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## **Floridian's Snap Up Mountain Real Estate Investment Bargains**

**ATLANTA, GA, (January 7, 2006)**—With catastrophic tropical storms ripping through the state of Florida, real estate has not proven to be a very safe investment there. This has forced a rush of Florida investors to snap up property located in Northeast Alabama. *The Bluffs of Weiss*, a new gated community located in the foothills of the Appalachian Mountain range offers luxury amenities at affordable rates.

“South Florida residents are starting to realize that when they retire they can no longer afford the rising cost of local and state taxes, insurance and utilities. Many customers ask our professional opinion for investing in real estate for the future. When asked where to live or relocate, here at **South Star Real Estate**, we immediately say *The Bluffs*. We not only want our customers to capitalize on their existing real estate investments, we specialize in finding real estate to invest in at attractive prices for future appreciation. Since we discovered the 1100-acre development called *The Bluffs in Cedar Bluff*, Alabama we have told every one this is a place they must see. Whether looking for a new, a retirement or a second home or even an investment, they must preview this one-of-a-kind property. There are 1100 acres atop a mountain with beautiful Weiss Lake circling around so every lot has a spectacular view. The lots are large with lots of open spaces to walk or hike. This is the place to come home to. The bonus being a moderate climate with no tropical storm season,” says Mitzi Bergrud, a South Florida real estate broker

Besides the fact that Alabama has the most favorable property tax rate in the Southeast, real estate prices are very attractive. *The Bluffs of Weiss* now offers redevelopment prices on all lots. Those looking to retire should keep in mind that several forms of retirement income are not taxable in Alabama. Floridian investors of *The Bluffs* researched real estate as an investment option and gathered many encouraging facts. Historically, real estate offers attractive yields. *The Bluffs of Weiss* is a stable investing environment, as well as an impressive alternative to stocks and bonds. Real estate offers an attractive tax treatment for capital gains on properties when sold and is an integral part of good portfolio investment strategy.

*The Bluffs of Weiss* offers Floridians a recreational real estate investment. Buyers are able to use and enjoy their investment. The new gated community offers lots that average to 3 acres each, as well as unique features such as mountain and water views. Standard features of the development include a caretaker living on-site, a private lakeside park with lake, scenic walking and equestrian trails and much more. The private lakeside park will provide exclusive picnic facilities, pavilion, and lake access. Secure boat and RV storage will be located adjacent to the onsite caretaker's apartment. A marina is also located just a mile from *The Bluffs'* front entrance for boat rentals, fishing guides, fuel, supplies, etc.

“I've been a real estate broker in South Florida for many years. I know the market and I know what is available for retirees and investors. There is nothing comparable to *The Bluffs* in Florida or anywhere else for that matter. Floridians purchasing a second home won't have to travel across the country to get there. Alabama is reasonably close, so Florida retirees can remain in close proximity to their families and/or original hometown(s). I do not know of any other gated community that has so much to offer at such low prices. I believe *The Bluffs* is going to be extremely successful. I won't be surprised to see many more developments of its kind popping up all over the tri-state area,” Bergrud went on to say.