

Florida Real Estate Values

... from booming and busting to adjusting

An educational forum sponsored by



Friday, **JUNE 3, 2011** 10 a.m. to noon (Registration: 9:30 a.m.)
Halifax Plantation Clubhouse, 3400 Clubhouse Drive, Ormond Beach
Cost: \$30 (*includes lunch afterward*) ... reservation form on page 2.

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This annual program update is an important educational resource on the trends, forecasts and *values for real estate within Volusia and Flagler counties ... and throughout Florida.*

**Current real estate trends offer mixed signals for the Florida economy.** Most economic drivers of real estate demand have bottomed and are headed in the right direction. Real estate capital markets are improving and occupancy rates and rents appear to be stabilizing after 2 – 3 years of steady decline.

However, while commercial and residential property sales volumes are up, **sales continue to be dominated by distressed transactions** and the delinquency rate on real estate-backed loans remains at record levels.

New **commercial projects are constrained by excess supply and low rents**, and the housing market is still floundering.

*What will happen to interest rates and real estate values when QE2 ends?*

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Real Estate Forum Topics And Presenters

On June 1, Florida Property Appraisers are required to release their estimates of 2011 taxable property values to local taxing authorities. **Volusia Property Appraiser Morgan Gilreath** will discuss his determination of 2011 values – the year-over-year changes and trends, and their implications for property owners, government officials, developers and the business community.

Charles J. Lentz, MAI, MRICS, and Orlando Managing Director for Integra Realty Resources, the nation's largest firm specializing in commercial real estate valuations and consultation services, with 60 offices from coast to coast, will present a national and state overview. Many of the nation's top financial institutions, developers, corporations, law firms, and government agencies rely on Integra's professional real estate opinions to best understand the value, use, and feasibility of real estate in their market.

Program Moderator will be **John Leitschuh** (Adams Cameron & Company Realtors), 2011 President of the Daytona Beach Area Association of REALTORS®

Special Thanks To Program Sponsor ...



REGISTRATION FORM

Florida Real Estate Values ... June 3, 2011, Halifax Plantation Clubhouse, Ormond Beach

PERSON(S) ATTENDING _____

FIRM/ORGANIZATION _____ **Phone:** _____

Cost: \$30. Per Person. Amount Enclosed: _____ **Send or FAX this form by May 31**
with registration fee. Checks should be made to VCARD: **P.O. BOX 2676, DAYTONA**
BEACH, FL 32115. FAX number: 386-258-5104.

Please note: All reservations are considered guaranteed
unless cancelled 48 hours in advance.