



# BERKSHIRE HATHAWAY HomeServices

## Trend Realty

### Newcomer Packet



#1 overall, Cities Ranked and Rated, Frommers (2007)

#22 Smartest City in America, Forbes.com (2008)

#3 Top Small College Town for Real Estate Investment, Nuwireinvestor.com (2007)

#8 Top Ten Value Town for Those Considering Retirement, TopRetirements.com (2007)

#12 Best Place for Business and Careers, Forbes Magazine (2007)

#10 Best Place to Live and Play: Cities, National Geographic Adventure Magazine (2007)

#1 Top Tech City in Florida, Popular Science Magazine (2005)

#3 Mid-Market City - Top Deals and Hot Markets, Southern Business and Development Magazine (2004)

#10 Best Small Place: Education Attainment, Forbes Magazine (2004)

Tree City USA, National Arbor Day Foundation (since 1997)



It's easy to see why Gainesville is recognized as one of Florida's most livable cities as it flourishes in the heart of beautiful North Central Florida. In 2007 alone, Gainesville was ranked number one in Frommer's Cities Ranked and Rated, number three on NuWire Investor's list of the "Top 10 Small College Towns for Investment" and one of the "50 Best Places to Live and Play" according to National Geographic Adventure Magazine.

While Gainesville maintains a small-town feel, it has big city spirits with an expanding downtown, a strong cultural arts plaza, and restaurants and shops that rival any larger metro area.

Gainesville is located in Alachua County, Florida, a county of nine incorporated cities with a total population of 250,000. As county seat, Gainesville serves as the commercial hub for the North Central Florida area. It is home to the University of Florida, the largest public land grant institution in the state and a key player in education, medicine, cultural arts and sports for the area.

The Gainesville and Alachua County area is quickly becoming home to more people each year as they discover it to be one of the best places to live, work, and play.

## PUBLIC EDUCATION

Standardized test scores show that student achievement is above national and state standards in all subject areas. Local scores on the Florida Comprehensive Assessment Test (FCAT) are above state averages and continue to show improvement at all grade levels. The state grades its public schools, and for the past school year, Alachua County Public Schools were awarded an A grade, with 27 schools scoring an "A" or "B" on the 2007 FCAT.

The Alachua County school district leads the way in preparing students for a high-tech future. The nation's first mobile technology lab was developed in Alachua County. The school district has earned international recognition for its use of technology in the classroom.

Alachua County's early education program is recognized as a national model. Each elementary school offers an extensive preschool program.

Recently, three Gainesville high schools were ranked in Newsweek's annual report on "America's Best High Schools." Eastside, Buchholz, and Gainesville high schools were all ranked among the top 2% of high schools nationwide, based on participation in Advanced Placement, International Baccalaureate, or Cambridge exam programs.



In other communities, most large business parks are surrounded by urban sprawl and busy interstates. Not the case in Gainesville/Alachua County. Our employees enjoying working in a cutting edge business/biotechnology development park with surrounding access to beautiful nature trails and major wildlife reservations.

RICK STAAB, PRESIDENT, INTERMED BIOMEDICAL



Gainesville's middle and high schools also offer students a variety of magnet programs which provide students the



opportunity to explore such diverse fields as Entrepreneurship, Culinary Arts, and Criminal Science to name just a few.

## HIGHER EDUCATION

The University of Florida is a major public, state-supported, land-grant research university with a wide range of academic and research programs on its campus. UF is the state's oldest and largest university and is a member of the prestigious Association of American Universities, comprised of the top 63 public and private institutions in the country. UF has more than 100 research, service, and education centers, bureaus, and institutes. With more than 47,000 students, 4,000 faculty, and 18,000 staff, UF is among the five largest universities in the nation.

Santa Fe College has experienced steady growth since it first offered classes in 1966. Today, there are more than 14,000 students taking credit classes and 8,000 more in community education classes for personal development. SFC is accredited by the Southern Association of Colleges and Schools and the Florida Department of Education. SFC is also holds membership in the American Association of Community Colleges and the League for Innovation in the Community College, a consortium of academically renowned colleges in the United States.

## RECREATION

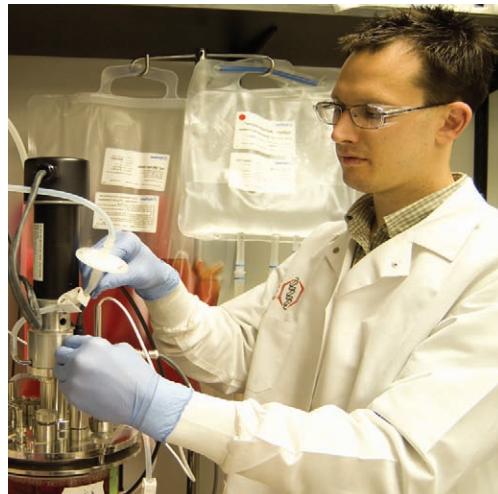
With almost 65 percent of Alachua county's 965 square miles comprised of wilderness dotted with scenic lakes, wetlands and trails, it is a delight for nature lovers of all ages. The area contains approximately 100 square



miles of wetlands and scenic lakes plus nearly 520 miles of forests.

The Gainesville area boasts many lakes and rivers fed by naturally cool, clear springs. Pastimes on these waterways include swimming, snorkeling, canoeing and scuba diving into underwater caves. Many area springs have overnight camping facilities as well. Tubing down the beautiful, spring-fed Ichetucknee River and Santa Fe River are area favorites.

Cyclists can pedal almost anywhere in the county with 60 miles of

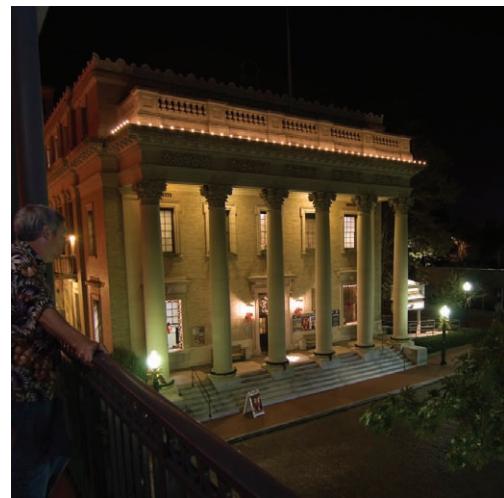


roadways containing on-street bike lanes. Gainesville has been ranked among the top 10 bicycling communities in the US by Bicycling Magazine. Cyclists can also enjoy the Hawthorne Trail, a 17-mile paved trail that stretches from Gainesville to Hawthorne.

Gainesville has a constant theatrical presence in the area, with a variety of productions scheduled year-round.

The Curtis M. Phillips Center for the Performing Arts has hosted great artists and attractions such as Tony Bennett, STOMP, Kiri te Kanawa, the Martha Graham Dance Company, Rent, Yo-Yo Ma, and Ray Charles. The Hippodrome State Theater is one of four state-supported theatres in Florida and has entertained local audiences while gaining national acclaim.

The theatre is listed on the National Register of Historic Places and once was the home of the United States Post Office in the downtown area.



delivering essential care to residents living in the local community, offering advanced diagnostic and medical services, and pioneering in the provision of sophisticated treatments that draw patients nationally for highly specialized care. At the heart of Shands HealthCare are nine not-for-profit hospitals and more than 1,500 affiliated University of Florida and community physicians, covering virtually every medical specialty and providing everything from family practice and pediatrics to behavioral health and medically advanced care such as trauma, transplantation and neurosurgery.

## HEALTHCARE

Patients across the nation have sought medical care at Gainesville health care facilities. Alachua County is home to four major hospitals: North Florida Regional Medical Center, Shands Hospital at UF, Shands at AGH, and the Malcom Randall VA Medical Center, each having outstanding expertise in the region. It is also home to the University of Florida Health Science Center, the most comprehensive academic medical center in the Southeast.

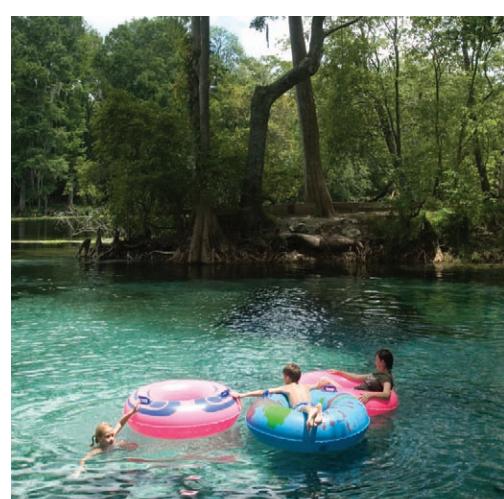
With more than 1,500 beds between two academic medical centers and four community hospitals, Shands HealthCare is one of the premier health systems in the Southeast. Shands HealthCare is committed to

North Florida Regional is a 278 bed, full service medical and surgical acute care center offering comprehensive heart care, cancer care, women's health, senior care and orthopedic/neurosurgery and spine services.



Gainesville/Alachua County has the best of both worlds: this is a place where cultural urban amenities meet a small-town, relaxed family atmosphere. It's not unusual for my family to enjoy a major athletic event during the day and catch a nationally renowned theatrical performance at night.

-THOMAS MCINTOSH, PRUDENTIAL TREND REALTY



## TRANSPORTATION

Gainesville is situated on the I-75 corridor, 85 miles south of the Georgia border, 50 miles east of the Gulf of Mexico, and 67 miles west of the Atlantic Ocean. Marking the northern border is the Santa Fe River, part of the freshwater system located in the area.

Alachua County contains four major highways, and Orlando, Tampa, and Jacksonville can all be reached within a two-hour drive, while Ocala and Lake City are within an hour drive. CSX provides Gainesville with daily rail freight service, while Amtrak offers passenger service from nearby Waldo.

Air service is provided by the [Gainesville Regional Airport](#), only five miles from downtown Gainesville.



The airport provides daily round-trip services from various commercial carriers. Delta Connection offers seven flights per day between Gainesville and Atlanta. US Airways offers four flights per day between Gainesville and Charlotte. The 2,000-acre airport includes general aviation facilities ([University Air Center](#)), private and corporate aircraft, as well as air taxi services.



300 E University Ave.  
Gainesville, FL 32606  
352.378.7300  
[www.GCEO.com](http://www.GCEO.com)

In communities around the country, the commute to and from work often takes 45 minutes to 1 hour each way every business day, robbing individuals of valuable time better spent with family and friends or just doing the things they love. The Gainesville/Alachua County community places high importance on quality of life, and with less travel time, I get to spend more quality time with my family."

BOOKER SCHMIDT, EXECUTIVE DIRECTOR, [GAINESVILLE TECHNOLOGY ENTERPRISE CENTER](#)



The Council for Economic Outreach (CEO) is Alachua County's designated economic development entity for all of Alachua County, Florida.

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COMMUNICATIONS & RESEARCH MANAGER

Since 2006, the Council for Economic Outreach (CEO) assisted in bringing some 700 jobs to the area, at an average annual wage of \$40,000. CEO has helped secure more than \$200,000 in training grants for area employers. In 2007 alone, biotechnology projects in Alachua County ranked second in total received proposals.

## COST OF LIVING





**COUNCIL FOR ECONOMIC OUTREACH**

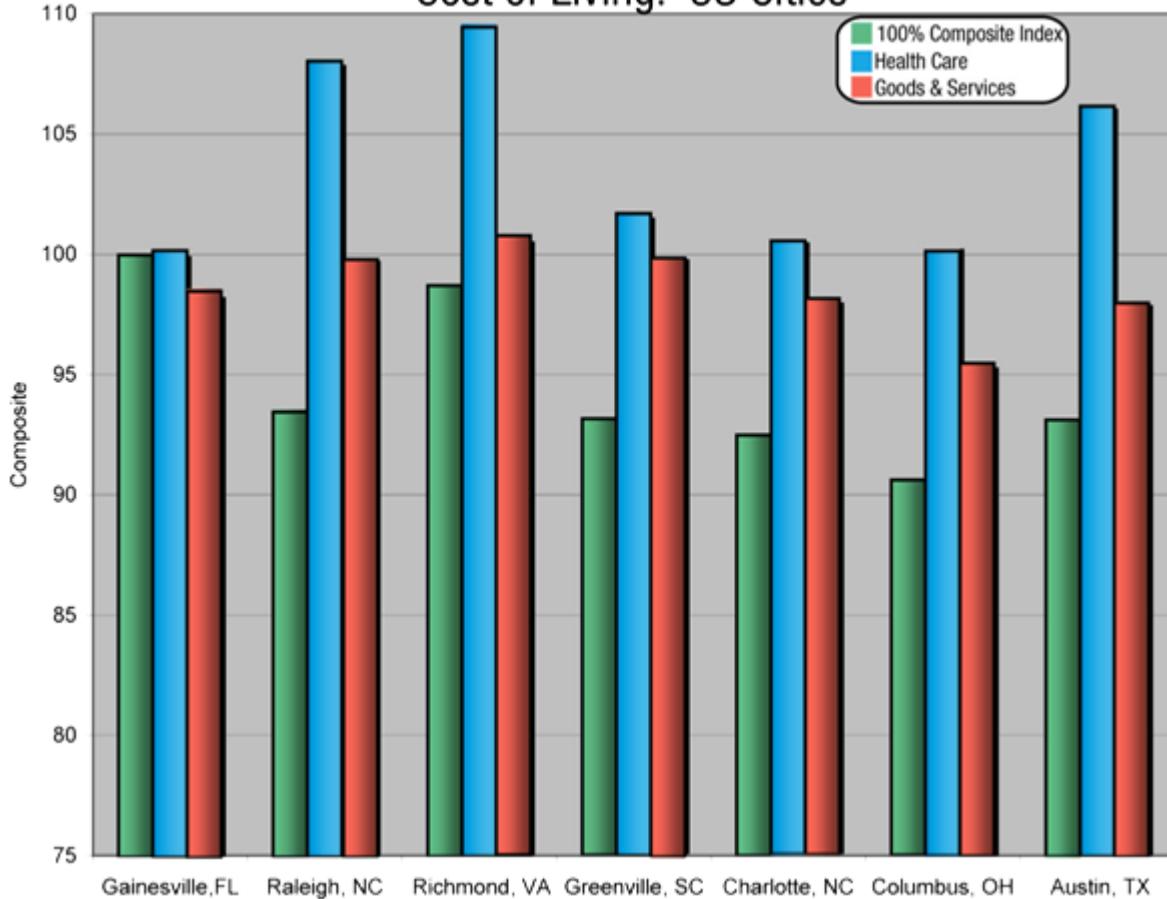
**Data Center**

## COST OF LIVING

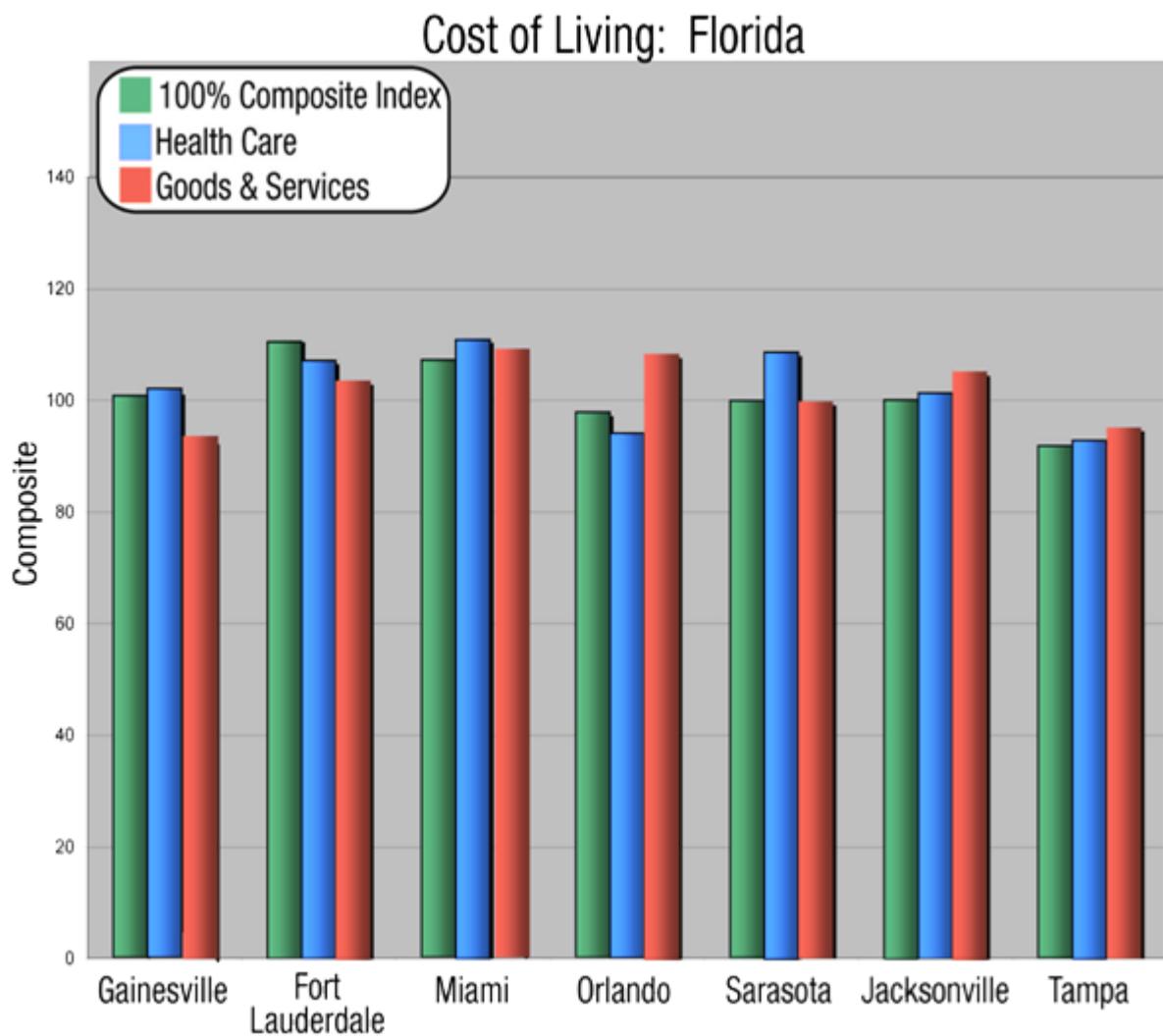
Each quarter, the Council for Economic Outreach (CEO) submits pricing information to the Council for Community and Economic Research (C2ER), a nonprofit professional organization comprising research staff of chambers of commerce, economic development organizations and agencies, and related organizations throughout the United States and Canada. C2ER compiles local pricing information from more than 300 urban areas to compare differences in the cost of living across the United States and Canada. Consultants review this data to find suitable places for businesses seeking new locations.

Gainesville received a composite index score of 99.7% on a scale that uses 100% for the quarterly nationwide average. A score below the nationwide average indicates how much more affordable goods and services are when compared to a composite derived from prices collected from across the country.

**Cost of Living: US Cities**



The 4th quarter results of 2011 indicate that Gainesville is a highly competitive location for site location and expansion projects. Gainesville often competes with several comparable cities in answering requests from site consultants. Gainesville residents enjoy lower or equal cost Goods and Services than Raleigh, Richmond, Greenville, Charlotte, and Austin, according to the new numbers. Health care costs in Gainesville are significantly lower or highly competitive than in similar cities.



Within Florida, Gainesville still stands out as an economical place to work and live. Again, Alachua County stands out as having the most affordable goods and services. In a comparison of overall cost of living, Gainesville is more affordable than most of the major metro areas in Florida.

## To learn more about Gainesville click on these links below:

- Video on Gainesville and Alachua County -

<http://www.youtube.com/watch?v=AMQLICHLLng>

- City of Gainesville Youtube channel -

<http://www.youtube.com/user/gainesvillepio/videos>

- Video about the Hippodrome-

<http://www.youtube.com/watch?v=hNq0igdX93w>

- Video about the UF Innovation Square-

<https://www.youtube.com/user/UFIInnovationSquare>

- Link to local eateries -

<http://www.visitgainesville.com/food-drinks/>



## History of School Grades

<b>ELEMENTARY</b>	<b>01-02</b>	<b>02-03</b>	<b>03-04</b>	<b>04-05</b>	<b>05-06</b>	<b>06-07</b>	<b>07-08</b>	<b>08-09</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>
Alachua	B	B	A	C	C	A	B	A	B	C	D
Archer	C	B	B	B	A	A	C	A	B	A	A
Chiles	A	A	A	A	A	A	B	A	A	B	A
Duval	F	A	A	B	A	B	A	F	D	B	C
Finley	A	A	A	B	A	A	A	A	A	A	A
Foster	C	A	A	A	A	A	A	A	A	A	A
Glen Springs	A	A	A	A	B	A	B	A	B	A	B
Hidden Oak	A	A	A	A	A	A	A	A	A	A	A
High Springs	A	A	A	A	A	A	A	A	A	A	A
Idylwild	C	B	B	A	B	C	C	A	B	D	B
Lake Forest	C	C	B	C	C	C	B	C	C	D	F
Littlewood	A	A	B	B	C	A	A	A	A	A	A
Metcalfe	D	B	C	D	C	F	A	C	C	D	F
Newberry	C	B	A	A	A	B	B	A	A	A	B
Norton	A	A	A	A	A	A	A	A	B	B	C
Prairie View	D	B	D	D	C	D	C				
Rawlings	C	C	D	D	D	D	C	F	D	D	C
Shell	C	B	A	B	C	B	D	B	D	C	D
Talbot	A	A	A	A	A	A	A	A	A	A	A
Terwilliger	A	B	B	D	C	A	C	A	C	A	A
Waldo	D	B	C	A	B	B	D	B	C	C	D
Wiles	A	B	A	A	A	A	A	A	A	A	A
Williams	C	C	B	C	A	A	C	A	C	C	C
<b>MIDDLE</b>											
Bishop	A	A	A	B	A	B	A	A	A	A	B
Ft. Clarke	A	A	A	A	A	A	A	A	A	A	A
Kanapaha	A	A	A	A	A	A	A	A	A	A	A
Lincoln	A	A	B	A	A	A	A	A	B	A	A
Mebane	B	A	A	B	A	B	A	C	B	B	C
Oak View	B	B	B	B	B	C	B	B	B	A	A
Westwood	A	A	B	B	A	A	A	A	A	A	A
<b>HIGH</b>											
Buchholz	A	A	B	B	A	A	B	A	A	A	A
Eastside	B	B	B	C	D	C	B	D	A	B	A
Gainesville	B	B	C	D	D	C	B	D	B	B	A
Hawthorne Middle/High	C	C	D	D	D	F	C	D	D	C	D
PAM at Lofton				D	D	F	C	C	D	A	B
Newberry	B	C	C	C	B	C	C	B	A	B	B
Santa Fe	B	A	B	B	B	B	C	B	B	B	B

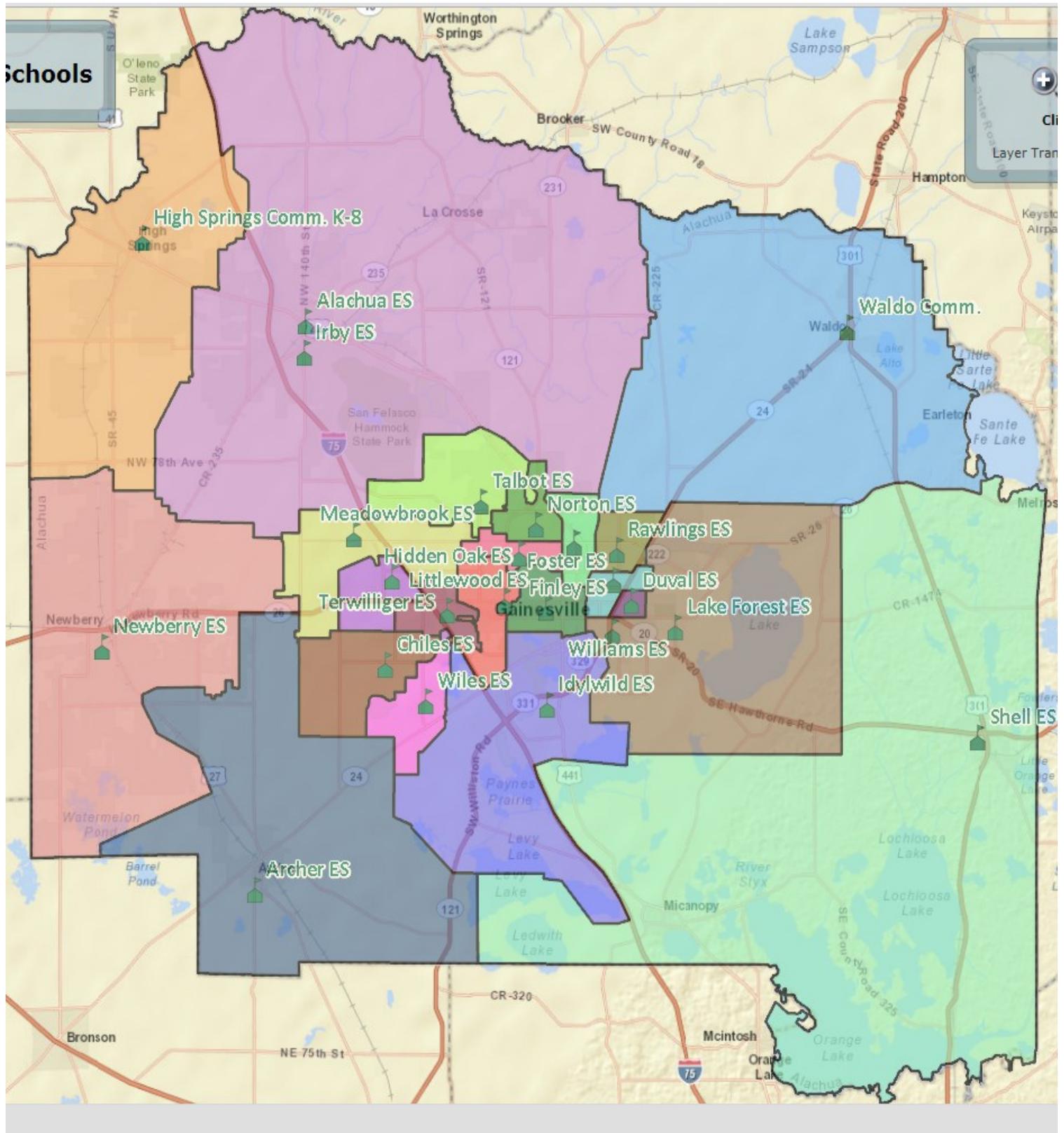
Note: Several schools in our area are not included in the grading system due to a variety of factors.

They are Irby Elementary, A.Quinn Jones, Anchor Center, Sidney Lanier, Horizon/New Pathways.

## Elementary Schools

To view the updated school maps, please visit the following site: \*(Please Note: School zones are subject to change)

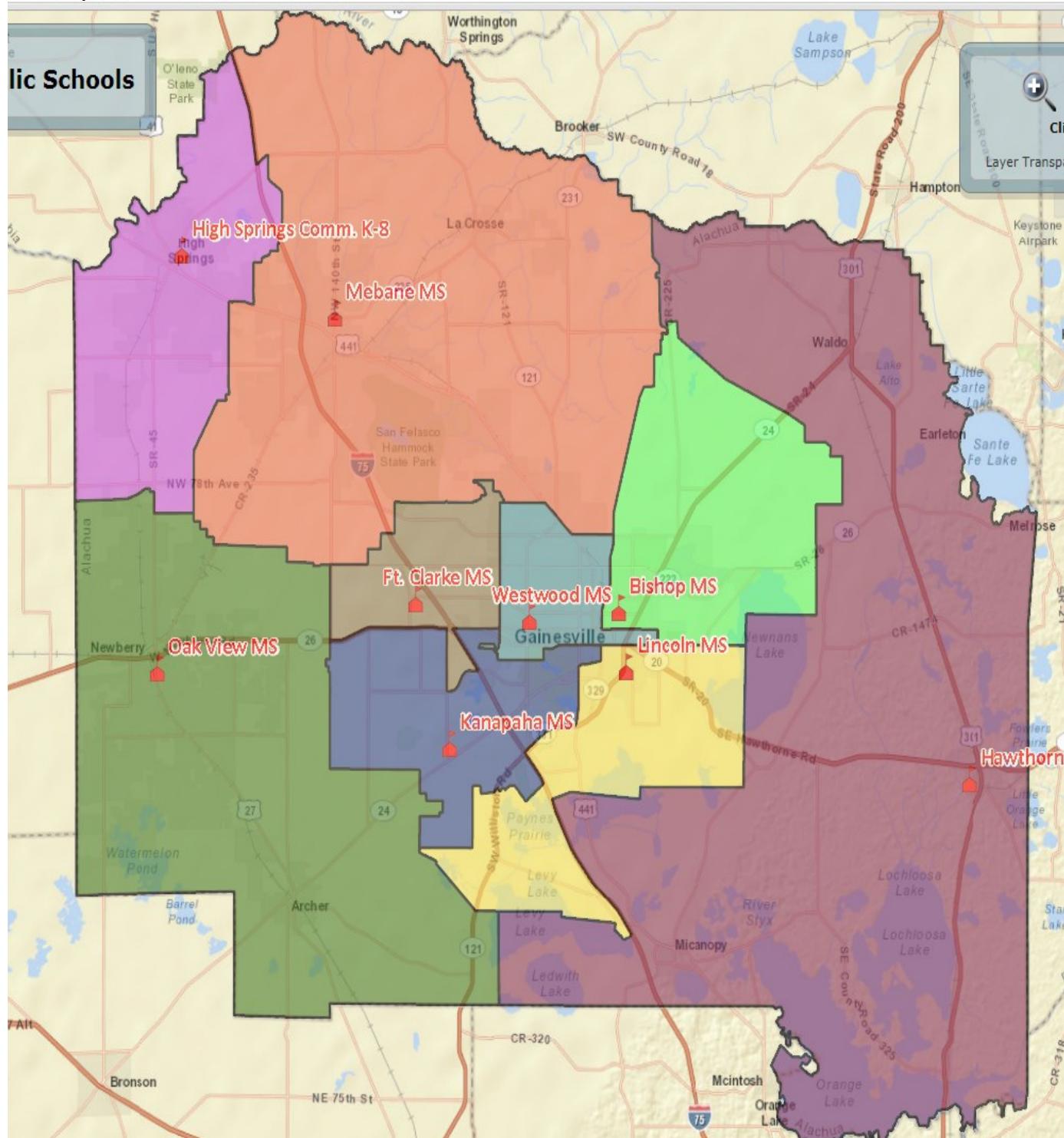
<http://www.schoolsiteonline.com/schoolsitelocator/?districtCode=58364>



## Middle School Map

To view the updated school maps, please visit the following site: \*(Please Note:  
School zones are subject to change)

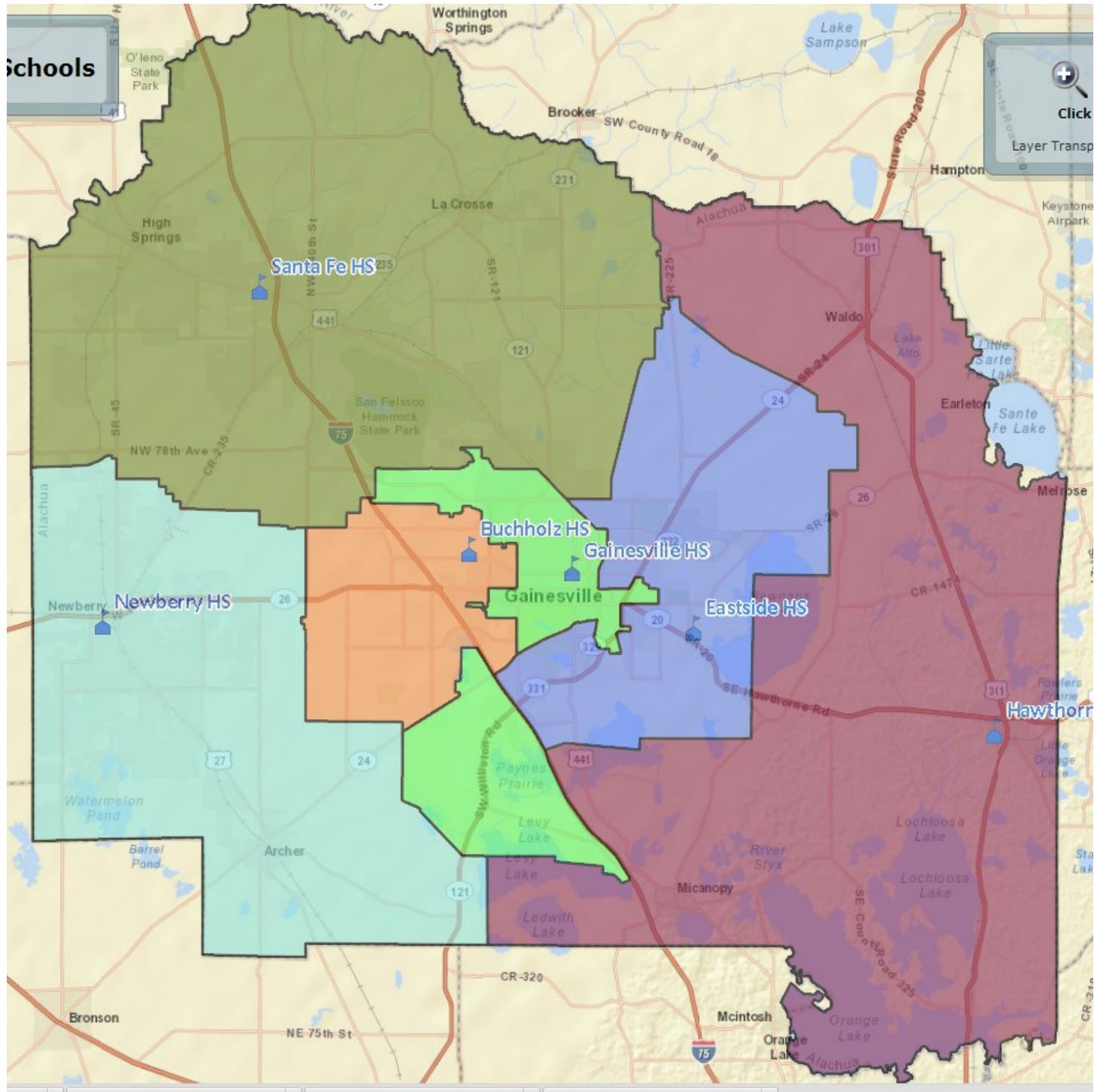
<http://www.schoolsiteonline.com/schoolsitelocator/?districtCode=58364>



## High School Map

To view the updated school maps, please visit the following site: \*(Please Note: School zones are subject to change)

<http://www.schoolsiteonline.com/schoolsitelocator/?districtCode=58364>



# Important Numbers

## Utilities, Recycling and Trash Pick-Up:

- GRU—352-334-3434 ([www.gru.com](http://www.gru.com))

## Telephone, Internet and Cable TV:

- Cox Communications (888) 269-9693 (<http://ww2.cox.com/residential/centralflorida/home.cox>)
- Dish Network (866) 942-9155 (<http://www.dish.com>)
- AT&T (888) 333-6651 (<http://att.com>)
- Comcast (866) 774-3128 (<http://www.comcast.com>)
- Direct TV (888) 795-9488 (<http://www.directv.com>)

Driver License: 352-955-2111 (<http://www.flhsmv.gov/offices/alachua.html>)

Motor Vehicle tags: 352-374-5236 (<http://www.flhsmv.gov/offices/alachua.html>)

# WELCOME TO GAINESVILLE



**Graciela "Dada" McGlynn**

Broker Associate, Top Producer

BHHS Trend Realty

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[www.GainesvilleHomesRealtor.com](http://www.GainesvilleHomesRealtor.com)

[www.GainesvilleRealEstateServices.com](http://www.GainesvilleRealEstateServices.com)

Mobile App :

<http://app.bhhsre.com/BHHS355006/>

Graciela McGlynn, fondly known as "Dada" by family, friends and clients, has been in the real estate business for 19 years. She understood her passion for selling homes at the young age of 21 and has assisted hundreds of clients achieve their real estate goals. She has sold properties in 2 different countries, served international markets in the past and is currently serving local markets in Gainesville -Alachua and surrounding areas. Dada particularly enjoys working with first-time home buyers and clients who just migrated to the US and /or moving to Gainesville. She says that helping first-time home buyers and relocations brings rewards that can't be measured in dollars and cents. The challenge of finding the right home, combined with the satisfaction of helping people realize their dreams of home ownership, keeps her looking forward to each new day and each new client. She is highly motivated and driven to produce results for her sellers and buyers. She is well-versed on mortgage financing and its intricacies.

Dada is at home with diversity and is very effective in servicing the needs of her American and foreign-born clientele. Having migrated to the US herself, she is familiar with the intricacies of residency and naturalization. She embraces the diversity in our multi-cultural environment and she finds herself enthused to learning more from her clients. She is bi-lingual and speaks Tagalog fluently.

Dada is also a registered nurse and is board-certified in psychiatric nursing. She assists a lot of medical professionals and faculty at UF Health with their real estate needs.



## Alan McGlynn

Senior Loan Officer, PNC Mortgage

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Alan McGlynn has been in the mortgage-lending and banking business for almost 30 years. Multi-awarded, consistently top in quantity and quality criteria, he prides himself with mortgage expertise and customer satisfaction.

Born and raised in Gainesville, he enjoys working with families relocating to his birthplace. He is a good resource for anything Gainesville.

Specialized in :

Doctor Loans      Conventional      Jumbo Loans

FHA      VA      USDA

*30 Years of Mortgage Lending and Banking Experience*