

## *Why Own in Rosemary Beach®*



## *Where Luxury & Lifestyle Come Together*

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ROSEMARY  
BEACH®  
REALTY

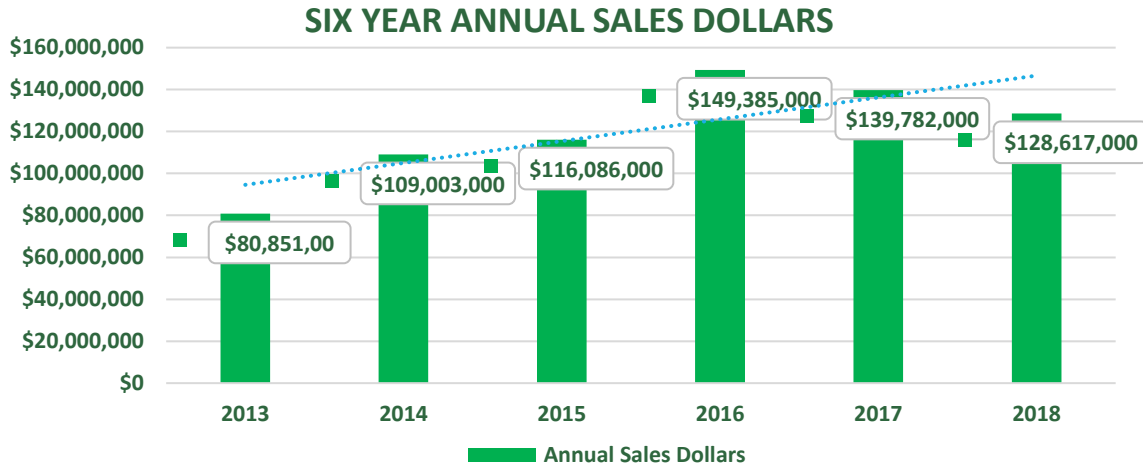
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## Why Own in Rosemary Beach®

### Rosemary Beach Real Estate Market Trend

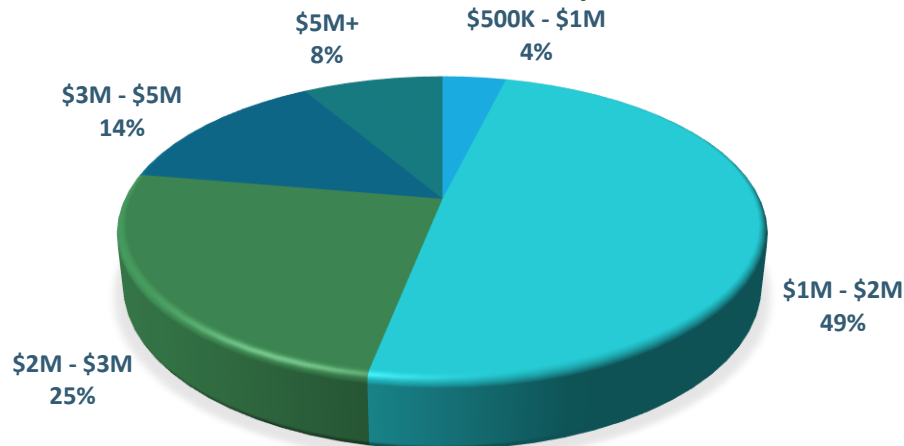
The Real Estate market for *Rosemary Beach* has been exceptional over the past five years. With consistent growth, appreciation, and rental revenue we see no signs of slowing down in the near future.

**From 2013 through 2018 there was a 60% increase in the Dollar Volume of Sales!**



- Since Jan 1, 2015 there have been 17 sales greater than \$5,000,000  
[See Them HERE](#)
- A typical Luxury Property will generate over 4% Cash on Cash Return. [See Sample Detailed ROI](#)
- Approximately 40% of all Transactions since 2013 have been Cash Purchases
- *Rosemary Beach*, 32461 ranks as the 10<sup>th</sup> most expensive zip code in the state

### HOME SALES BY PRICE RANGE | 2015 - 2018



## Why Own in Rosemary Beach®

Your *Rosemary Beach* community offers a variety of ways to let loose, have fun & enjoy! Established in 1995, its name comes from the local Rosemary plants which grow among the sand dunes and along the trails in South Walton. Like the plant, *Rosemary Beach* has stand-out beauty, yet fits perfectly into the diverse South Walton community.

*Rosemary Beach* is perfect for family relaxation and enjoyment, whether you want to swim in the Gulf of Mexico or any of the 5 pools, play tennis, bike, enjoy leisurely strolls, shop, or just rest on a shady balcony and watch the world go by.

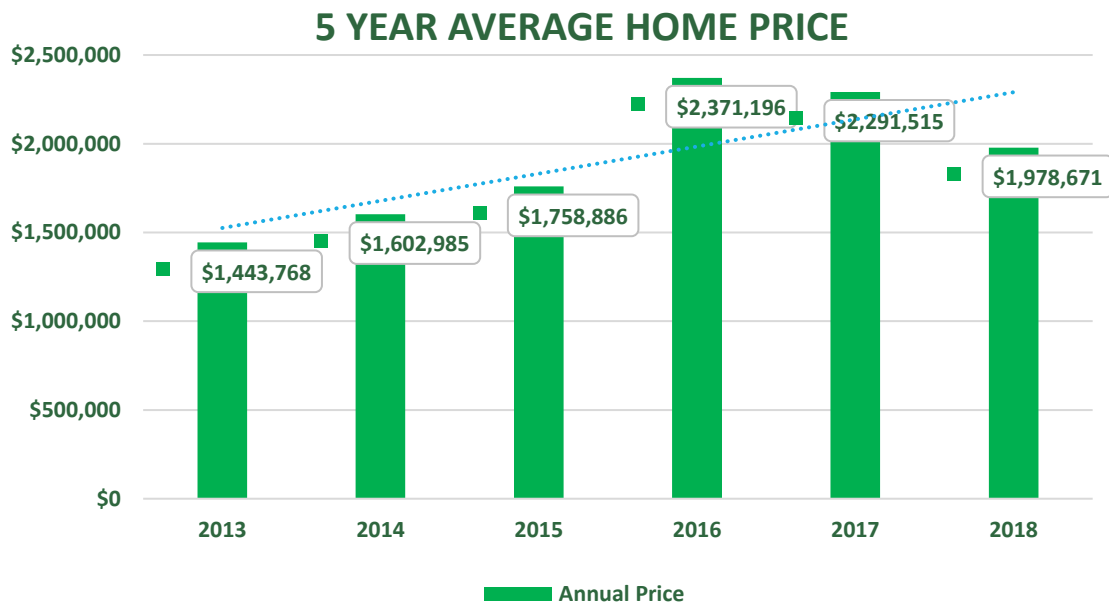
***Rosemary Beach* has everything you would want to have a memorable vacation. It's a place your family will remember year after year – it truly is an unforgettable place!**

### Unparalleled amenities

- [5 Pools](#), including new Owners Pool
- [12 Restaurants](#), ranging from casual to fine dining
- [Racquet Club](#) – a tennis lover's paradise
- Fitness Center offering group & individual classes
- 9 Beach Walkovers

### 107 Acres of Luxury Lifestyle

- [Beach Chair](#) & Bonfire Services
- Retail stores for [clothing](#) or home [décor & gifts](#)
- [Concierge](#) services for Owners & Guests
- [Special Events](#) for all ages
- [Biking](#) access to the 18.6 Mile trail along beautiful 30A



\*\*\* Note 2018 average price dropped due to new construction condos selling at lower price.

## *Why Own in Rosemary Beach®*

### **Sales Forecast - *Rosemary Beach* will continue its upward trend!**

Community Factors attributing to this continued prosperity:

- 30A Sales are up over 4.3% from last year's record sales of \$1.6 Billion
- *Rosemary Beach* amenities are far superior to any other community on 30A
- Rental Rates continue to increase year over year and the demand for peak season continues to grow while supply remains the same
- Owners who purchased on the North side are looking to upgrade to the South side of 30A
- Over 40% of *Rosemary Beach* transactions are cash purchases – Owners don't have to sell and can afford to wait for their price
- Many Owners are upgrading or totally renovating their properties, helping maintain property values in the community
- Community POA is financially solvent as evident by the example of the addition of the new Owners' Pool

Market & Economic factors contributing to continued prosperity:

- Walton County is the #1 fastest growing County in the State of Florida, and the 6<sup>th</sup> in the Nation.
- GDP up to 4.1% in 2<sup>nd</sup> Quarter of 2018 – some Economists predict the GDP is only going to continue to improve
- Florida State Tax = 0%, creating an ideal environment in which to retire and pull money out of retirement accounts

Where else can you purchase a luxury home, rent it out when you're not using it, and pay for all expenses? In addition, there is a good chance your investment will appreciate and have your vacations paid for many years to come. The most important is the memories that are created and passed down from generation to generation. **These memories are priceless!**

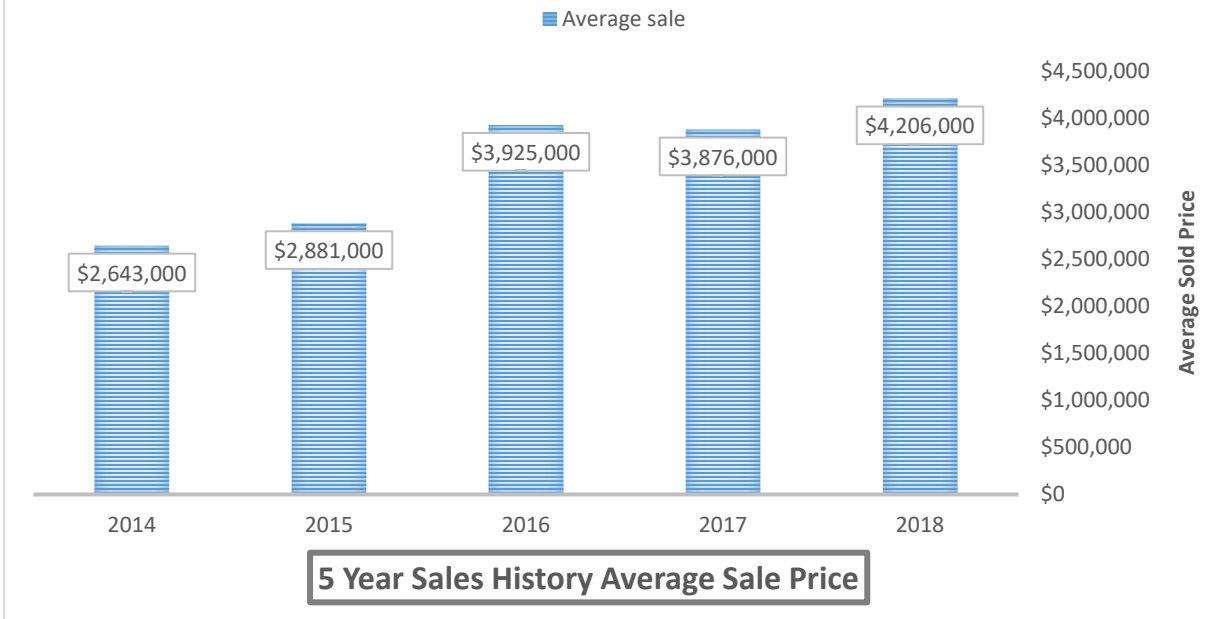
*Based on all the indicators above ROSEMARY BEACH has been the best investment along 30A and will likely continue to appreciate and provide priceless memories into the future.*

[Visit 30aluxurylifestyle.com](http://30aluxurylifestyle.com)

Since 2013 Rosemary Beach Realty continuously has over [43% of Total Sales Dollars](#)

ALWAYS CONSULT YOUR CPA

## ROSEMARY BEACH 5 YEAR SALES HISTORY HOMES ONLY SOUTH SIDE



## ROSEMARY BEACH 5 YEAR SALES HISTORY HOMES ONLY NORTH SIDE

