



## Chepe Serrano New Miami Realty

- New Version Launching soon!
- In Beta now



Tax Search **MLS Search** Foreclosure Search



Search Field	Search Type	Search Value
Property Location	Is Within	Miami-Dade County, FL
Owner Name	Starts With	
Property Address	Contains	
Parcel ID	Starts With	
Subdivision Name	Equal To	
Property Zip Code	Equal To	
Sale Date	Greater Than or Equal To	
Sale Price	Greater Than or Equal To	
Year Built	Greater Than	
Zoning	Equal To	
Property Use Code (state)	Is One Of	Select options

Start Search

Save Template

Reset Defaults

Clear All Fields

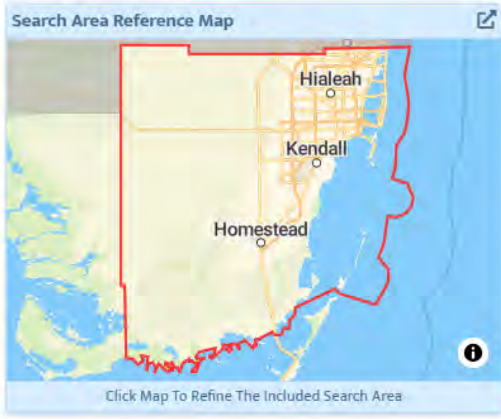
**My Saved Searches**

You have no saved searches yet.

---

**Suggested Searches**

**Recent Sales**  
Find Properties Sold In Last Month



**Usage Tip**

Changing the search area may alter existing search criteria. After changing search area, review search criteria before performing a search.





- new search
- map browse
- bookmarks
- history
- help

Address: FLORIDA CITY, FL 33034-0000  
 Owner: ALPHAVILLE VILLAS LLC  
 10 EDGEWATER DR APT 7E  
 CORAL GABLES, FL 33133-0904  
 PID #1678240350430  
 Subdivision: JUANA SUBDIVISION  
 Property Use: VACANT RESIDENTIAL  
 Last Sale: \$700,000 on 04/17/2023

- layers
- identify
- select
- measure
- save map
- Maps:
- floor
- aerials
- streets

- find me
- Active
- Pending
- Sold
- Withdrawn
- Expired



**IMAPP - Miami REALTORS®** quick search  jserran...

**Miami-Dade County Tax Report - FLORIDA CITY, FL 33034-0000**

### PROPERTY INFORMATION

**PID #** 16-7824-035-0430

**Property Type:** Residential

**Property Address:**  
FLORIDA CITY, FL 33034-0000

**Current Owner:**  
ALPHAVILLE VILLAS LLC

**Tax Mailing Address:**  
10 EDGEWATER DR APT 7E  
CORAL GABLES, FL 33133-6964

**Property Use:**  
00 / VACANT RESIDENTIAL

**Land Use:**  
VACANT RESIDENTIAL : VACANT RESIDENTIAL

**Zoning:** 5700/DUPLEXES - GE

**Lot Size:** 1,632 acres

**Waterfront:** No

**Subdivision:** JUANA SUBDI

**Census Tract/Block:**  
Twn: 57 Rng: 38  
Block: Lot:

**Coordinates:**

**Legal Description:**  
JUANA SUBDIVISION PB 162-34 T-214  
1.632 AC M/L FAU 16 7824 000 0126

### VALUE INFORMATION

**Building Value:** \$474,524\*

**Land Value:** \$314,160

**Assessed Value:** \$514,160

**Homestead:** NO

**Total Exemptions:** \$0

**Total Tax Amount:** \$6,301.53 (2022)

**Estimated Current Value:** **\$474,524\***

**Equity Estimate:** \$259,794

\*Preliminary Values Collected From Florida DOR Preliminary NAL files, Aug 2023

Link To County Tax Collector

### Activity History

Description	Last Viewed
Property Tax Report for	11/06/2023 10:49AM
Search County Tax Records	11/02/2023 09:20AM
Demographics Report for 42 NW 119TH ST	11/01/2023 09:53AM
Property Tax Report for 42 NW 119TH ST	11/01/2023 09:50AM
Search County Tax Records	11/01/2023 09:50AM
Property Tax Report for 8175 NW 104TH AVE APT 31	11/01/2023 09:45AM
MLS Listing Info Report for 8175 NW 104TH AVE APT 31	11/01/2023 09:44AM
Property Tax Report for 8175 NW 104TH AVE APT 31 <span style="float: right;">x2</span>	11/01/2023 09:44AM
Find Comparables Report for 8175 NW 104TH AVE APT 31 <span style="float: right;">x2</span>	11/01/2023 09:43AM
Property Tax Report for 8175 NW 104TH AVE APT 31	11/01/2023 09:40AM
Search County Tax Records	11/01/2023 09:40AM
Search County Tax Records	11/01/2023 09:39AM
Property Tax Report for 11441 SW 102ND ST	11/01/2023 09:37AM
Search County Tax Records	11/01/2023 09:37AM
Property Tax Report for	11/01/2023 09:14AM

filter history  1 to 15

### Property Tax

[Find Comparables](#)

[Valuation Analysis](#)

[Residential MLS Stats](#)

[Demographics](#)

[Save PDF](#) [Print](#) [E-Mail](#)

[Bookmark](#)

[Streets](#) [Serials](#) [Flood](#)

### Show Report Sections

- Owner Name
- Small Map v
- Property Value
  - Estimated Value (AVM)
  - Value Trend Chart
- Sales History
  - Show Mortgage Details
  - Building Information
  - Area Schools
  - Show School Insights
- Flood Zone Info





- new search
- map browse
- bookmarks
- history
- help

Address: FLORIDA CITY, FL 33034-0000  
 Owner: ALPHAVILLE VILLAS LLC  
 10 EDGEWATER DR APT 7E  
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Katherine Arteta

LUXE Properties

- New Version Launching soon!
- In Beta now



Miami-Dade County Tax Report - 445 NE 76TH ST, MIAMI, FL 33138-5044

**PROPERTY INFORMATION**

**PID #** 01-3207-040-0660

**Property Type:** Multi-Unit

**Property Address:**  
445 NE 76TH ST  
MIAMI, FL 33138-5044

**Current Owner:**  
FAUSTO A ROSALES  
[Click link above to search whitepages.com](#)

**Tax Mailing Address:**  
445 NE 76TH ST  
MIAMI, FL 33138-5044

**Property Use:**  
08 / MULTIFAMILY 2-9 UNITS

**Land Use:**  
MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS (0802)

**Zoning:** 0104

**Frontage:** 50 ft **Depth:** 125 ft

**Lot Size:** 0.1435 acres / 6,250 sf

**Waterfront:** No

**Subdivision:** FEDERAL WAY AMD

**Census Tract/Block:** 001302 / 6006

**Twn:** 53 **Rng:** 42 **Sec:** 07

**Block:** **Lot:**

**Coordinates:** 25.8453(lat) -80.1875(lon)

**Legal Description:**  
FEDERAL WAY AMD PB 25-6 LOT 12 BLK 9 LOT SIZE 50.000 X 125 OR 18958-4490 01 2000 4

**Base Map**

- Street Map Base Layer
- Show Boundaries
- City Boundaries
- Parcel Boundaries
  - Parcel Boundary Outlines
- Parcel Annotations
  - Estimated Value
  - Code Violations
  - Tax Delinquent
  - Equity
  - House Number
- Points Of Interest
  - Foreclosures
  - MLS Listing Data
  - Bookmarks
- Lot Dimensions
- Subject Property
  - House Icon

subject Active Pending Sold Withdrawn Expired Value Delinquent

**VALUE INFORMATION**

2019 2020 2021 2022 2023 \* Area Value History

**VALUE INFORMATION**

	2019	2020	2021	2022	2023 *
<b>Building Value:</b>	\$4,686,960	\$5,111,960	\$5,431,960	\$5,631,960	\$6,065,930
<b>Land Value:</b>	\$968,040	\$968,040	\$968,040	\$968,040	\$1,694,070
<b>Just Market Value:</b>	\$5,655,000	\$6,080,000	\$6,400,000	\$6,600,000	\$7,760,000
<b>Percent Change:</b>	- n/a -	7.52%	5.26%	3.12%	17.58%
<b>Total Assessed Value:</b>	\$5,655,000	\$6,080,000	\$6,400,000	\$6,600,000	\$7,260,000
<b>Homestead Exemption:</b>	NO	NO	NO	NO	NO
<b>Total Exemptions:</b>	\$0	\$0	\$0	\$0	\$0
<b>Taxable Value:</b>	\$5,655,000	\$6,080,000	\$6,400,000	\$6,600,000	\$7,260,000
<b>Total Tax Amount:</b>	\$120,713.90	\$129,492.45	\$135,978.24	\$136,060.32	-n/a-



Taxing District(s): 0100 - MIAMI

Located in Opportunity Zone (Low-Income Community - #12086001402)



**Estimated Current Value: \$9,873,960\***

Equity Estimate: \$5,440,866

\*Estimate of potential property value and equity amounts are based on proprietary computational models.

\*Preliminary Values Collected From Florida DOR Preliminary NAL files, Aug 2023

[Link To County Tax Collector](#)

**SALES INFORMATION**

There are no sales for this property in our database.

**BUILDING INFORMATION**

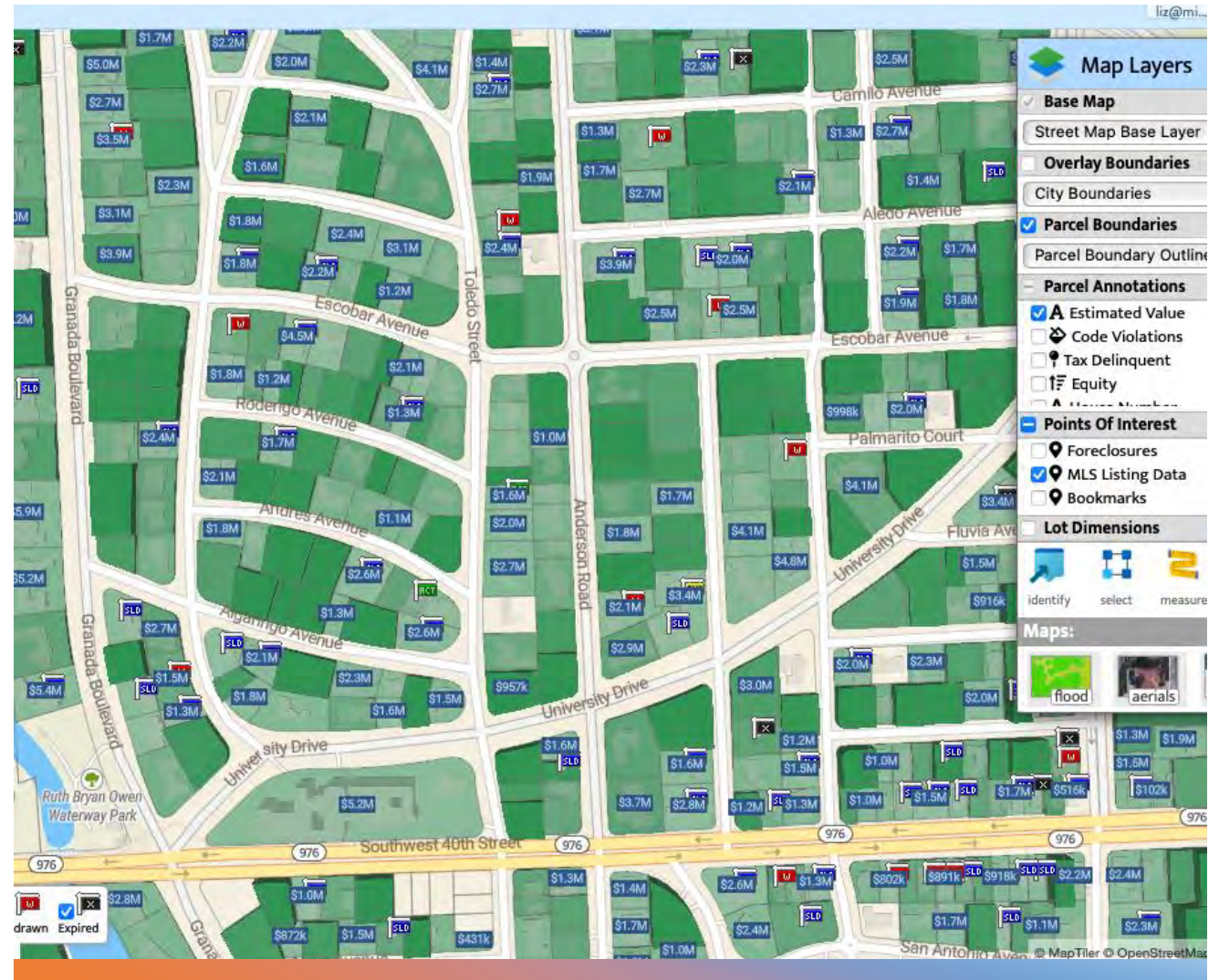
1. MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS	<b>Beds:</b> 330	<b>Bldg Area:</b> 49,081 sf	<b>Year Built:</b> 2008	<b>Units:</b> 136
	<b>Baths:</b> 200.0	<b>Living Area:</b> 49,081 sf	<b>Adjusted Area:</b> 0 sf	<b>Stories:</b> 14.0
<b>Building Subareas:</b>	APT - APARTMENT 1ST FLOOR APU - APARTMENT UPPER FLOORS		OPU - PORCH, INSERTED GRF - GARAGE, FINISHED	
2. MULTIFAMILY 10 UNITS PLUS : MULTIFAMILY 3 OR MORE UNITS	<b>Beds:</b> 0	<b>Bldg Area:</b> 154,450 sf	<b>Year Built:</b> 2008	<b>Units:</b> 0
	<b>Baths:</b> 206.0	<b>Living Area:</b> 154,450 sf	<b>Adjusted Area:</b> 153,506 sf	<b>Stories:</b> 0.0
<b>Building Subareas:</b>	APT - APARTMENT 1ST FLOOR OPU - PORCH, INSERTED OPU - PORCH, INSERTED (216 sf)		OPU - PORCH, INSERTED OPU - PORCH, INSERTED (216 sf) OPU - PORCH, INSERTED (225 sf)	

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# Map Layers

- Value
- Equity
- Occupancy
- Code Violations
- Vacancy
- Tax Information







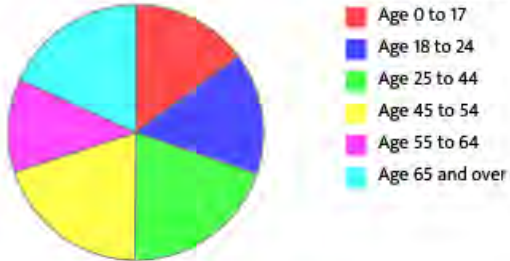
# Local Demographics

Demographics - 3636 PALMARITO ST, CORAL GABLES, FL 33134-7021

## Demographic Overview For A 1 Mile Radius from Subject Property \*

Persons	25,398	Families	6,106
Households	9,978	Persons Per Household	2.5
Percent Children	17.67 %		

### Age Distribut



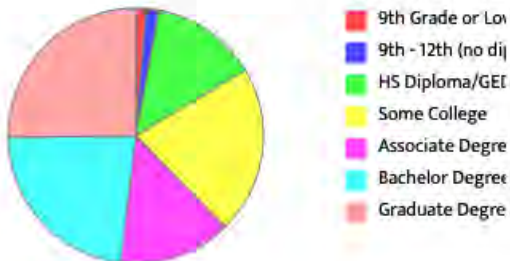
### Occupancy - Rent



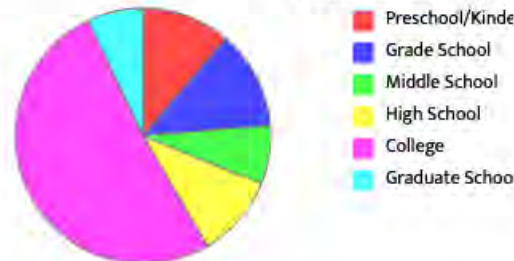
Source: 2020 Census / US Census Bureau

House Median Year Built	1886	Per Capita Income	\$70,040
Average Home Value	\$779,695	Average Household Income	\$133,621
Average Rent	\$2,152		

### Education Att

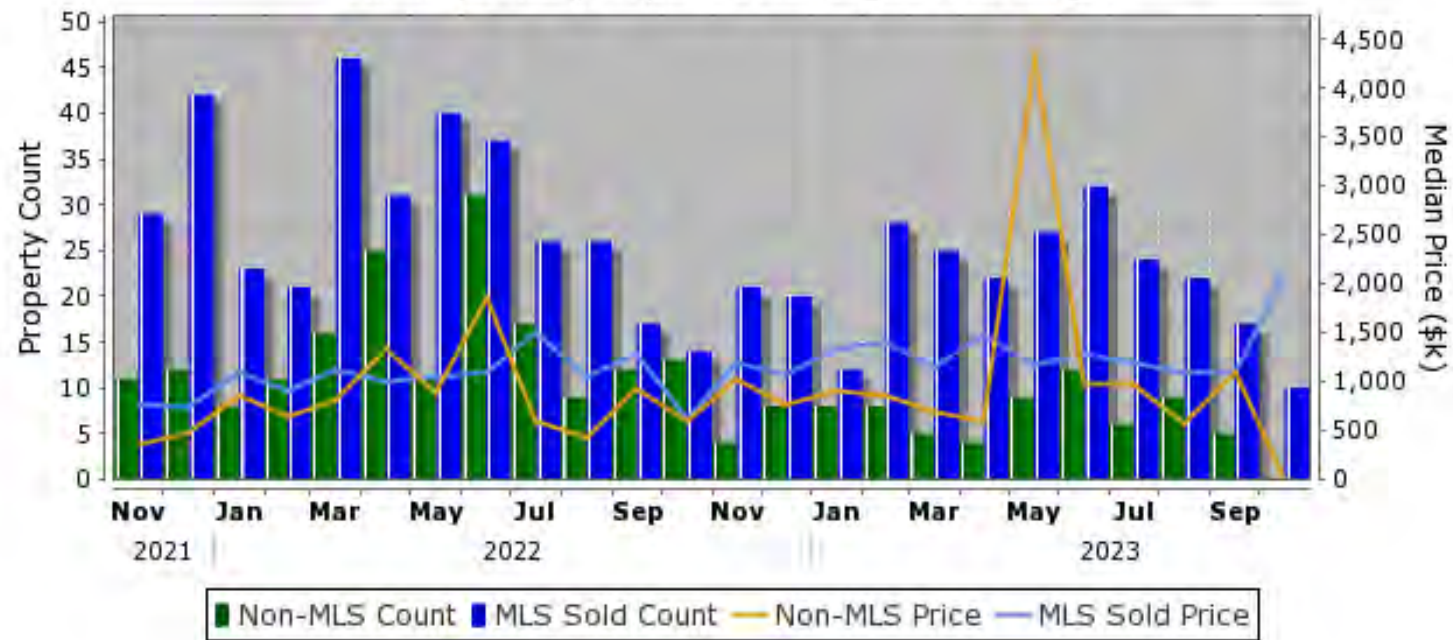


### Education - Current I



## All Sales in Zip Code 33134 Over The Last 24 Months

For Single Family Properties Including All Price Ranges



Sold Listings

Inventory

New vs Sold

All Sales



chocolate  
chips·ai™

Vivian Macias  
Principal Properties

## Enterprise AI for Real Estate

With Neural Network and Deep Learning

Create Marketing Contents Instantly

>> chocolatechips.ai

🏠 Dashboard



Email



Text to Image

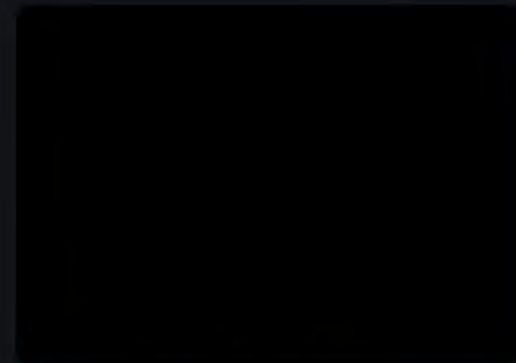
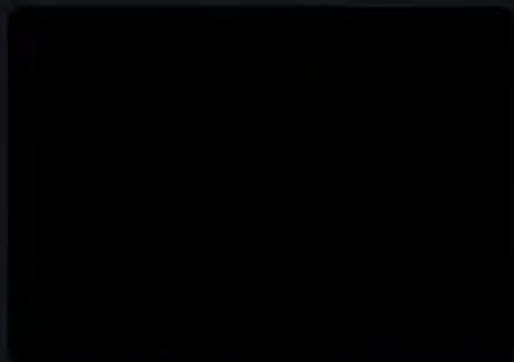


Image Transform



Meta (Facebook)



Instagram



Twitter





# Inspire Your Social Media

< Instagram - Create Instagram post description using chatGPT.

What is your post about? ⓘ

What is the significance of grasping "Curb Appeal" before you list your house?



78/600

Tone of Voice ⓘ

Professional, Friendly

0/60

Keywords ⓘ

positive

1

Results: 1

"Understanding the significance of 'Curb Appeal' before listing your house can be a real game changer! It's all about creating that positive, lasting first impression that makes potential buyers fall in love with your place at first sight. 🌿 ✨ Don't underestimate the power of a well-maintained garden, a fresh coat of paint or even just a tidy front porch. They speak volumes about the care & love you've put into your home. Curb Appeal could be the difference between 'just looking' & 'must have it'. So go ahead, spruce up that facade... it's time to make your home the star of the street! 🌟 #CurbAppeal #HomeSellingTips #PositiveFirstImpressions"



# Compose Emails for Clients

The screenshot shows a web-based interface for composing emails using AI. The interface is dark-themed and includes a sidebar on the left with input fields for 'Content Description/Brief', 'Tone of Voice', 'Keywords', and 'Output Length'. The main area on the right features a rich text editor with a toolbar and a preview of the generated email content. At the bottom right, there are 'Generate' and 'Clear' buttons.

chips.ai

<Email - Create email campaigns using chatGPT. Use the options on the left side or give commands inside the right side box. Saved List

Content Description/Brief ⓘ

invitation to local neighbors to an open house. sunset event bubbly at Botaniko Weston

88/600

Tone of Voice ⓘ

Professional, Friendly

0/60

Keywords ⓘ

positive

1

Output Length

Short Medium Long

[View the Template](#)

Helvetica Medium Normal B I U S

felt so at home in this community. We look forward to seeing you then!

Best regards,

invitation to local neighbors to an open house. sunset event bubbly at Botaniko weston

Dear Neighbors,

We hope this letter finds you all well. On behalf of the family at [your address], we would like to invite you to join us for a special sunset event at Botaniko Weston this Saturday, [date]. The evening will consist of light refreshments, live music, and a complimentary glass of bubbly for all guests in attendance. Please feel free

invitation to local neighbors to an open house. sunset event bubbly at Botaniko Weston

Dear Neighbors,

We hope this letter finds you all well. On behalf of the family at [your address], we would like to invite you to join us for a special sunset event this Saturday, [date] at Botaniko Weston. The evening will consist of light refreshments, live music, and a complimentary glass of bubbly for all guests in attendance. Please arrive at 4 pm for the festivities, which will last until 7 pm.

Our sunset event is intended to be a time of celebration and gratitude, shared with you, our wonderful neighbors, without whom our family would not have felt so at home in this community. We look forward to seeing you then!

Best regards,

Generate Clear



# Share Property Descriptions

## Never Write an Email from Scratch again

Subject: Seasonal Oceanfront Condo Rental in Miami Beach, Florida - 2 Bedrooms, 2 Bathrooms

Dear [Recipient's Name],

I hope this email finds you well. We are thrilled to inform you about an exciting opportunity to rent a stunning seasonal oceanfront condo in the heart of Miami Beach, Florida. This luxurious 2-bedroom, 2-bathroom condo is located directly on the beach and comes fully furnished, offering you the ultimate beachfront living experience.

Property Highlights:

- Location: Miami Beach, Florida
- Bedrooms: 2
- Bathrooms: 2
- Direct Beach Access: Yes
- Furnished: Fully furnished

**Property Description:** This exquisite condo boasts breathtaking views of the ocean and is the perfect retreat for those seeking a tranquil and upscale coastal lifestyle. With two spacious bedrooms and two modern bathrooms, it provides ample space for relaxation and entertainment. The open-concept living area features large windows that flood the space with natural light, enhancing the overall ambiance.

The condo comes fully furnished, including high-quality furniture, appliances, and all the amenities you need for a comfortable stay. The kitchen is equipped with top-of-the-line appliances and is perfect for whipping up your favorite meals. Enjoy your morning coffee or evening cocktails on the private balcony while taking in the panoramic ocean views.

Amenities:

- Direct beach access
- Secure building with 24/7
- Swimming pool
- Fitness center
- Covered parking.
- BBQ area with picnic tables
- Recreation room

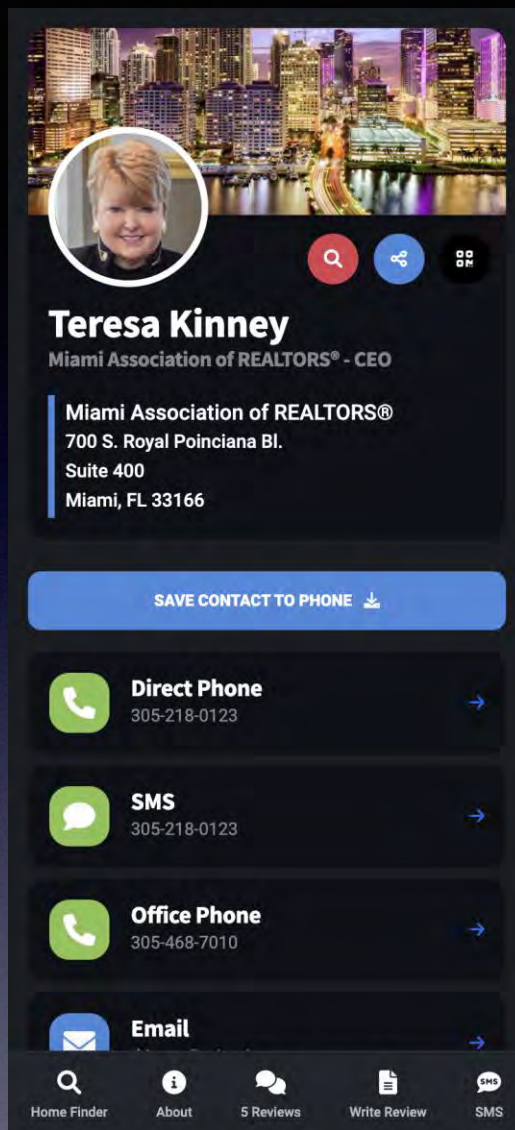
**Location:** The condo is situated in a prime location of Miami Beach, known for its vibrant nightlife, world-class dining, and stunning beaches. You'll have easy access to a wide range of restaurants, shopping boutiques, and cultural attractions, making it the ideal destination for your seasonal getaway.

**Availability and Pricing:** This seasonal oceanfront condo is available for rent immediately. Please contact us at 1-305-300-4425 | [vivian@principalproperties.com](mailto:vivian@principalproperties.com) ask for Vivian Macias to inquire

Richard Candia  
Avanti Way

AGENT  
3000





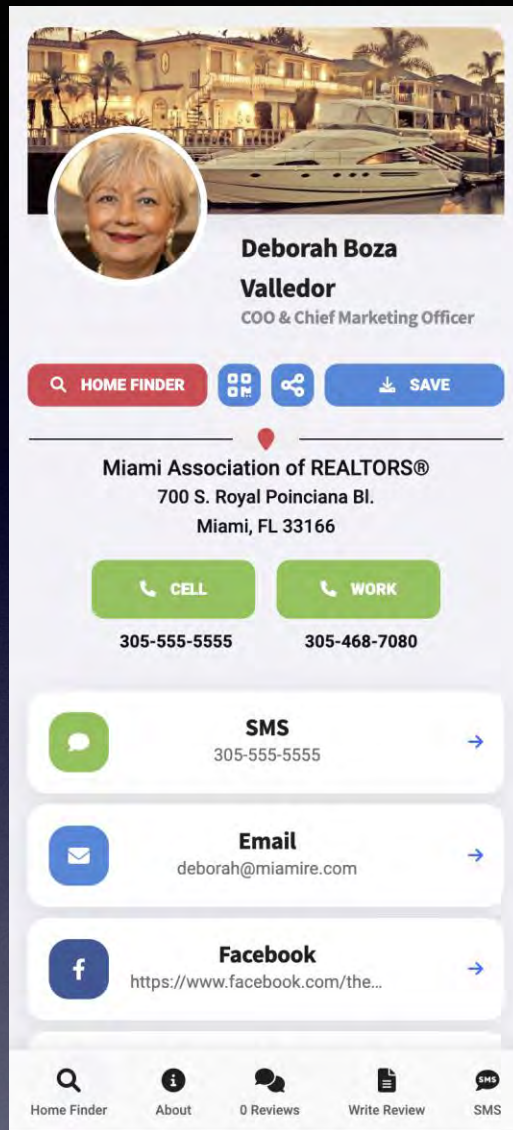
**Teresa Kinney**  
Miami Association of REALTORS® - CEO

Miami Association of REALTORS®  
700 S. Royal Poinciana Bl.  
Suite 400  
Miami, FL 33166

SAVE CONTACT TO PHONE

- Direct Phone: 305-218-0123
- SMS: 305-218-0123
- Office Phone: 305-468-7010
- Email

Home Finder | About | 5 Reviews | Write Review | SMS



**Deborah Boza Valledor**  
COO & Chief Marketing Officer

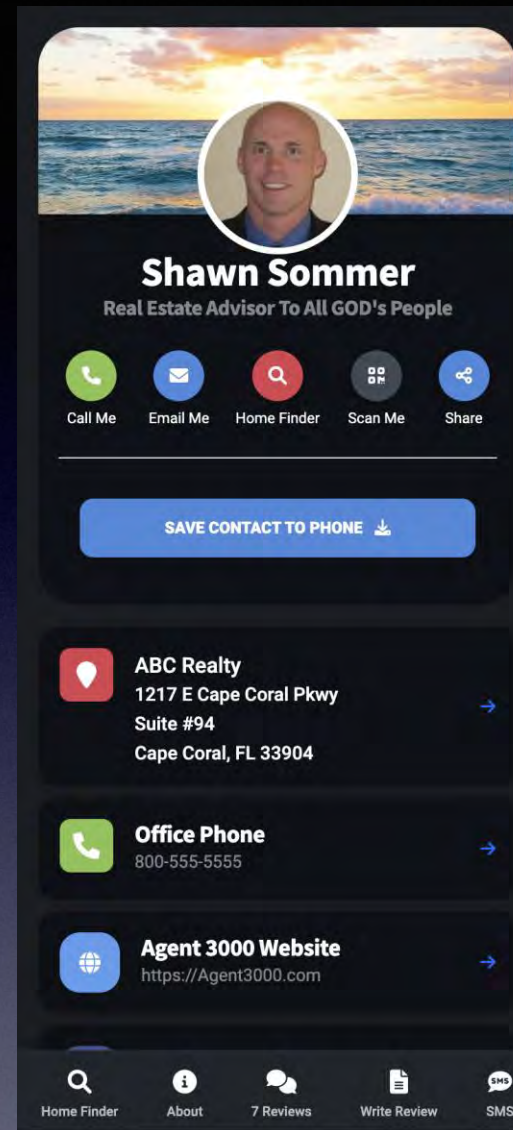
HOME FINDER | SAVE

Miami Association of REALTORS®  
700 S. Royal Poinciana Bl.  
Miami, FL 33166

CELL: 305-555-5555 | WORK: 305-468-7080

- SMS: 305-555-5555
- Email: deborah@miamire.com
- Facebook: https://www.facebook.com/the...

Home Finder | About | 0 Reviews | Write Review | SMS



**Shawn Sommer**  
Real Estate Advisor To All GOD's People

Call Me | Email Me | Home Finder | Scan Me | Share

SAVE CONTACT TO PHONE

- ABC Realty: 1217 E Cape Coral Pkwy Suite #94 Cape Coral, FL 33904
- Office Phone: 800-555-5555
- Agent 3000 Website: https://Agent3000.com

Home Finder | About | 7 Reviews | Write Review | SMS

# Digital Realty Biz Card





**Shawn Sommer**

239-728-1152 (direct)

800-555-1212 (office)

support@agent3000.com

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

**Agent 3000**

1217 E Cape Coral Pkwy

Suite #94

Cape Coral, FL 33904

CLICK TO VIEW MY DIGITAL BUSINESS CARD



Shawn Sommer

(239) 728-1152 (direct)

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support@agent3000.com

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

Agent 3000

CLICK TO VIEW MY DIGITAL BUSINESS CARD



# Digital Email Signature





**Shawn Sommer**

ABC Realty

(239) 728-1152

support@agent3000.com

3 Beds

2 Baths

2,495 sq ft

\$1,650,000



*Welcome - Please Sign In*

First Name

Already working with a REALTOR@?

Last Name

How soon are you looking to purchase?

Email Address

Where did you hear about this open house?

Phone Number

SIGN IN



**Shawn Sommer**

ABC Realty

(239) 728-1152

support@agent3000.com

First Name

Last Name

Email Address

Phone Number

Already working with a REALTOR@?

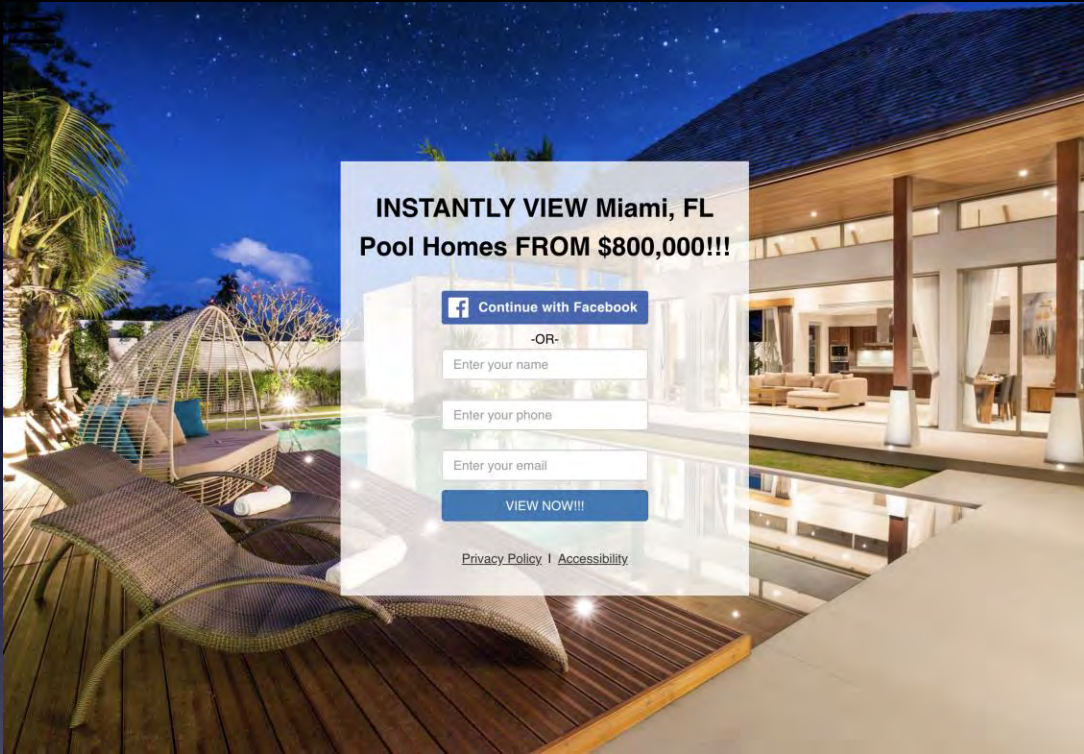
How soon are you looking to purchase?

Where did you hear about this open house?

SIGN IN

# Digital Open House Registration





# Lead Generating Landing Pages



1061 N Venetian Dr, Miami  
\$40,000,000

AVANTI WAY

# OPEN HOUSE

1:00 PM to 4:00 PM on Saturday, November 11



Stunning new construction modern waterfront home situated on oversized 15,000 SQ FT with over 100 feet of waterfront. Enjoy wide bay views of mesmerizing sunsets, sea breezes, and the beautiful Miami Edgewater skyline! Located on the coveted Venetian Islands, this stunning 7 Bed / 8 Bath home was designed by Max Strang. Amenities include theatre, den, spacious outdoor living space with covered cabana, large roof terrace with 360-degree views of Miami, and more! Perfectly situated between Downtown Miami and Miami Beach, high-end restaurants, and shopping.

- Biscayne Isl
- Single Family
- 7 Bedrooms
- 8 Bathrooms
- Year Built: 2022
- 0.34 Acres
- Pool
- Waterfront
- Heating: Central
- Cooling: Central Air
- Water: Municipal Water
- Sewer: Public Sewer
- Dishwasher
- Dryer
- Refrigerator
- Washer
- View: Pool, Water

**Richard Candia**  
305-984-1645  
richdia@gmail.com  
www.RichardCandia.com

Avanti Way  
8400 NW 33rd St  
#104  
Doral, FL 33030



3080 Munroe Dr, Miami  
\$48,000,000

ABC Realty, Inc



Perfectly set on a 1/2 acre +, bayfront estate, this 3-story Villa is the epitome of sophisticated Miami living. Step into the atrium boasting 30' ceilings, Jerusalem stone staircase where you are greeted by unobstructed panoramic water views of the Miami skyline. From the mahogany floors to the 40' dock, every attention to detail is reflected in this estate's craftsmanship. Enjoy views of Biscayne Bay from the grand room or the open terrace, ideal for outdoor entertaining while overlooking the pool & 300' of open bay. 8 beds & 8 1/2 baths are perfectly spread out over 10,100 sf of area. Located in private, guard-gated & historic community of Camp Biscayne, enjoy tranquility in this estate while being steps away from some of the country's finest private schools, shops, restaurants, & marinas.

- Bisc Camp
- Single Family
- 8 Bedrooms
- 8.5 Bathrooms
- Year Built: 2002
- Pool
- 2 Garage Spaces
- Waterfront
- Heating: Central
- Cooling: Central Air
- Water: Municipal Water
- Sewer: Public Sewer
- Dishwasher
- Ice Maker
- Microwave
- Gas Range
- Refrigerator
- Wall Oven
- Ceiling Fans
- Custom Pool

**Shawn Sommer**  
239-728-1152  
Shawn@DirectAxxess.com  
www.SunAndBreeze.com  
Agent 3000  
1217 E Cape Coral Pkwy  
Suite #94  
Cape Coral, FL 33904



# Flyers in Under 30 Seconds



**3080 Munroe Dr, Miami,  
FL 33133**

**Price: \$48,000,000**  
**Status: Active**

A11359203 © Miami MLS 2023

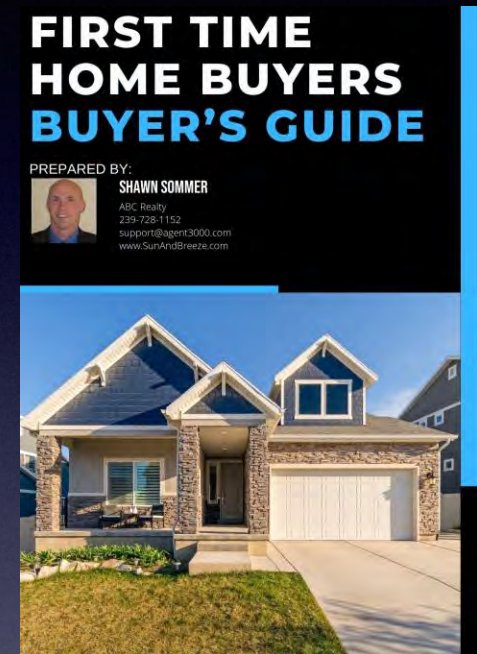
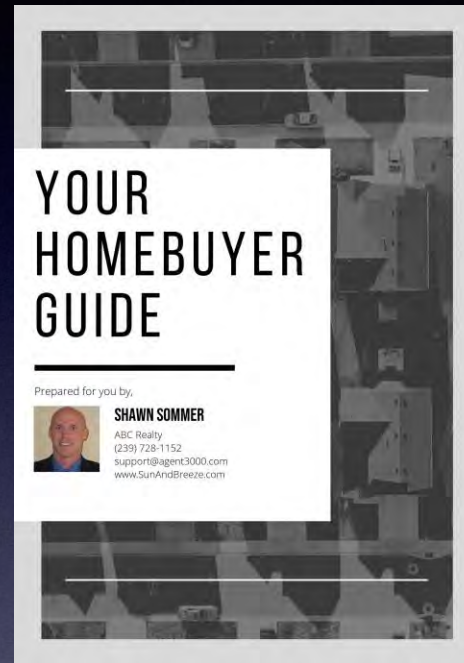
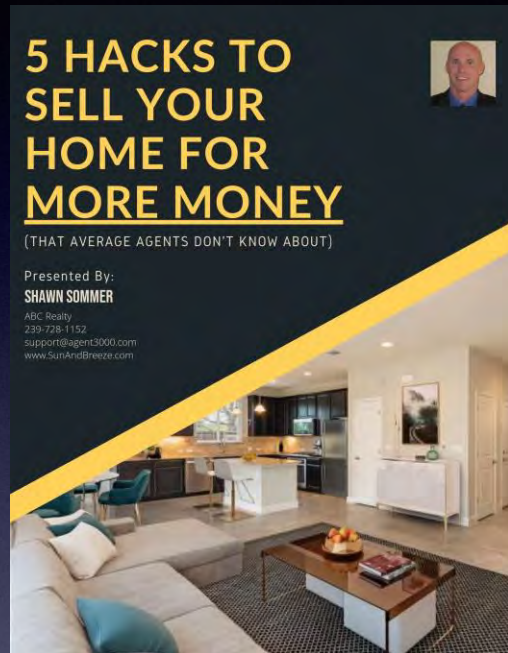
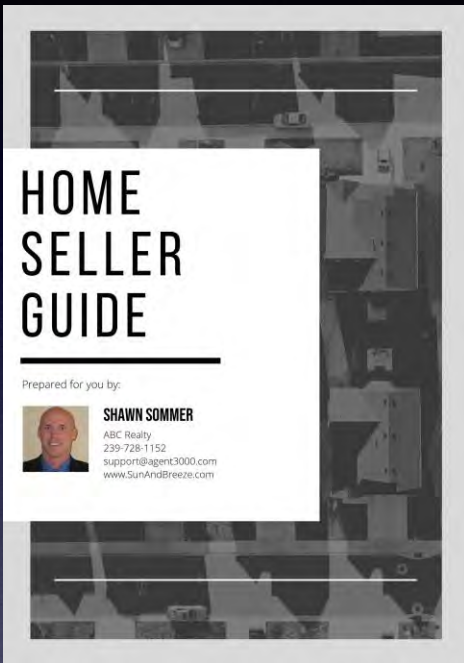
### More Information

Enter message...

SUBMIT

# Single Property Websites





4 Branded Ebooks



## SELLER'S PRE-LIST TO DO Checklist

### INTERIOR CLEAN, FIX & REPLACE

- Launder curtains
- Interior Doors
- Deep clean bathrooms and kitchen
- Wash Walls
- Wash baseboards
- Launder all sheets and bed linens
- Dust art and shelving
- Wash fridge and freezer inside and out
- Wash window ledges
- Wash all lighting
- Have carpets professionally cleaned
- Dust and wash vent covers and air returns
- Wash all windows inside and out
- Wash down kitchen cabinets
- Doorknobs
- Switch plates (these tend to gather fingerprints)
- Make sure all bulbs work and replace where needed. Ensure they all the same color.
- Replace air filters
- Remove large family portraits
- Hang a mirror in long halls or dark corners

### DECLUTTER

- Bookcases so there's breathing room. Eliminate knickknacks and focus on larger décor pieces and books.
- Clothes Closets: Remove clothing that no longer fits, you longer love or are worn out and donate.
- Organize and declutter pantry and fridge/freezer.
- Coat Closet: Weed out unnecessary items
- Declutter storage areas and closet.
- Furnace room
- Linen Closet
- Declutter Playroom
- Declutter surfaces; counters, dressers, everything. Minimal is best.
- All Floor space. No excessive baskets, toys, books, hampers, or clutter.

### EXTERIOR

- Clean out window wells
- Wash windows and screens
- Pressure wash garage & walkways
- Lay a fresh doormat
- Weed garden beds
- Lay fresh mulch in garden beds
- Add Fresh flowers for planters
- Mow the lawn
- Repaint front door

### PATCH / PAINT / CAULK

- If there are any cracks in the baseboards, re-caulk and touch up paint (fresh baseboards will make everything look cleaner)
- Remove any spare nails/screws in walls, patch and paint.
- Re-caulk countertops if needed
- Caulk built-in cabinetry (if needed)
- Touch up interior doors
- Touch up ceiling paint



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This is an intended to assist a client's intent. It is not a guarantee.

## BUYING YOUR HOME Checklist

1. PARTNER WITH AN AGENT
  - Get local insight
  - See to know neighborhood history
  - See what's about to be finished
  - Have access to off-market properties
  - Know market averages
  - Complete needs assessment
2. GET PRE-APPROVED
  - Understand what you can afford
  - Estimate your primary mortgage payment
  - Understand your debt ratio
  - Prepare for closing
  - Obtain a pre-approval letter
3. FIND YOUR NEW HOME
  - Compare home and neighborhood averages
  - Narrow down neighborhoods you want
  - Evaluate homes
  - Estimate home; they don't meet the mark
  - Check for home loans and plan a strategy with your agent
  - Consider visit requirements
4. MAKE OFFER & NEGOTIATE
  - Review contract terms and find the deal
  - Negotiate purchase price
  - Choose a title company if contract permits
  - Shop home insurance options
  - Prepare for down payment, earnest money
  - Choose a surge (contingency)
  - Sign the offer
  - Define escrow date
  - Stay in close contact with your agent
5. BEFORE YOU CLOSE
  - Transfer funds for closing
  - Retain a moving company, get a moving date
  - Update your address through UPS, your bank, and other instances
  - Set up your utilities to be activated at transfer date
  - Coordinate all contingencies and requests
  - Schedule the final property walk-through
  - Designate a safe, secure space to store your payments
  - Stay in close contact with your agent, lender, and title company
6. CLOSING DAY: WHAT TO BRING
  - Connect with your lender to see down payment funds. You'll need to cover the cost of closing and the down payment.
  - Bring a pre-paid commission slip (if you've been approved)
  - Government-issued ID (K-1)
  - Social Security Numbers
  - Home address from the last 10 days
  - Proof of homeowner's insurance
  - Your copy of the contract
  - Your checkbook
7. CLOSING DAY
  - High closing disclosure, earnest money form, and all other escrow documents
  - Title Certificate
  - Deed to property
  - Have your paperwork in your pre-identified bag
  - Get your keys, keys, keys!

Let's find your dream home



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## OPEN HOUSE Sign In Sheet

Name \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Are you working with a Realtor?  
 Yes  No

What are your current Real Estate needs?

Just Looking

Need to buy now

Plan to buy within a year

Planning to sell

---

Name \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Are you working with a Realtor?  
 Yes  No

What are your current Real Estate needs?

Just Looking

Need to buy now

Plan to buy within a year

Planning to sell

---

Name \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Are you working with a Realtor?  
 Yes  No

What are your current Real Estate needs?

Just Looking

Need to buy now

Plan to buy within a year

Planning to sell

---

Name \_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Are you working with a Realtor?  
 Yes  No

What are your current Real Estate needs?

Just Looking

Need to buy now

Plan to buy within a year

Planning to sell



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## CHANGE OF ADDRESS Checklist

### HOME SERVICES/UTILITIES

- Telephone (Mobile and Landline)
- Cable Provider
- Internet Provider
- Electrical Utility
- Gas Utility
- Residential Waste Delivery
- Water Utility
- Water Delivery
- Garbage and Recycling
- Sewer Utility
- Septic System Maintenance
- Home Security Company

### COMMUNITY

- Employers
- Schools
- PTA
- Daycare Providers
- Church, Synagogue, Mosque, etc.
- HOA, Condo Association or Co-Op Board
- Professional Memberships
- Civic Clubs and Organizations
- Country Club
- Health Club/Gym
- Alumni Organizations
- Fraternal Organizations
- Charitable Organizations

### PUBLIC OFFICES/GOVERNMENT AGENCIES

- US Postal Service
- Internal Revenue Service
- State Department of Taxation
- Local or County Tax Commissioner
- Social Security Administration
- Medicare Administration
- Department of Motor Vehicles
- Child Protective Services
- U.S. Customs and Immigration
- Department of Veterans Affairs
- Voter Registration
- Pet Licensing Department

### RESIDENTIAL SERVICES

- Mail Services/Housekeeper
- Lawn and Garden Service
- Pool Maintenance
- Pest Control

### PROFESSIONAL SERVICES

- Medical Clinic or Doctor's Office
- Optometrist or Ophthalmologist
- Therapist, Counselor, or Psychiatrist
- Pharmacist
- Veterinarian
- Attorney
- Accountant or Financial Planner
- Insurance Agent

### FINANCIAL SERVICES

- Banks
- Credit Unions
- Administrative Loan or Finance Companies
- Credit Card Companies
- Student Financial Aid Services
- Retail Credit/Account Services
- Pension Plan, Annuity, and 401k
- Administrators
- Credit Reporting Agencies

### COMMERCIAL SERVICES

- Active Frequent Flyer Programs
- Retailer Associate (AAA)

### COMMERCIAL SERVICES

- Membership or Cost-Savings Clubs (Bn. Costco)
- Periodicals and Catalogs
- Online Retailers (Amazon, Wayfair, eBay, etc.)



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# 17 Branded Worksheets & Checklists



## Seller Tip

— 🏠 —

Remove all your family photos and memorabilia. You want buyers to see the house as a home for their family, not yours. Remove political and religious items, your children's artwork from the refrigerator and anything that marks the house as your territory rather than neutral territory. Family photos can be replaced by neutral art or removed entirely.



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## Buyer Tip

— 🏠 —

Hire a great real estate agent. A good real estate agent will scour the market for homes that meet your needs and guide you through the negotiation and closing process. Get agent referrals from other recent home buyers. Interview at least a few agents, and request references. When speaking with potential agents, ask about their experience helping home buyers in your market and how they plan to help you find a home.



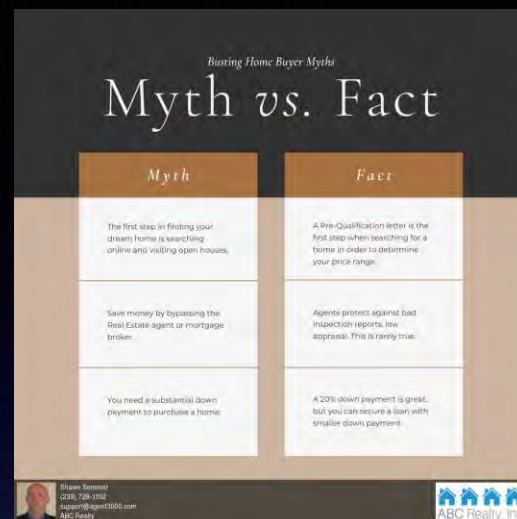
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### Busting Home Buyer Myths

## Myth vs. Fact

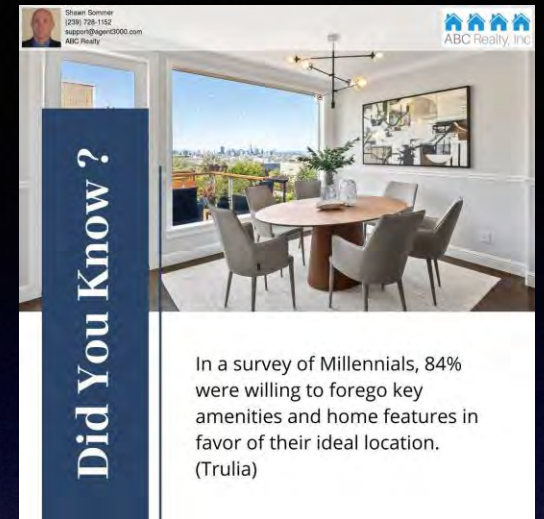
Myth	Fact
The first step in finding your dream home is searching online and visiting open houses.	A Pre-Qualification letter is the first step when searching for a home in order to determine your price range.
Save money by bypassing the Real Estate agent or mortgage broker.	Agents protect against bad inspection reports, low appraisal. This is rarely true.
You need a substantial down payment to purchase a home.	A 20% down payment is great, but you can secure a loan with smaller down payment.



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## Did You Know?



In a survey of Millennials, 84% were willing to forego key amenities and home features in favor of their ideal location. (Trulia)

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### WOULD YOU RATHER HAVE A...



DREAM KITCHEN



DREAM BACKYARD

or

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*“Owning a home is a keystone of wealth... both financial affluence and emotional security.”*



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## Real Estate *Terms*

### Buyer's Market

Buyer's market refers to a marketplace in which there are fewer interested buyers than there are available homes for sale, giving buyers an advantage over sellers in price negotiations.



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## FINDING A NEW HOME CAN BE DIFFICULT. IT DOESN'T HAVE TO BE.



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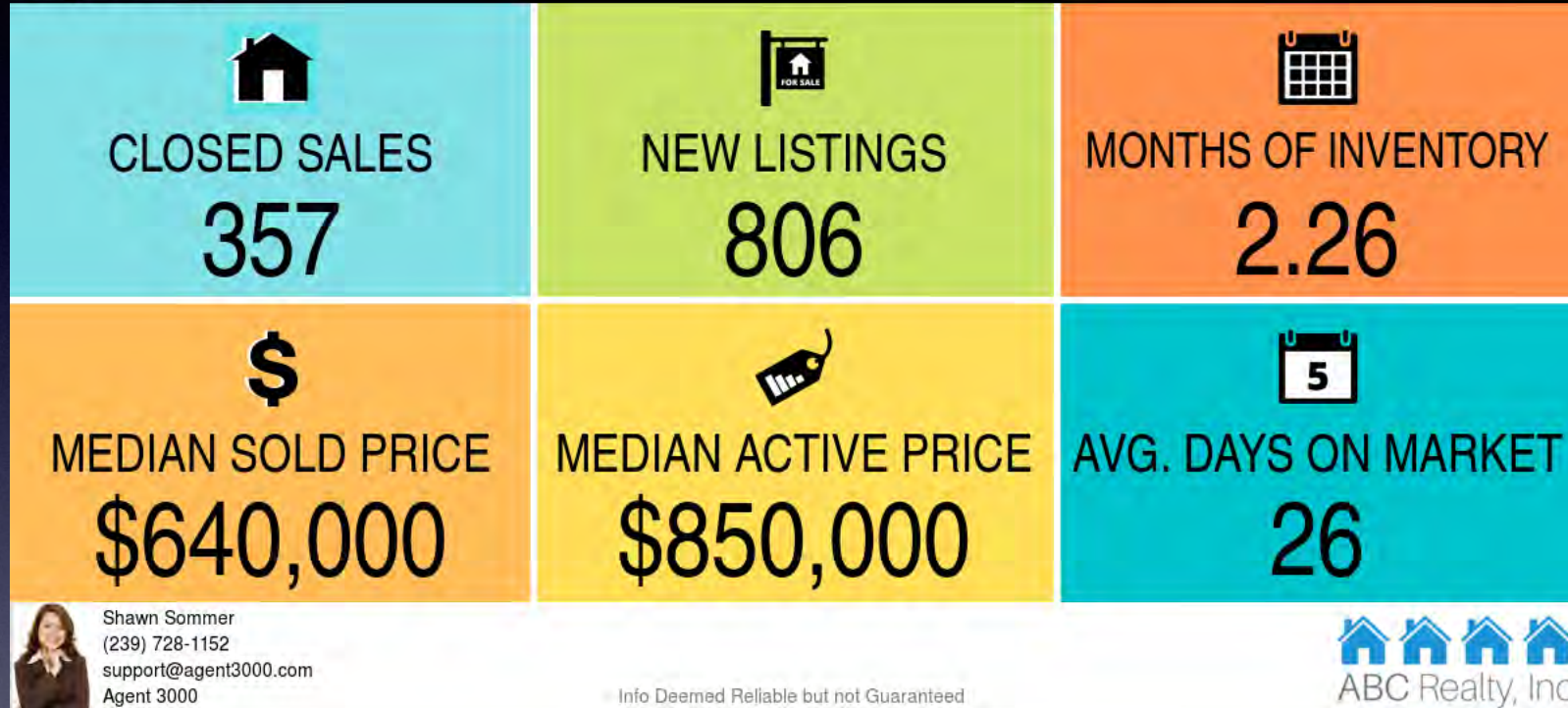
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# 500 Branded Infographics



Miami  
Single Family

October 8th, 2023 thru November 6th, 2023



# Market Snapshot



**Text A11359203 to 239-728-1152**  
To Get Details For This Property Offered For Sale at \$48,000,000  
3080 Munroe Dr, Miami, 33133

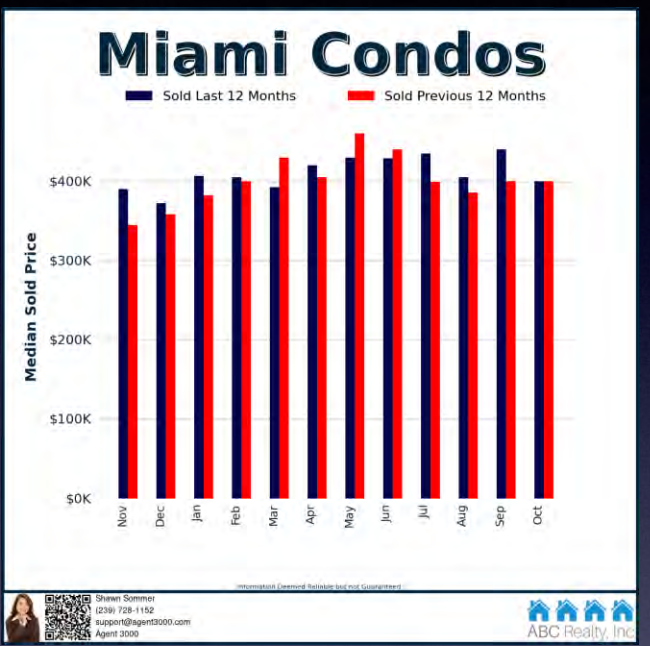
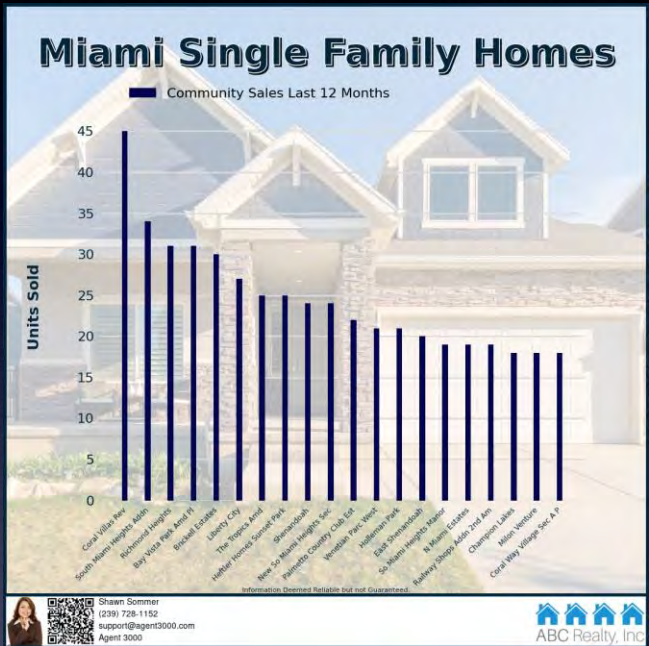
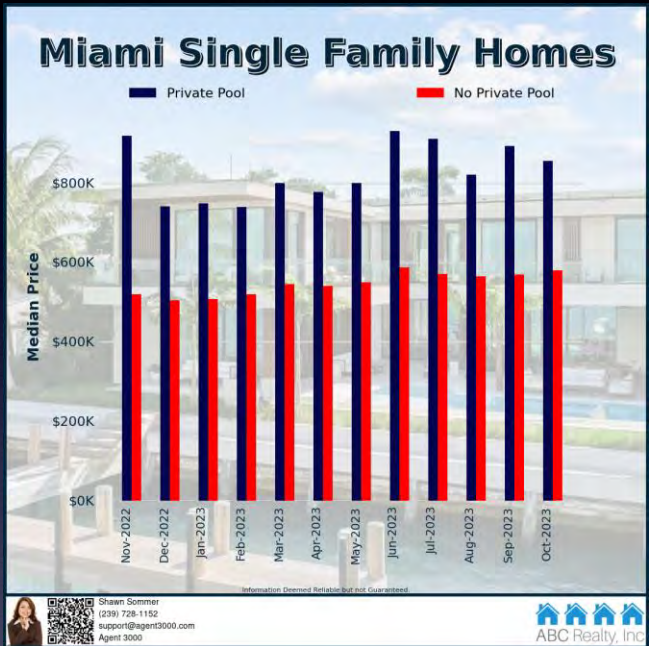


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Lead Generating SMS Infographic





# Market Trend Graphs





**For Sale:**  
**1061 N Venetian Dr**  
**Miami, FL 33139**  
 7 Beds | 8 | Baths | 0 SF  
**\$40,000,000**

[View Listing Details >>](#)

### Boaters Dream Home

Stunning new construction modern waterfront home situated on oversized 15,000 SQ FT with over 100 feet of waterfront. Enjoy wide bay views of mesmerizing sunsets, sea breezes, and the beautiful Miami Edgewater skyline! Located on the coveted Venetian Islands, this stunning 7 Bed / 8 Bath home was designed by Max Strang. Amenities include theatre, den, spacious outdoor living space with covered cabana, large roof terrace with 360-degree views of Miami, and more! Perfectly situated between Downtown Miami and Miami Beach, high-end restaurants, and shopping.



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 Cape Coral, FL 33904



7  
8  
0

1061 N Venetian Dr, Miami, FL 33139

### For Sale - Active

Stunning new construction modern waterfront home situated on oversized....

**\$40,000,000** [View >>](#)



8  
8.5  
2

3080 Munroe Dr, Miami, FL 33133

### For Sale - Active

Perfectly set on a 1/2 acre +, bayfront estate, this 3-story Villa is the....

**\$48,000,000** [View >>](#)



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 1217 E Cape Coral Pkwy  
 Suite #94  
 Cape Coral, FL 33904



### New Listings in Miami



13230 SW 67th St, Miami, FL 33183  
 Luxurious property, 4 bedrooms, 5 bathrooms. Each room has its...  
**\$950,000** [View](#)

335 S Biscayne Blvd Unit 2207, Miami, FL 33133  
 Spacious 2/2 split unit with fabulous direct views of Miami...  
**\$751,000** [View](#)

808 Brickell Key Dr Unit 1802, Miami, FL 33131  
 UNIQUE Opportunity! Completely remodeled and upgraded, this...  
**\$2,399,000** [View](#)



15187 SW 150th St, Miami, FL 33196  
 Discover the ultimate waterfront retreat! 2 houses on one lot...  
**\$990,000** [View](#)

331 NE 31st St Unit 2909, Miami, FL 33137  
 Enjoy this beautiful 2 bedroom 2 bathroom with amazing views to...  
**\$720,000** [View](#)

861 NE 82nd St, Miami, FL 33138  
 Welcome to Casa 861 - an incredible Airbnb investment...  
**\$1,999,000** [View](#)

### Miami Market Snapshot

<b>Total Active Listings</b> Homes For Sale: 1781 Homes For Rent: 770 Condos For Sale: 2513 Condos For Rent: 2681	<b>Sold Listings</b> Homes: 357 Condos: 308
<b>Median List Prices</b> Homes: \$850,000 Condos: \$640,000	<b>Median Sold Prices</b> Homes: \$640,000 Condos: \$395,500
<b>Days On Market</b> Homes: 24 Condos: 31	<b>Months of Inventory</b> Homes: 4.99 months Condos: 8.16 months




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 Cape Coral, FL 33904



# Email Templates



Photo	Status	Listing Agent	Listing Office	MLS Number	Address	Price	Listed Date	Ok to Advertise	Single Property Website
	Active	Marlene Llamas marlene@marlenellamasleon.com 786-547-7954 MLS ID: 3182321	LPT Realty 877-366-2213	A11481361 	7920 SW 63rd Ter Miami, FL 33143	\$2,700,000	11-06-2023	Yes - Attribution Required (Agent and Office)	<a href="#">Click Here</a>
	Active	Matthew Stevens matthewstevensllc@gmail.com 305-781-0940 MLS ID: 3014693	Keller Williams Miami Beach Realty 305-695-1112	A11482010 	28 SW 26th Rd Miami, FL 33129	\$1,600,000	11-06-2023	Yes - Attribution NOT Required	<a href="#">Click Here</a>
	Active	Melissa Mallmann melissa@avantiway.com 305-343-8362 MLS ID: 3184827	Avanti Way Realty LLC 305-229-1146	A11478653 	3944 194th Trl Sunny Isles Beach, FL 33160	\$2,799,999	11-03-2023	Yes - Attribution Required (Agent and Office)	<a href="#">Click Here</a>
	Active	Malaina Chapman malaina@upscalerealty.net 786-643-9940 MLS ID: 3562122	EXP Realty, LLC 888-883-8509	A11474699 	16105 SW 136th Ter Miami, FL 33196	\$1,011,000	11-02-2023	With Written Broker Approval	<a href="#">Click Here</a>
	Active	Silvia Nieto-Torres silvia@miarealtors.com 17863851688 MLS ID: 0698938	Horizon Homes Realty Corp 17863851688	A11479417 	7421 SW 142nd Ter Palmetto Bay, FL 33158	\$1,479,800	11-02-2023	With Written Broker Approval	<a href="#">Click Here</a>

# OK to Advertise





# IDX Website



- Contact Management
- Notes
- Tasks
- Birthday Reminders
- Groups
- Create Mail Labels
- Market Trend Campaigns
- Drip Emails / Action Plans
- Video Email
- Email Blast
- Transaction History
- Documents
- Video Tour Generator
- Zapier & Twilio Integration

# CRM Features



- Lead Routing
- Agent Roster on Website

# CRM BROKER FEATURES