

# NEWSLETTER#40

As I have told you before Linda and I each have a computer which means when one computer is in use the other isn't. Now that she is retired she has much more time to spend on the computer which means I have my computer only when she doesn't want to be on. This has already caused a small problem so we have networked our two boxes so we can be on at the same time. However this requires each of us to have our own Monitor, keyboard, mouse, office chair and work space. It would seem with only two of us in a spread out house that space should not be a problem but that is the case.

After over 32 years of nothing happening, no secondary market at any price, it is a real treat for all of us to finally have a very active market for all lots in Port LaBelle. Last week after the weekly auction of the tax certificates, held by the Clerk of Courts, she told me all sales were at **\$18,000** or above on all Port LaBelle lots. The price went from \$9,000 per lot to \$13,000 to \$14,000 and now \$18,000 so who knows where it will stop. I talked to a couple of the investors who always go to the auctions here and in other counties and they have a different way of looking at this. They both said that we should think of having x amount of money to invest. Say as an example that x is \$1,000,000(one million) and to cover their expenses and losses takes 6% so all return over 6% is profit. Looking at it from the investors eyes there is a long way to go yet.

This explains the many companies and individuals that are trying to buy Port LaBelle lots and the more that bid the better for lot owners. I want to list them for you, Please understand that just because they are listed here doesn't mean that I am recommending them or telling you I know them because I don't know many of them. Most I heard of them was when their offer arrived in the mail. Here are some of the ones I know about:

**CHL Holdings Inc.                      Toll Free                      1-888-568-2897**

**CFS Properties                      Toll Free                      1-888-568-2897**

(I strongly recommend the above two which are owned by Chuck Svirik and without his belief and investing his own money to make it happen none of this would have happened.)

**Southern Land                      LaBelle, FL    P.O. Box 1680 33975**

**Roser Real Estate Sales              LaBelle, FL    P.O. Box 2220 33975**

**Brenda Vale 1937 Golfside Village Drive, Lehigh Acres, FL 33972**

**First Home Builders of Florida  
Ft. Myers, FL 33906    P.O. Box 61678**

**Real Estate Corporation of American  
8660 College Parkway – Suite 400, Fort Myers, FL 33919**

**Lomar Holdings, Inc.  
Suite 480  
5805 Blue Lagoon Drive  
Miami, FL 33126**

**N.R.L.L. East, a Florida LLC.  
1 Mauchly  
Irvine, CA 92618**

**There are many more interested in investing in Port LaBelle lots so this will give you enough along with what you have or will get to keep up with the market. We are in the strongest position we have ever been in so now is the time to get the price we want before we sell. Don't hesitate to call, fax or better e-mail me before you agree to sell.**

**My phone # is 863-675-0215 fax 863-675-6510 and  
E-mail [impact@strato.net](mailto:impact@strato.net)**

**I got an e-mail today asking about some forms I promised to send him to take his deceased wife's name off the title to the lot. I had misplaced his name and address so had no idea where to send the forms he needed.**

**So when I went to the Clerk of Courts office (I'm in the County offices enough so the employees remember that I write a newsletter to many lot owners who I don't hesitate to remind them are all taxpayers) to confirm that the forms needed had not changed. Much to my delight all you need to do now is send a Certified copy of the Death Certificate of a spouse (to get their name removed from the ownership of the lot) and the Quit claim deed is no longer needed until you sell the lot and then it will be a Warranty Deed which will be taken care of by the buyer.**

**Send the Certified copy of the Death Certificate along with a check payable to Clerk of Courts (personal check is ok) to:**

**Clerk of Courts  
P.O. Box 1760  
LaBelle, FL 33975**

**I'm out of space so until the next time I remain your friend in Port LaBelle,** *Harold*