

1. Property Valuation

Property values within HVLA have increased steadily over the past 3-4 years at a rate of about 10% per year. Some say that specific amenities contribute to property value more than others. This is not only very difficult to prove, it is, we believe, a bogus point. Some people buy in HVL for the home price, some for the Lake and pool, some for the gates, some for the overall natural beauty and some for the golf course. And, then, there are some who don't play golf and do not want a home on the golf course, due to the noise, additional yard requirements, golfers' intrusions, and errant golf balls. So, we believe that there are many factors that go into relative property valuation in HVLA that actually have little to do with the amenities.