities and lifestyle choices. Waterfront homes and condos are in abundant supply with prices from \$300,000 to over \$6million.

Barrier Island Beaches

This 23 mile stretch of white sandy beach is absolutely gorgeous! Clearwater Beach in the north is undergoing major re-development with an upscale 5 star flair. Sand Key is the area of high rise luxury condos. Belleair Beach and Redington Beach are the site for \$\$ million private gulf front homes. The neighborhoods of Indian Rocks, Redington Shores, Madeira and Treasure Island have a wide assortment of waterfront living. Clearwater Beach in the north and St. Pete Beach in the south.

Water, Water Everywhere!

Tampa Bay offers opportunities for many kinds of waterfront living... from the Bay to Lakes and Canals to the Intracoastal Waterway... and, of course, the beautiful Gulf of Mexico.

From private homes, to golf course communities, to urban townhomes and lofts, to historical residences to luxury gulf front condominiums, there is something special for everyone to fit the lifestyle they hope to enjoy for a long time.

Is Now The Time To Buy?

Tampa, Clearwater, and St. Petersburg (as well as the entire barrier beaches) are experiencing the same leveling off of prices of real estate... a relief after several years of prices spiraling out of control! In certain areas, prices have rolled back to numbers we saw three years ago. Property tax increases and insurance costs have had a dramatic impact on owning throughout Florida.

The Florida legislature has been actively working to ease both of these issues. Governor Charlie Crist just signed the first half of what has been called the biggest tax cut in Florida's history... expected to slash up to \$15.6 billion in local property taxes in the first five years! The state Office of Insurance Regulation has approved 5 additional insurance companies to help home owners with competitive rates. Keeping informed about the real estate market in the area is a full time job! A job we at **The PURTEE Team** take seriously.

In early June 2007, **Forbes Magazine** published an article regarding the market condition titled **"Most Resilient U.S. Real Estate Markets"**. Based on Moody's Economy projections, Tampa should burn off its excess inventory and hit a price trough in the first quarter of 2008, at which point prices are expected to increase by 10.6% the following year. Indications are strong that we are seeing the bottom. There are still some great price opportunities, but they (continued)



Looking For Entertainment?

Pinellas County

Check Out The Following Venues And Their Websites For World Class Entertainment:

Tampa Bay Performing Arts Center – TBAC20

www.tampacenter.com

For information, call 813-229-7827

Ford Amphitheatre At The Florida State Fairgrounds

www.fordamp.com

For information, call 813-416-6543

Ruth Eckerd Hall Clearwater

www.rutheckerdhall.com

Ticket Office: 800-875-8682

Mahaffey Theater at the progress Energy Center

For information, call 727-892-5767
(Home of Florida Orchestra)

Tropicana Field

Ticket Office: 888-326-7297

Museum Of Science & Industry Tampa

www.mosi.org

Ticket Office: 813-987-6000

And So Much More...

PLANNING TO RE-LOCATE TO THE TAMPA AREA? CALL TODAY FOR AN INFORMATION PACKAGE! 727-480-8219

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In Tampa Bay, every day is filled with so many activities available to you! Be in the center of action, or simply enjoy a day at the beach!

Things To Do In Tampa Bay...

Action/Adventure

- Busch Gardens (Tampa)
- Annual Grande Prix (St Petersburg)
- Discover Kayaking (Clearwater)
- Adventure Island (Tampa)
- Sunshine Speedway (Clearwater)
- Derby Lane Greyhound Racing
- Lowry Park Zoo (Tampa)
- Hard Rock Casino
- Captain Memo's Pirate Cruise (Clearwater Beach)

Museums/Galleries

- Salvador Dali Museum (St Pete)
- Museum of Science & Industry
- Ringling Museum of Art (Sarasota)
- Dean James Glass Works – Chihouli Exhibit(Tampa)
- Museum of Fine Arts (St Petersburg)
- The Florida Aquarium (Tampa)
- Sunken Gardens (St Petersburg)

Golf Courses

- Westchase Golf Club
- Belleair Country Club
- Belleview Biltmore
- Innisbrook
- Safety Harbor Resort & Spa

Shopping

- International Plaza (Tampa)
- Westshore Mall (Tampa)
- Countryside Mall (Clearwater)
- John's Pass (Madeira Beach)
- The Pier (St Petersburg)
- Outlet Mall (Ellenton)

Dining (So many Choices!)

- Bern's Steak House (Tampa)
- Donatello (Tampa)
- The Palm Restaurant (Tampa)
- Salt Rock Grill (Indian Shores)
- Alfano's (Clearwater)
- Frenchy's (Clearwater Beach)

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are beginning to get sold. As the current inventory is absorbed, the prices will begin to move back up... so if you are in the market to make a purchase, the second half of 2007 is a good time to do it!

How Do I Find My Dream Home?

The PURTEE Team is dedicated to meeting the needs of our Buyers and Sellers. We use the latest technology to determine which properties most closely match your wish list, then compare them to the market place to ensure we get you the very best value. We are real estate professionals who are hard negotiators and thorough in the details. Both of which allow our clients the peace of mind they deserve when buying or selling real estate.

Via e-mail, we can set up a system whereby you can be notified the very day a property comes on the market that fits your profile. You see one you like and call us or e-mail us right away and we can get going on a property before most people even know it is listed!

Or visit our website,
www.purteegulfproperty.com

Right from our website, you can have direct access to our listings as well as the entire MLS area listings. You may use the "CONTACT US" link on our website which will e-mail us with any questions.

You may also reach us by phone at:

727-489-1555

*You May Want To Check Out This Brand
New Gated Community*
www.redingtonshoresyachtclub.com

Ready To Learn More?

Tell us about your plans for purchasing property in the Tampa Bay Area.

What is your time frame? Are you planning a move right away, in 3 to 6 months, 12 months?

Is this property to be your **primary residence**, a **second home** with plans for retirement there, a **vacation residence**, an **investment** or a combination of the above?

Are there **certain amenities** that are important to you such as **boating** (do you need a certain size dock and/or lift or access to the Gulf); **golf** (do you want to live in a golf community or simply have access to close by golf, is belonging to a golf club important); **pool**; **parks**; **shopping**; **dining** and **cultural arts**?

Throughout the Tampa Bay Area, there is water. But are you looking for **waterfront** or **waterview** living? There is **beach**, **bay**, **intercoastal**, and **lake** all with varying price ranges. *We can help in this process.*

What size and style property would you like – single family **home**, **condo**, number of bedrooms, office, etc?

And of course what **price range** will you be comfortable with? *We can get you in touch with several lenders to help with your financing or to help pre-qualify you so you do know how much you can afford.*

Considering Renting?

If you are looking for a rental... for a week, a month or longer, we have some beautiful waterfront condos available. Perhaps you want to spend a little time getting to know the area before making a purchase... we are here to help!