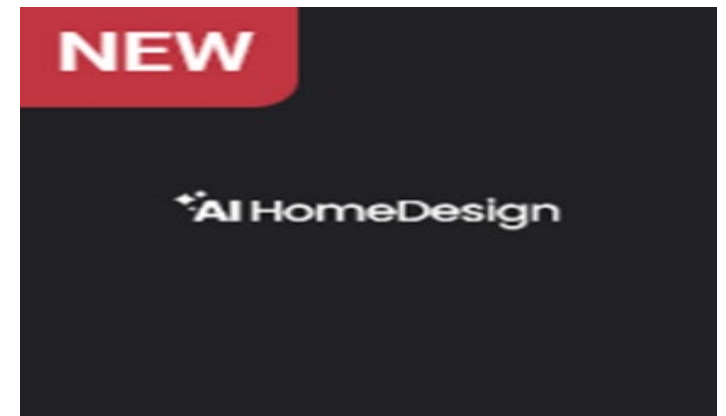


Leveraging Your Top Tools for Success



• Answer the Questions That Matter • Permits, Open Code Violations, Rental Property Activity

IMAPP - Miami REALTORS®
Search Tax Records or MLS Listings

quick search 🔍 | 279668... | sign out

Tax Search | **MLS Search** | **Foreclosure Search**

Search Field	Search Type	Search Value
Property Location	Is Within	Broward 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	
Building Area	Greater Than or Equal To	
Year Built	Greater Than	
Property Use Code (state)	Is One Of	Select options

Start Search | **Save Template** | **Reset Defaults** | **Clear All Fields**

My Saved Searches

- Map Reference Area with Specific Criteria
- Expired Not Relisted SF
- Miami Auction dates may 13
- taxes and code violations

Suggested Searches

- Rental Residential Properties in Value Range
- Foreign Owners within Value Range
- Recent Sales
- Miami New Listings

Search Area Reference Map

Usage Tip: For additional search fields, select the search name from one of the search field select lists.

IMAPP - Miami REALTORS®
Miami-Dade County Tax Report - 44 NW 86TH ST, EL PORTAL, FL 33150-2411

quick search 🔍 | 279668... | sign out

CITY INTERACTIONS

Rental Licensing

License #	License Active	License Expires	Applicant Name	Owner Name
DWE2329290_4916927	No	10/01/2023	MEXMIA LLC	MEXMIA LLC
07/27/2021			20200 W. DIX # 607	20200 W. DIX # 607
Category	Rental Units	Grade	AVENTURA, FL 33180	AVENTURA, FL 33180
Tier/Grade	1	45-20	Phone: (305) 608-9916	Phone: (305) 608-9916
Short Term?	Yes	Owner Class	Email: blan.61@hotmail.com	Email: info@farentals.com
Current Owner?	Yes			

Code Violations

Category	Code	Description	Grade	Case #	Date	Owner
Courtesy Civil Infraction Notice (CCIN)	EXPIRED PERMITS FOUND ON PROPERTY. PB15-0221, PB15-0234, PB17-0096	PERMIT VIOLATION (EXPIRED) SEC. 5.2209/10/2020	Moderate	EEN20-0091		
WORK WITHOUT PERMIT	THE GC WAS FRAMING FOR A CEMENT POUR OF A NEW DECK IN REAR OF HOME W/O PERMITS.	Courtesy Civil Infraction Noti	Moderate	EEN17-0463	04/20/2017	B AND L REALTY HOLDINGS LLC
WORK WITHOUT PERMIT	AN UNLICENSED PLUMBER WAS WORKING ON DRAIN PIPES FOR NEW BATHROOM BEYOND THE	Courtesy Civil Infraction Noti	Mild	EEN16-0031	02/19/2016	B AND L REALTY HOLDINGS LLC
WORK WITHOUT PERMIT	CCIN/5 DAYS & STOP WORK ORDER	Courtesy Civil Infraction Noti	Mild	EEN16-0004	01/16/2016	B AND L REALTY HOLDINGS LLC
EXTERIOR MAINTENANCE	CCIN/5 DAYS FOR ROOF REPAIRS TO BE FINISHED, EXTERIOR OF HOME TO BE PAINTED, AND FOR	Courtesy Civil Infraction Noti	Moderate	EEN15-0203	08/08/2015	B AND L REALTY HOLDINGS LLC
WORK WITHOUT PERMIT	CONVERTED SHED INTO LIVING SPACE (PLUMBING & ELECTRIC)	Notice of Civil Infraction (NOspecial Master Hearing) 10/15/2014	Moderate	EEN14-0054	08/01/2014	JPMORGAN CHASE BANK NA
GRASS/WEED CLEAN-UP	HIGH GRASS & WEEDS	Ticket Issued	Mild	EEN14-0055	08/01/2014	JPMORGAN CHASE BANK NA
ANIMAL CRUELTY INVESTIGATION	Enforcement, Section 3-36		Severe	13-00019433	01/22/2013	

There are no recent code violation entries.

Building Permits

Permit #	Type	Description	Issued	Value	Contractor
PB21-0191	DRIVEWAY		10/09/2021	\$0	I E CONTRACTORS, INC 15116 SW 63RD TERRACE MIAMI FL 33193 (305) 788 5594
PP19-0059	POOL PIPING		12/13/2019	\$0	AQUARAMA POOLS INC. 304 INDIAN TRACE FORT LAUDERDALE FL 33326 (786) 560 4402
PE19-0042	POOL		12/13/2019	\$0	YORK ELECTRICAL 2517 SW 13 ST MIAMI FL 33145 (786) 560 4402
PB19-0221	POOL		12/13/2019	\$0	AQUARAMA POOLS INC. 304 INDIAN TRACE FORT LAUDERDALE FL 33326 (786) 560 4402
PB17-0144	FENCE		06/20/2017	\$0	ABBA FENCES 2423 SW 147 AVE HIALEAH FL 33012 (305) 303 5166

External Links

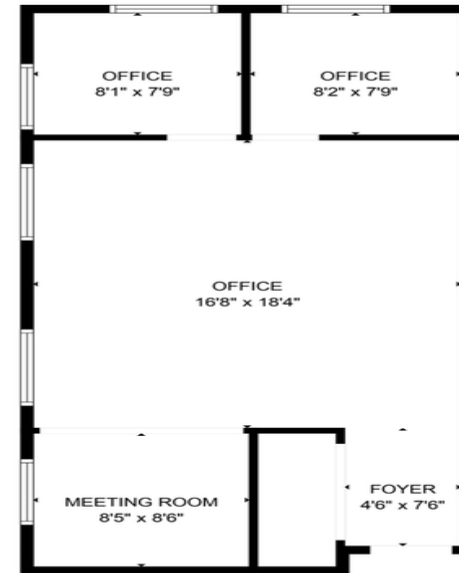
- Directions
- Elevation
- FEMA Map
- Google Maps
- Google Solar
- Realtor.com
- Redfin
- RP
- Street View

Show Report Sections

- ☒ Owner Name
- ☒ Small Map
- ☐ Property Value
- ☒ Sales History
- ☒ Show Mortgage Details
- ☐ Building Information
- ☒ City Activity
- ☒ Show Rental Details
- ☒ Show Building Permits
- ☒ Show Code Violations
- ☒ Area Schools
- ☒ Show School Insights
- ☒ Flood Zone Info

- Elevate Your Listings•

Free 2D Floor Plans scanned in 5 minutes



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

- **Access Your Listings On the Go**

Edit, Text, Email Listings and Automate Your Facebook Posts



Apple Users



Android Users



MAP SEARCH

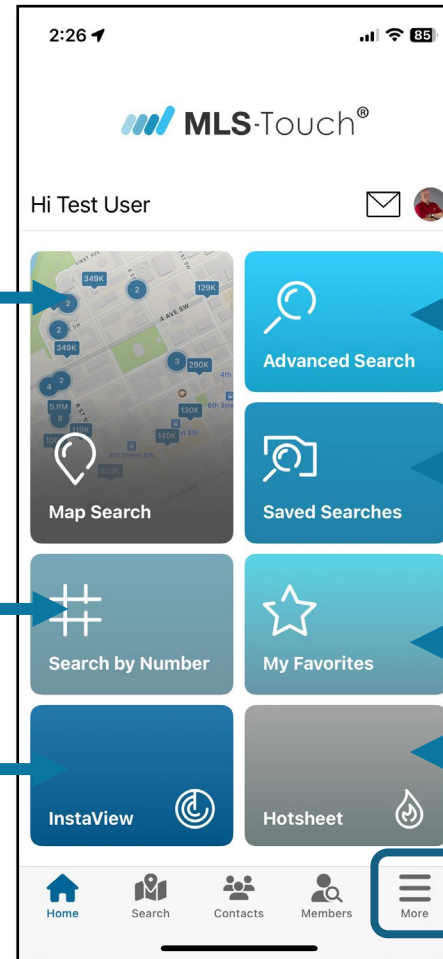
Search for listings on a map. Draw map shape and move map around **ALONG** with using search criteria!

MLS # SEARCH

Search for listings by their MLS #.

INSTAVIEW

When within 410 feet of a listing(s), just click Instaview to see details!



ADVANCED SEARCH

Search criteria fields such as County, City, Zip Code, Property Type, Price, Beds, Baths, Status, Sq Ft., and more!

SAVED SEARCHES

Find searches in MLS Touch and Saved Searches from Matrix.

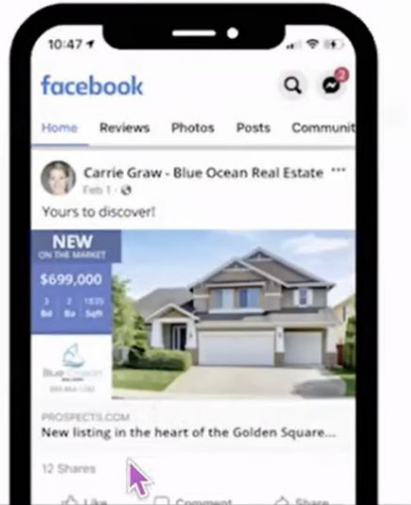
MY FAVORITES

HOTSHEET

MORE

Where the 'action' takes place!

Automatically Publish to Facebook
Easy generate new leads with a click!



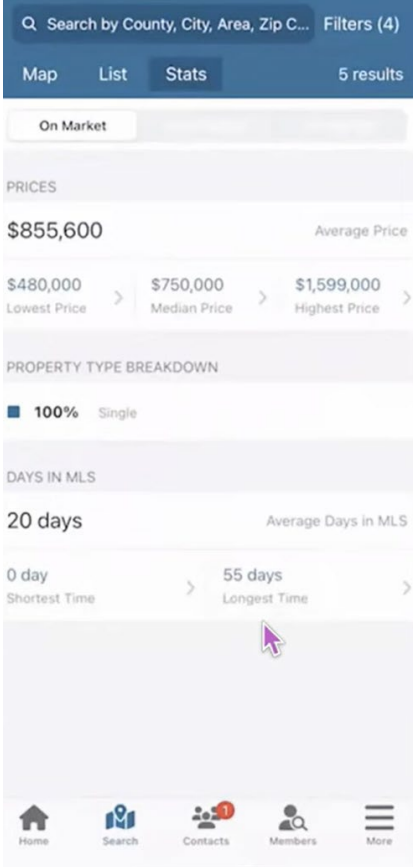
Automatically Publish Your Listings on Facebook

Generate new leads on Facebook!
Automatically post your listings, price reductions, solds and open houses.

[Connect](#)



Access Stats in the Area
Days on market and median price available for each search area



Q Search by County, City, Area, Zip C... Filters (4)

Map List Stats 5 results

On Market

PRICES

\$855,600 Average Price

\$480,000 Lowest Price > \$750,000 Median Price > \$1,599,000 Highest Price >

PROPERTY TYPE BREAKDOWN

100% Single

DAYS IN MLS

20 days Average Days in MLS

0 day Shortest Time > 55 days Longest Time >

Home Search Contacts Members More

• Introducing Infinity •



Engaging All Visitors, not just the few that Contact You

"No one knows what happens between buyers clicking images & them contacting an agent, Infinityy tells us by showing homes 24/7"

David Brooke Owner, Brooke Group - Top 1% eXp Realty

AI Conversations

The screenshot displays the VIP Brokers Forum chat interface. At the top, there are tabs for 'Summary', 'AI Transcript', 'Activity', and 'Group Chat', along with an 'Enter Room' button. The chat history shows two interactions:

Interaction 1:

- User:** 2024-08-21 16:17:26
What are the best restaurants nearby?
- AI:** 2024-08-21 16:17:30
Here are some of the best restaurants nearby "1 Lion Gardiner":
 - *Red Fox Restaurant*: A white-tablecloth Italian eatery offering seafood, pasta, and steaks in a traditional, red-walled space. You can explore it in the virtual tour at *Red Fox Restaurant*.
 - *Cromwell Diner*: An informal restaurant providing a variety of traditional American dishes in an easygoing atmosphere. Check it out at *Cromwell Diner*.
 - *Zerio's*: An Italian kitchen offering pizza, soups, and deli-style sandwiches in modest digs with a warm vibe. Visit it in the virtual tour at *Zerio's*.
 - *Wooster Street Pizza Cromwell*: Known for New Haven-style pizza and Italian standards in a black-and-white space with whimsical car-centric decor. You can see it at *Wooster Street Pizza*.

Feel free to explore these options in the virtual tour!
[Find more...](#)

Interaction 2:

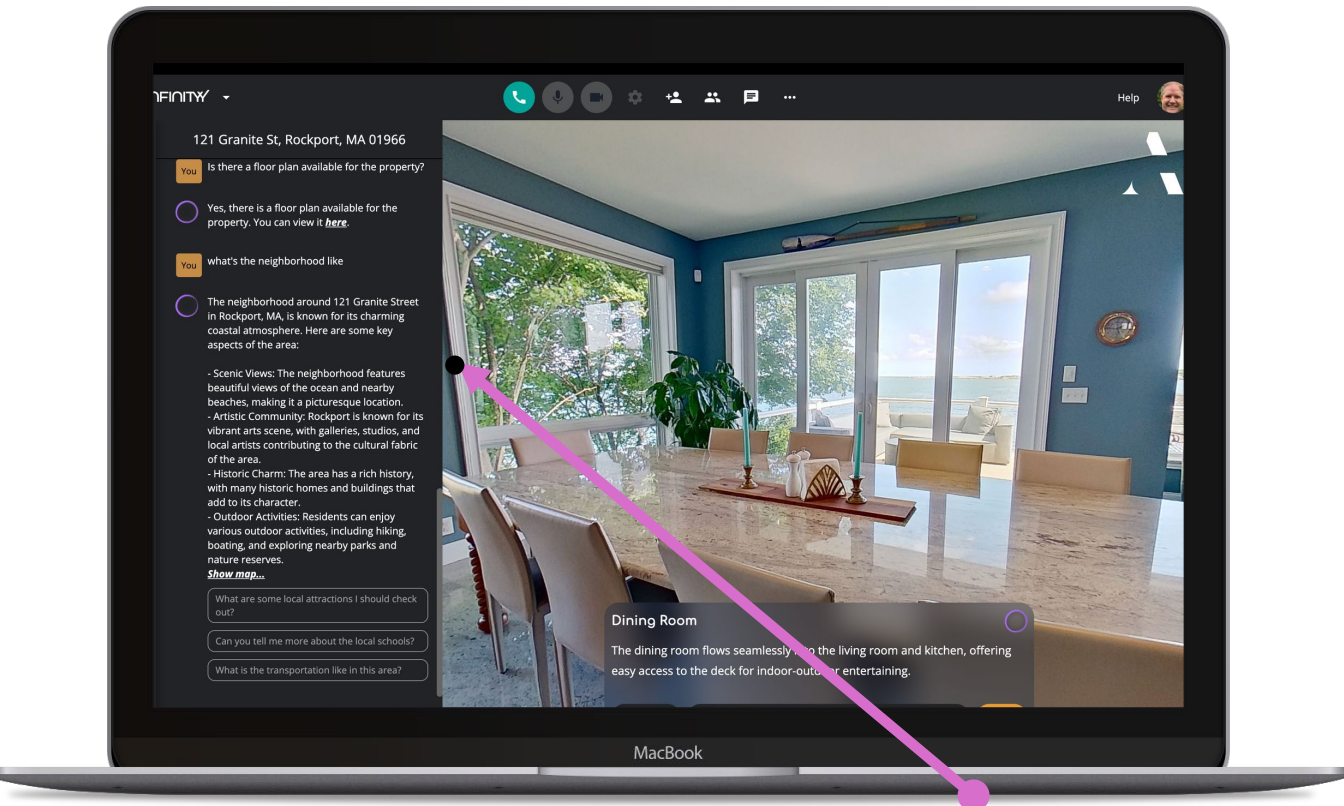
- User:** 2024-08-22 08:09:25
Give me a brief overview of this home.
- AI:** 2024-08-22 08:09:29
The home at 1 Lion Gardiner in Cromwell is a spacious single-family property featuring:
 - 4 Bedrooms
 - 3 Bathrooms
 - 3700 Square Feet of Living Space
 - Price: \$550,000

You can explore various areas of the home through the virtual tour, including:

 - *Foyer* - Foyer: Welcome to 1 Lion Gardiner in Cromwell. This 3,700 square foot home features 4 bedrooms and 3 bathrooms.
 - *Living Room* - Living Room: The living room offers a cozy fireplace, dramatic vaulted ceilings, and a view of the deck that invites natural light inside.
 - *Kitchen* - Kitchen: This kitchen offers expansive room for creativity, anchored by a generous island and complemented by stainless steel appliances.
 - *Sunroom* - Sunroom: Enjoy panoramic views of the TPC River Highlands golf course from the comfort of the

Seller Agent Solution: Infinity AI Listings

AI enabled environment that can engage buyers when you are unavailable



Embedded into
All Digital
Outreach



4X

INCREASE IN ENGAGEMENT

7+

ADDITIONAL LEADS PER HOME

Buyer's conversation with Infinity generates personalized follow up

AI Agents Deliver Amazing On-Demand Experiences and Help You Close Deals *Faster*

"Connect Me" AI

- "Infinityy Connect me with..."
 - The listing agent
 - My wife Karen at 781...
 - Bob my contractor at 617...
- Human Guided Experiences
- AI is Always There for Questions
- Conversations become Customers



"Show Me" AI

- Personalized Experiences
 - 24/7 from anywhere on the web
- Encyclopedic Knowledge
- Human and AI conversations
- Conversations become lead scores

How easy is it?

- Simplest Tech Adoption Ever
- Enter listing into the MLS database as you do now
- Receive an email with a link providing access to your Infinityy AI listing
- Add Infinityy link to the virtual tour link in MLS and one click share to your socials

How do I get started?

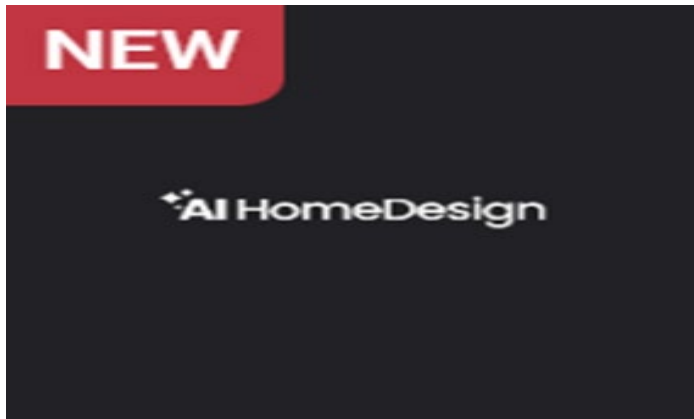
- Log in to MLS gateway
- Click the Infinityy tile
- Claim your Listing
- Share it everywhere

The screenshot shows the Infinityy Miami MLS portal. The browser address bar displays `app.infinityy.com/portal/2`. The page header includes the Infinityy logo and navigation links for "Miami MLS", "Claim Listings", and "Create Buyer's Portfolio". A search bar with the placeholder "Search by Address, City, or Zip Code" is positioned above a map of Florida. The map shows various locations, with a red pin marking a location in Palm Beach. A pop-up window titled "MORE LEADS START HERE" is displayed over the map, showing details for "Pembroke Pines, FL, 33027". The pop-up lists two features: "INFINITY AI ASSISTANT 24/7 Engagement" for "\$0 Free from MLS" and "LEAD INTELLIGENCE Unlimited Leads" for "\$97 / Listing". A button labeled "Claim and Upgrade to Premium" is at the bottom of the pop-up. To the right of the map, a list of properties is shown, each with a thumbnail, address, and price. The properties listed are:

- 55 SE 6th Street #2006, Miami, FL, \$450,000
- 850 SW 133rd Terrace #4168, Pembroke Pines, \$130,000
- 10275 Collins Avenue #1028, Bal Harbour, FL, \$675,000
- 3901 South Ocean #14T, Hollywood, FL, \$445,000
- 2607 NW 33rd Street #2111, Oakland Park, FL, \$179,000
- 2850 North Oakland #103

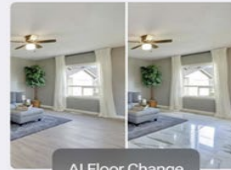
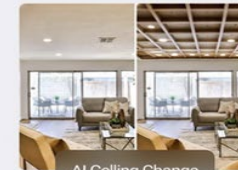
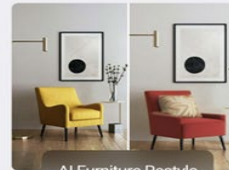
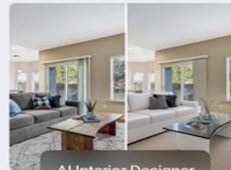
- Listings that Stand Out Stand with AI •

Rescue your photos with revolutionary enhancements!



Renovation Solutions

These tools are **free for unlimited use** by subscribers, empowering buyers' agents to showcase a space's versatility and helping home buyers envision it for their own plans and renovations.



- Listings that Stand Out Stand with AI •
Virtual Staging



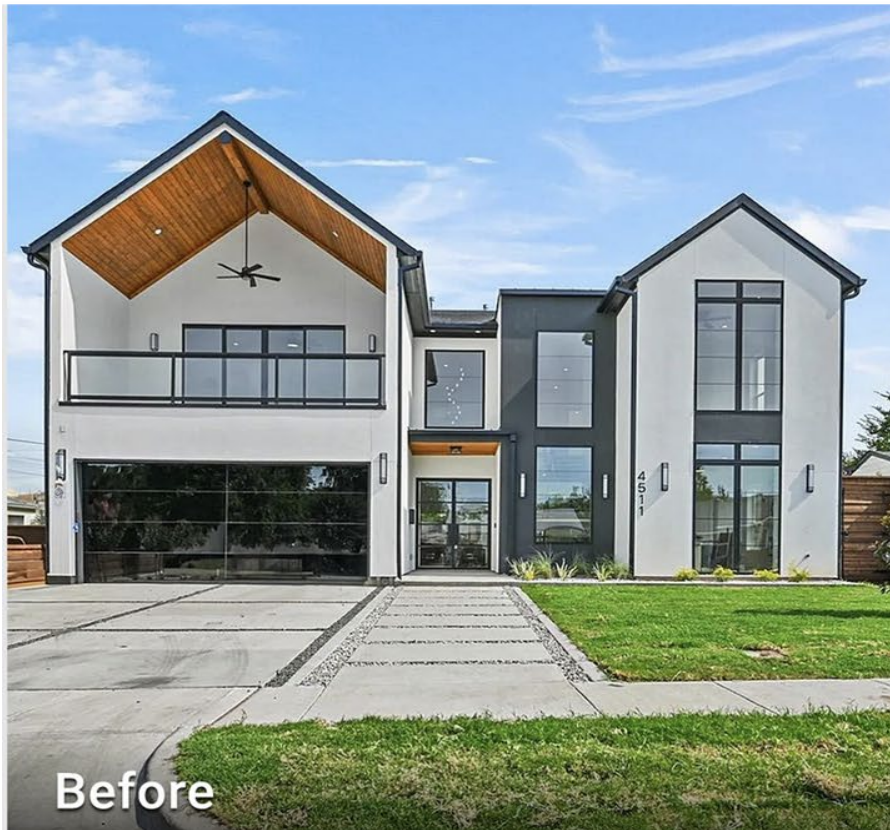
- Listings that Stand Out Stand with AI •

Declutter and Remove Unwanted Furnishings



- Listings that Stand Out Stand with AI •

Enhance Your Listing with Dusk to Dawn Feature



- Listings that Stand Out Stand with AI •
Enhance Images to Shine in the Best Light



- **Listings that Stand Out Stand with AI •**
Try it Today : Scan and Enhance

1. Scan the QR Code
2. Sign in with a test email
3. Upload or take a photo of the room
4. Let AI enhance your photo



Thank You!

1. Access 24/7 Trainings @ youtube.com/miamitrainers
2. Scan the QR Code to schedule your in office training

