

Holiday Newsletter 2009



Sue Paskert

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Dear Friends & Neighbors,

It is hard to believe that the holidays are upon us and 2009 is about to end. The days, weeks and months seem to fly by. The older I get the faster they go. My goal is to try to contribute something positive to each day and to try to enjoy each day as much as possible. Sounds corny but what this world needs now is, "Love, Love, Love."

I am blessed in many ways but this is a real estate letter and that is what you want to hear about. My marketing plan which has been enhanced so much by my assistant is really coming together. My listings are linked to numerous websites and are getting wonderful exposure. The activity has picked up quite a bit. I do know that I am getting business from the internet, referrals from past clients, and continuous marketing in various other media. It seems to all be coming together for our boutique style of real estate business.

My areas of expertise, South Tampa and Little Gasparilla Island, are working together really well. I am able to cover both areas, and having my husband George joining the team more actively ensures even more strength to our real estate team. George is a Licensed Realtor, CPA and has an extensive business background.

This year has proven to be very challenging but with hard work and consistent effort we have turned it into a very good real estate year. I have come very close to making my goal for the year and the year is not over. Even if I don't accomplish my goal it has turned out to be a prosperous year. The best part has been the new people I have met and had the opportunity to work with. They have become friends and neighbors in our little piece of the world.

I missed my annual Thanksgiving Blessing this year but please know you were thought of during the Thanksgiving week. We are now extending our Holiday Blessings and wishing you the best for the rest of the year. We will continue what we do, day in and day out, and hope you will continue to be supportive. Please know that we are always available to you, 24/7.

HAPPY HOLIDAYS to all of you and yours.

Sincerely,
Sue

New Listing!

2926 W, Knights Ave., Bayshore Beautiful



- Recently renovated, 2932 sq ft
 - 3 bed/2.5 bath
 - 2-car garage
 - Blue Ribbon Schools
- \$599,000**

South Tampa, Davis Islands



- Fantastic location, 1 block from water & 1 block from downtown Davis Islands
 - 2 bed/2 bath
 - Secure w/many amenities included
- \$265,000**

New Listing!

9470 Alborado Rd.



- Gulf Front Beauty
 - Located in desirable Gaspar's Hideaway
 - Professionally decorated & fully furnished
 - Amenities plus
- \$995,000**

Hideaway Bay Beach Club

Little Gasparilla Island

All units are furnished & in move-in condition



- E-5: 2 bed/2 bath, right smack on the Bay — \$315,000
- J-4: 2 bed/2 bath, Gulf view — \$304,900
- A-5: 2 bed/2 bath, desirable Bay location. — \$299,900

White Chocolate Chunk Macadamia Cookies

- | | |
|------------------------------|--|
| 1 cup packed brown sugar | 1 teaspoon baking soda |
| 1/2 cup granulated sugar | 1/4 teaspoon salt |
| 1/2 cup butter, softened | 1 package (6 oz) white baking bars (white chocolate), cut into 1/4- to 1/2-inch chunks |
| 1/2 cup shortening | 1 jar (3.25 oz) macadamia nuts, coarsely chopped |
| 1 teaspoon vanilla | |
| 1 egg | |
| 2 1/4 cups all-purpose flour | |

Heat oven to 350°F. In large bowl, beat sugars, butter, shortening, vanilla and egg with electric mixer on medium speed until light and fluffy, or mix with spoon. Stir in flour, baking soda and salt (dough will be stiff). Stir in baking bar chunks and nuts. On ungreased cookie sheet, drop dough by rounded tablespoonfuls about 2 inches apart. Bake 11 to 13 minutes or until light brown.

Sue's Listings

New Listing!



9526 Jolly Roger Trail

- Gulf View from Top Deck
- 2 bed/2 bath + bunkhouse
- Furnished & lives big

\$384,900

Adjoining Lot Available for \$100,000

New Listing!



9294 Coconut Palm Lane

- The Wedding House
- 2 bed/1 bath w/ screened lanai
- Downstairs screened w/utility
- Furnished

\$319,000

9706 Little Gasparilla Island



- Canal front w/ 65' of new dock
- 3000 sq ft MOL of living space
- Separate apt with kitchenette

\$650,000

Adjoining Lot (9682 Privateer Rd.) Available for \$119,000

Mother-in-Law Apartment 2716 Hibiscus Court



- 340+ feet of water front living
- Owner finance
- 4013 square feet
- 6 bed/4 bath
- Custom built by owner

Lots

9530 Little Gasparilla Island

- 90' x 145' Gulf Front Lot
- House Plans Available

\$500,000

9684 Privateer Rd.

- 70' x 109' lot in prime location

\$119,000

Lot next door available

8154 Little Gasparilla Island



- Built in 2008 with upgrades
- 1830 sq ft, 3 bed/3 bath
- Available to LEASE

\$549,900 or Best Offer

South Tampa Report Presented by Bayshore Title

To read the entire report, go to www.SuePaskert.com and click on the Tampa Area tab – the report will be on the left.

Dear Friends:

Did you get all excited that day when you picked up the St. Pete Times and saw the headlines that declared, "Home Sales Bounce Back"? The front page article stated that October of 2009 had "the highest number of closings since ... October of 2005." Their report covered four counties, so my reaction, of course, was, "Great news. I wonder if that's true for South Tampa."

The answer: Kind of, but not really; the news isn't bad, but it's not great. For South Tampa, it was a good October, showing a 23% increase in the number of sales over '07 and '08. But it's still only half the number of sales we did in the peak of '05 and almost 20% less than in '06. Not great news, ... but a lot better than what we've been hearing – unless you care about the sales price. The average sales price dropped 30% from October of 2008 and 47% from the price summit in October of 2007.

Likewise, the numbers for November are good, but not great – a continuation of the trends we've seen for the last 12 months. Looking at the Rolling Six Month Comparison, we see the number of transactions showing steady and substantial increases: up 30% from the first six months of the year. And the slide in prices has slowed, ... maybe even come to a halt – after dropping more than 30% over the last two years. We can't say we've reached the bottom until we know we're on our way up, but there is no question that the market is healthier today than it was last November.

But don't get all excited; there's one disturbing statistic: the number of listings in November skyrocketed by a startling 20%. The law of Supply and Demand tells us this will push prices downward even further. If you are trying to sell your home, get it priced right. Don't look at past sales as comparable – take a look at what else is on the market. Looking to buy? We may see prices slide a little over the next couple of months, but they will bounce right back in the spring. Good properties are available. The tax credit is real money. It's a great time to buy. It's been a long year. I'm ready for 2010.

Bruce Tigert

Coming Soon! These homes will be on the market in the weeks to come.

9254 Coconut Palm Lane
One house from the Gulf with views
Excellent move-in condition
\$399,000

9200 Little Gasparilla Island
Placida Harbor Condo
Totally renovated with Gulf views from all rooms
\$425,000

Sue's son Tim Paskert and his wife Chandra are involved in the making of a new movie, "The Troubadour," in El Jobean. During the filming, several of the actors and producers stayed on Little Gasparilla Island.

Feature Filming in El Jobean

By Steve Reilly, staff writer for Sun Herald Newspapers • December 2, 2009

EL JOBEAN — Tim Paskert and his wife, Chandra, could barely contain their emotions, hugging each other tightly as they viewed the first scenes of "The Troubadour" now being filmed at the historic Bean Depot café. Tim Paskert had the idea for the film more than a decade ago and saw it come alive Monday on a laptop computer screen. "Up to now, it's only been words on a page," he said.

The story traces the journey of Stuart Wright, played by actor Jeremy Williams, who enjoys a very successful New York corporate career until his father, with whom he's been estranged for seven years, dies. His father's death leads him to revisit "his past life," and his journey leads him to question his values.

"(Wright) is enjoying himself and isn't miserable," Paskert said. "He has to make a decision whether he will be the man he has become or the man he was created to be. This is a funny story — people will laugh," he said. "Some may cry, but I believe all (the audience) will walk out inspired and filled with joy."

The title of the film "The Troubadour" refers to a song that becomes key to the story's resolution. "Anytime you get a chance to work on a film, it's big," Williams said as he prepared for the day's shoot. "Because this is a Christian film, everyone is coming together. To create a film for the glory of God is pretty amazing."

El Jobean stage

Part of Stuart Wright's journey takes him to Eleuthra in the Bahamas, which is what brought the film crew to El Jobean.

Restored by El Jobean Historical Properties, the Bean Depot had been the historic El Jobean Post Office, general store and "hot box" jail. The rustic ambience of the site fit the island look for the film. "I shot in Eleuthera last week and it's not much different than here," director Curtis Graham said. "This script was written 12 years ago and (the Bean Depot) is that place. That's the amazing thing."

Even more amazing, Paskert only spotted the Bean Depot when he was traveling through El Jobean. He got a look at the café as he was making a turn on State Road 776. Graham doesn't view "The Troubadour" as necessarily an overt "Christian film" but one that is infused with positive Christian values. He's worked on other films, including the independent film, "Misconceptions," starring Orlando Jones that will be released this summer.

What will take less than a minute of time on screen took more than a half hour Monday to set up and shoot. The scene is one in which Stuart Wright has just arrived in Eleuthra. He turns to his driver and says, "Wait. How much do I owe you." The driver, played by Jeff Cange, has already left Wright standing alone.

The sixth take of the scene — after having Williams express the same lines with different nuances — proved the one Graham liked best. He said that's what movies are — moments. Every scene, he said, has to relate back to the premise of the film. "It's all moments, it's all individual moments that have to come together," Graham said. "The biggest thing about movies is the images. It's not necessarily what you say but what (the audience) sees."

Graham views bad films as those that do not have a strong premise and do not know which character's perspective serves as the premise of the story.

The bigger picture

Before the start of shooting Monday, John McWhirter, the executive producer and Paskert's partner on the movie's production, led the cast and crew in prayer. "Father God, we thank you for this first day of filming," McWhirter said. "We thank you for allowing us to take part in something you are doing. I pray for the safety over this set. And I pray you will remind us that you are the provider, Father, and we need not worry about anything." The movie itself is what the industry calls a "microbudget film," a production with a budget less than \$500,000. In the present economic climate, McWhirter said, it wasn't easy to raise the funding. The film is costing less than commercials he's produced.

"We can do it because we have a crew that's really passionate about film making," he said. Faith-based films is a growing genre, and McWhirter expects the film to play in theaters. Ten years go, he said, fewer people were interested in faith-based Christian films than now. "This (film) is not a 'true' story, but it's a true story for many people," McWhirter said.

Naima Imani Lett plays Jordan, a woman whose values differ drastically from Stuart Wright's. Lett has a budding acting career on television and film, including a small speaking role as a cathouse madam in "The Curious Case of Benjamin Button." While most of the cast and crew are Florida based, primarily out of Tampa and St. Petersburg, Lett flew in from Los Angeles to be part of "The Troubadour." She, too, is a faith-based actress and performs her own one-woman stage show, "Shattered Silhouettes," in which she portrays various women in the Bible. Like McWhirter, Lett said faith-based films are coming into their own. Mel Gibson's "The Passion of Christ," she said, did much to convince Hollywood executives of the value in Christian films, especially after his \$30-million film — which he financed out of his own pocket — earned more than \$611 million worldwide.

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