

REAL ESTATE RAMBLINGS

Knowledge and information about Key West Real Estate.

Spring 2014



The Key West
Tropical Forest & Botanical Garden

There are two frost free botanic gardens in the continental United States. The Botanic Gardens at Kona Kai Resort opened in 2011 and provide daily tours for the public to the only "ethnobotanic" garden in the southeastern USA, and endeavors to enhance visitors' understanding of the significant role plants play in our everyday lives. The Key West Tropical Forest & Botanical Garden is home to many endangered and threatened flora and fauna, and is a special place where you can appreciate biodiversity and learn more about its importance. The forest has two of the last remaining fresh water ponds in the Keys.

The Botanic Gardens at Kona Kai Resort

Our Garden mission: Education; Restoration; Transformation. As an ethnobotanic garden, The Botanic Gardens at Kona Kai Resort endeavors to enhance your understanding of the significant role plants play in our everyday lives, through our ethnobotanic garden tours and our plant website, kkb.org. Plants are ubiquitous – they provide us with the raw materials we need to live and thrive. Plants power our cars, factories and computers . . . are part of many of the things we build and much of what we eat, including, indirectly, the meat, dairy and fish we consume. Plants thrive on the threatening waste we create in the process of powering our lives (CO2) and plants provide the life-giving oxygen we all breathe. In this century we need to learn to transform the way we live by learning from plants, by mimicking what plants do and in so doing preserve our environments and ecosystems.

The Key West Tropical Forest & Botanical Garden

Enjoy this "one of a kind" US tropical forest and garden filled with butterflies, birds, plants and beautiful flowers. Your visit begins with a smiling volunteer greeter at our education center. See a short film and browse the photo walls. Pick up a Garden Guide that describes the 8 self-guided information tours, two wetland habitats and two butterfly gardens. The lush courtyard has a waterfall wall of tropical plants and below turtles happily show off their home. Meander through a one acre butterfly habitat with over 23 species discovered! Stroll through a lush canopy of tropical palms and trees. Discover the hidden pond and maybe get lucky enough to see a rare resident white crowned pigeon or bald eagle!

The Tree Commission meets on the 2nd Tuesday of the month in the Old City Hall-Commission Chambers, 510 Greene Street at 5:00 pm



Banyan



Mango



Banana



Poinciana



Mangrove



Avocado

Primary Address: 3140 Flagler Ave Key West, FL 33040 Phone: (305) 809-3768 Assistant: (305) 809-3723

Vacant Land

639 Powell

\$125,000

6,000 sq. ft. canal front building lot on Ramrod Key that is priced right! NOT currently in ROGO. Tier III

Ramrod Key

\$79,000

Start building TODAY! ROGO in place as well as building permits. Current plans call for a spacious 1,456 sq. ft. home, on a 7,400 sq. ft. lot with great boating access.



Barbara Anderson, REALTOR®

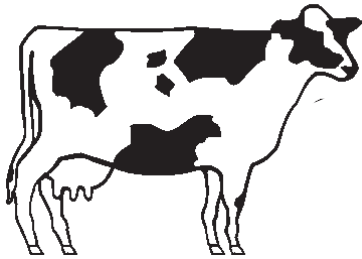
Cell: 305-896-8821 Office 305-294-6008



Follow me on:
Facebook, Twitter

REAL ESTATE RAMBLINGS

Spring 2014



COW KEY CHANNEL BRIDGE RUN

Saturday, April 5, 2014 12:00pm

Feel like running across a bridge in the Florida Keys without waking up early or breaking a sweat?

Join us for the 1st annual Cow Key Channel Bridge Run - The only Zero K Run in the Florida Keys. Dress up or don't. This is one of the shortest bridges in the Keys and there is a bar close to the finish line.

The event is free. T-shirts and number bibs will be available for purchase. Sponsorship opportunities are available with a portion of proceeds benefiting The Monroe County Sheriff's Animal Farm. Award ceremony at the Hurricane Hole Marina.

<http://www.cowkeybridgerun.com/>

The Schedule:

11am Bike Parking and Warm Ups @ Hurricane Hole

11:30 Stretching and Pre-Training @

The State Nature Trail Preserve

11:50 Stock Island Boy & Cow Key Bridge Girl Ceremony

12:00 The Ringing of the Cow Bells

1:00 Award Ceremony @ Hurricane Hole Marina



de la gallery

1203 Duval Street, Key West, FL
305-395-2210 www.delaphotography.com

fine art photography
by: Jorge de la torriente

De La Gallery exclusively features the work of award-winning photographer Jorge de la Torriente. His work provides a fresh and modern approach to the landscapes of Florida and the Carribean. Limited edition prints are beautifully presented and ready to be shipped to all parts of the world. Located in the upper end of Duval.

Please come in, relax and enjoy the calming visions of Jorge de la torroente

BEAN OF THE BAR EXPERIENCE lush

THIS IS AN EXCLUSIVE OPPORTUNITY FOR YOU TO DISCOVER COCOA LIKE NEVER BEFORE. THE EXPERIENCE STARTS WITH WINE PERFECTLY PAIRED WITH CHOCOLATE

- HISTORY OF COCOA & HOW IT'S MADE
- LEARN SUBTLE NUANCES & FLAVORS
- PAIRING WINE & CHOCOLATE
- GRIND ORGANIC COCOA NIBS, BUTTER & SUGAR
- DESIGN YOUR OWN CHOCOLATE BARS

LUSH BAR AT THE GREEN PINEAPPLE
1130 DUVAL ST. KEY WEST
1-855-487-5874 LUSHKEYWEST@ME.COM

"Straight Talk & a Lending Hand"

Keys Financial

Ruben Concepcion
Corporation Owner / Broker

ruben@keysfinancial.com
www.keysfinancial.com
Office (305) 294-1484
Fax (305) 294-2938

Old Town
302 Southard St. Suite 202
Key West, FL 33040

The Closing Department, Inc.

Wendy Gonzalez

3432 Duck Avenue
Key West, FL 33040

305.293.9925
305.293.9924
wendy.closing@comcast.net

1721 Flagler Ave
Key West, FL 33040
(305) 294-6696

Island Dental

Melvin H. Eaton, D.D.S.
Billy J. Mayfield, D.D.S.
Louis G. Spellos, D.M.D.

Commercial Property Should I Buy?

There are some questions that you need to ask yourself before you buy that commercial real estate property.

What Type of Property Should You Invest In?

There are a number of types of commercial real estate properties: apartment building, office building, retail buildings, mobile home parks, self-storage units, mobile home parks, an existing business, and many more. There are pros and cons of each and it partly depends on whether you're looking for cash flow or flip cash and how active you want to be in the business.

How Do You Want to Be Involved in Your Investment?

Do you want to invest your time and energy as well as your money? Do you want to just invest your money and let someone else do the heavy lifting? How Long Do You Want to Be Involved With This Investment? Do you want to be involved in this venture for less than a year or more than 10 years?

In What Area Do You Want to Invest?

Do you want the investment property to be close enough to check on frequently? Do you want the property to be easy to get to so you can work in or on the property?

Are You Going to Finance the Investment?

If so can you qualify for the funds? Can the investment property qualify for the amount of money that you need?

What ROI (return on investment) Are You Expecting?

Can the property investment that you are considering return that rate? Is commercial real estate a better ROI than other investments? Is the risk greater?

What are the Government Regulations Affecting the Commercial Property?

Every state, county and city and small community has their own set of regulations. Part of your research is to find out what those regulations are and when and if they may change in the near future.



Old Customs House Inn

The Old Customs House Inn is a charming island getaway located within walking distance to everything, then the Old Customs House Inn and Guesthouse should be your first choice! Located right on Duval Street. You can walk to get to fishing trips, sunset sails, Mallory Square, Hemingway Home and many other Old Town Key West Attractions.



The Smallest Bar

At 72-square-feet - about the size of a jail cell - Key West Smallest Bar is close to being the smallest bar in the world and is decidedly upbeat and tropical. Right in the thick of Duval Street at the Old Custom's House Inn, it's been a famous hot spot for years and is officially the Smallest Bar in Key West.

Opportunity includes World's Smallest Bar, Old Custom's House Inn (6 rooms and suites), 33 seat full service café, and the lease of a non-transferable 5-COP license, with a highly favorable new 10 year lease in place. Now is a great time to invest in Key West!!

Should I Buy? Continued

What About Income Tax, Does the Investment Leave Any Room for Profit After Taxes?

Of course you will be hiring a good tax person to help you with the ongoing business. But consider getting advice from a real estate tax attorney before you buy. You want to know how to buy a commercial property that will take advantage of the tax laws.

Is This Investment a High Risk or Low Risk?

There are a lot of commercial property investments that are low risk, if you know what you are doing. These same investments become high risk when you do not know what you are doing. Also, there are high risk investments even when you know what you are doing. It is a very bad thing to take on a high risk investment when you are also a high risk investor.

Are You Looking For an Income Producing Property or a Property That Will Grow in Value?

Of course you would like to have both. A few years ago you could have both, but that is not generally the case now. There are always exceptions.

Deciding to make an investment in commercial real estate property is a big decision. It is very important to ask yourself many questions about this decision. It is equally important that you ask many questions about that particular property.

Commercial Food Waste Pickup Features & Benefits



It's as simple as using our collection and recycling services. As a participant, simply collect your food waste in a separate container and we'll pick it up on a regular schedule.

Preventing waste and saving landfill space are very important to us, and as North America's leading recycler and waste services provider, we've been able to reduce landfill space while providing clean, natural energy for homes and communities like yours across the country. Food waste recycling helps save space in landfills while providing inexpensive compost and other fertilizer products to communities and businesses throughout North America. Waste Management's Food waste collection service is affordable and convenient.

Call them at: *Waste Management Inc*
305-296-8297 www.wm.com

Did you know?

About one-eighth of all solid waste generated in the United States is food scraps. Food waste and other organic materials can be used to generate clean, renewable energy. By working together to repurpose food waste, we can make a positive impact on the environment we all share.

Spring 2014



Visions of Key West will be walking videos of various residential areas of Key West with GPS co-ordinates so you can follow the routes.



Bahama Village Music Program

The Bahama Village Music Program is now in our 13th year of bringing free musical education and instruction, to children aged 6 to 16 in our community. BVMP is more than just an educational institution, our program creates a great sense of community spirit and pride, fosters important mentor relationships between local teenage musicians and their students, encourages parent participation, and enhances student's self-esteem. Our target community, Bahama Village, is rich in cultural history and community involvement, inspiring our students to become not only better musicians, but also better human beings.

Bahama Village Music Program's mission is to provide quality music education to children who would otherwise not have access to private music instruction.

Contact the Executive Director, Patti Snyder, at 305-292-9628 or patti@bvmpkw.org.



Wonderful Old Town Area, 1bedroom/1bath 548 sq ft upstairs unit with a loft and front and back balconies, plenty of storage. Beautifully redone, light and airy.



200 Sunset Harbor
Grand Old Town Location, 2 br/2 bath, second Story, 2 floor townhome, attached. Motivated sellers, have a time share in South Carolina to offer free upon purchase of this time share.



Heart of the Historic Seaport 3 bedrooms/ 3 baths, large heated swimming pool surrounded by deck. Fully furnished, turn-key. Financials available. Off-street parking, Transient License.

For further information contact, Barbara Anderson, Realtor 305-896-8821



Voluntourism is all about connecting. It's about connecting with the earth and the ocean. It's about connecting with people and all living things. It's about connecting with the natural beauty of The Florida Keys and its unique eco-systems. It's about connections between cultures and social classes. It's about giving something back and making the world a better place.

The purpose of this initiative is to connect people who want to donate their time to the charities, foundations and organizations that need your help. You can be a visitor to The Florida Keys and dedicate a part of your vacation or you can be local and get involved on an on-going basis. Causes range from reef restoration and beach clean-ups to helping kids or spending time working in a wildlife refuge. Whether you have special skills or interests, or just want to help out, you can connect with the causes and charities that are dedicated to protecting and improving the quality of both human and animal life in The Florida Keys.

Along the way you will connect with people you will never forget, have experiences you may have never had and leave a lasting legacy that will help keep The Florida Keys & Key West the unique natural and cultural wonder that it is. Even if you're in The Keys for a short time, the work you'll do will make a difference. So please donate your time in The Florida Keys & Key West and make a connection that will last forever.

For more information of local associations go to <http://www.keysvoluntourism.com/>



631 Greene Street Key West 305-294-3100