

# St. John Properties

*Paradise by the week or for a lifetime...*

Featuring Real Estate Market Updates  
and Local News of St. John, USVI

**SUMMER 2018**

## Message from BJ...

In September of 2017, the Virgin Islands were rocked by two of the most powerful Category 5 hurricanes ever seen. Irma packed steady winds of 185 miles per hour with gusts to 235 as she made a direct hit on the island of St. John. We lost 30 percent of our houses, and 90 percent of our phone poles.

With no power at all for two months, we used a variety of small generators to live, and to keep businesses alive. No internet, no land lines and minimal cellular service. But we never ran out of food, and both gas and diesel flowed uninterrupted—for the most part.

At St. John Properties, we opened between 10am and noon. I was in the field with my crew drying out and securing our properties, and DeLeah (our intern) was in the office with two tablets—one for people to write out their questions, needs, information or status, and one for me to write my answers and comments when I came in later. It worked pretty well, although people often had to stop by twice.



*B.J. Harris, Founder*



## We are ready for business!

The efforts of EVERYONE were monumental, and Love City personified its name with the community immediately getting out to clear the roads and check on each other, restaurants pooling their frozen supplies and feeding as many people as possible, music jams by the ferry dock on Sunday afternoons (before curfew), school supplies to all the children from Rotary, Thanksgiving dinner al fresco for seven hundred people, and more.

The immediate aftermath of Irma, and before Maria came, included boatlifts to St. Croix and Fajardo, PR to get people out and supplies in. The lucky ones got onto cruise ships—Mercy Ships—to Miami, or on the handful of private planes which were able to land before commercial service returned.

But when Maria hit St. Croix and Puerto Rico, we found ourselves without any airport in the region for almost a month.

While we waited for power to reach Red Hook on St. Thomas (to the underwater cable to Cruz Bay), and when the St. Thomas airport reopened, volunteers from across the US flooded in to help us put Humpty back together. But the permanent population of the island decreased. People had no jobs, and left. Kids needed to be in school, so families relocated. Elderly or ill moved to stay with family in the States. It was like the old St. John, of 1979—quiet and peaceful—with empty and stunningly beautiful beaches.

Almost a year later, we are still working hard to rebuild, and although we have made huge positive strides, we have much more to do. St. John is beautiful and always will be beautiful. We are greatly recovered, many residents have returned, and we are ready for business!

*Contact us anytime...*

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- 800-283-1746
- 340-693-8485

*BJ*

B.J. Harris, Broker/Owner, St. John Properties

## Staff Update

### Mark Rockcastle



*Mark Rockcastle*

Mark sold everything to move from Chicago to America's Paradise in 2013, and he joined our staff as an agent this summer. He brings with him a long history in repairing and rebuilding rental properties, which he gained from running Rock Rehab, a real estate investment company that owned and operated 12 rental properties.

### Raven Phillips

The start of summer marks the return of this familiar face. Raven joined us back in the fall of 2015 when she was a senior in high school. While on summer break from classes at the University of the Virgin Islands, she takes on administrative assistant work in the office.



*Raven Phillips*

### Linda Suchochleb



*Linda Suchochleb*

Led by her love of travel, photography, and all things ocean related, Linda made the move to Love City around the start of this summer after many years of visiting the island. As our executive assistant, she manages many office tasks as well as the operations of Mango Grove. She also spends her free time creating and appreciating art, and baking.

## CALENDAR OF EVENTS

### on St. John

**August 29**

#### **Find Your Park After Dark**

At Peace Hill, the National Park Week edition of our Night Sky Program. The Park provides a telescope but please bring flashlight for short hike to sugar mill. A towel/chair may make sky viewing more comfortable.

**September 1**

#### **Lucky Chops Sushi Saturdays EVERY SATURDAY NIGHT!**

Enkai Sushi Bar owner Steve Petsche creates some of your favorite rolls and apps. Menu changes for each event. Reservations are strongly recommended (340) 690-3868. Time: 4:30PM-9:00PM

**September 2**

#### **2018 Love City Aquathlon & Aquathlon Relay**

We are sorry to say that there will be no Triathlon or SUPathlon this year—BUT, we are offering an Aquathlon RELAY in addition to the regular Aquathlon. We are also featuring a KIDS MINI SWIM-RUN for athletes age 8-13 (maximum of 20 participants). Race starts at 7AM! The kids' event will take place before the award ceremony. The entire race will be staged from FRANCIS BAY Beach, including start, finish, transition, and after-race picnic! Visit Website for more details and registration information.

**September 30**

#### **Praise & Thanksgiving- Anniversary of Hurricanes Irma & Maria**

Praise and Thanksgiving Service remembering Hurricanes Irma & Maria. Location: Franklin Powell Park.

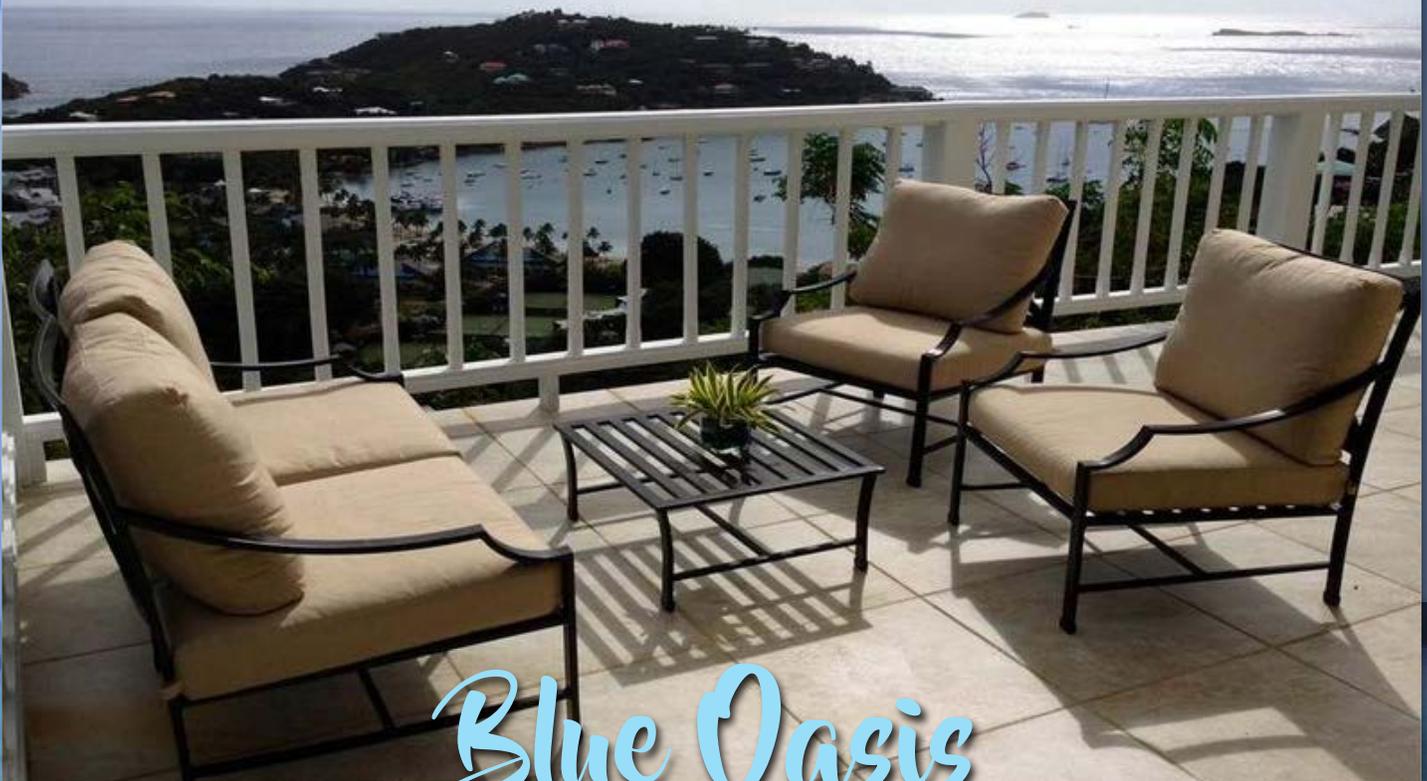
**November 4**

#### **Paddle the Park 2018**

Come on out to Maho Bay for our standup paddleboard race. Time: 9:00AM-12:00PM



# Feature Villa Rental



## Blue Oasis

**Blue Oasis** is a 2 bedroom 2 bath condo located at the Upper Deck in Estate Bethany overlooking the turquoise waters of Great Cruz Bay! Sit on the the spacious deck, relax and enjoy the spectacular views. First level of the condo has a loft bedroom with a queen size bed, bathroom, living room, and kitchen. The lower level has the 2nd bedroom, bathroom, and a sitting area. The laundry room with a washer and dryer is located on the lower deck. A/C's on both levels of the condo. The shared pool is located just steps away from the door, a great place to cool off.

**Call us Now! 1.800.283.1746**

OUR TEAM OF EXPERTS  
CAN FIND YOU  
THE PERFECT ST. JOHN  
PROPERTY,  
AND...

*Turn your dreams  
into reality.*

For current rates and more photos... [stjohnproperties.com](http://stjohnproperties.com)

# More Villa Rentals



## Bliss

Currently renovated from the Hurricanes - Bliss, is one of St John's unknown secrets with mesmerizing panoramic views of the Caribbean Sea... beautiful sunsets right from the deck! This 2-level, 1-bedroom, 1-bath villa is 3 minutes from Cruz Bay, grocery stores, restaurants, shopping, hiking trails and much more. The large wrap around deck features covered and uncovered areas for sunbathing, shade and outdoor dining. It has absolutely everything you could possibly need to pamper yourself, including full kitchen with stainless refrigerator, dishwasher, gas cook top, oven, microwave, coffee maker, toaster, and blender. The living area is fully equipped with sleeper sofa, surround sound, A/C, satellite TV, Bose system w/DVD and mp3.

**Call Today! 1.800.283.1746**

## Windcrest

Stay in this amazing villa just minutes from Cruz Bay (8/10 of a mile from the ferry dock). Comfortable queen bed (captain's bed custom built into volcanic wall). Studio apt perfect for 2 people. Private patio with comfy chairs, pub table, grill. Air conditioned, nicely furnished, comfy bed and nice linens. Beautiful view! Wifi, cable and great views!



## ST. JOHN REAL ESTATE MARKET WATCH

**DATE RANGES: 8/1/16 TO 8/1/17 COMPARED TO 8/1/17 TO 8/1/18**

	8/1/16-8/1/17 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD PRICE	8/1/17-8/1/18 SOLD	AVERAGE DAYS ON MARKET	MEDIAN SOLD ON MARKET	PEND- ING
Home Sales	44	423	\$675,750	30	580	\$801,750	16
Condo Sales	8	275	\$582,500	2	1228	\$585,000	2
Land Sales	25	392	\$150,000	19	556	\$129,000	5

*Information from the St. John Multiple Listing Service*

***The Good News...* Prices are holding up after the storms!**

**For current rates and more photos... [stjohnproperties.com](http://stjohnproperties.com)**