



EWm

REALTY INTERNATIONAL
A Berkshire Hathaway Affiliate

WELCOME TO SOUTH FLORIDA

LIVE THE LIFE YOU IMAGINE



REALTY INTERNATIONAL
A Berkshire Hathaway Affiliate

WHO WE ARE.

EWM Realty International is South Florida's Real Estate Leader. When our founders, Anna Mae Esslinger, Dodie Wooten and Arline Maxwell established EWM along the shores of Coconut Grove and Coral Gables in 1964, their goal was to provide a higher level of hands-on service to each and every buyer and seller; a one-on-one approach that would set EWM apart from all other brokerages in the industry. In 2003, EWM was acquired by HomeServices of America, Inc., a Berkshire Hathaway Affiliate. HomeServices is the second largest full-service residential brokerage-owned real estate company in the United States, with over 42,000 sales associates spanning 30 states.

Today, EWM has grown to become South Florida's leading real estate firm. Over 900 associates and staff members, spread across ten offices in Miami-Dade and Broward Counties, collectively bring not only the highest level of experience and knowledge within South Florida's real estate industry, but also a distinct passion for the global community that South Florida has become.



Leading
REAL ESTATE COMPANIES
OF THE WORLD

MONTECARLO

WE'RE LOCAL. WE'RE GLOBAL.

EWM Realty International commands a broader scope of international and national affiliates than any other real estate firm in South Florida, and has become as renowned on a global scale as it is on the local level. The company's accomplishments in the marketing and sale of residences big and small across South Florida have earned it affiliations throughout the world.

As a shareholder of Leading Real Estate Companies of the World®, EWM Realty International is a part of the largest and most respected global affiliate network, with over 4,300 offices, more than 130,000 associates worldwide, and annual sales approaching \$400 billion. This powerful, invitation-only network gives EWM's customers access to the top brokers around the globe in hundreds of destinations. No matter where you would like to call home, through our exclusive broker-to-broker network, we can help make it a reality.



MIAMI BEACH

SOUTH FLORIDA LIVING.

If you're looking for diverse architecture and communities, South Florida is the place! Whether it's urban, rural, suburban, oceanfront or bayfront, South Florida's selection is sure to have something to fit every lifestyle and budget.

MIAMI-DADE COUNTY

Median Single-Family Home Value
\$345,000

Median Condominium Value
\$235,000

BROWARD COUNTY

Median Single-Family Home Value
\$353,000

Median Condominium Value
\$160,000



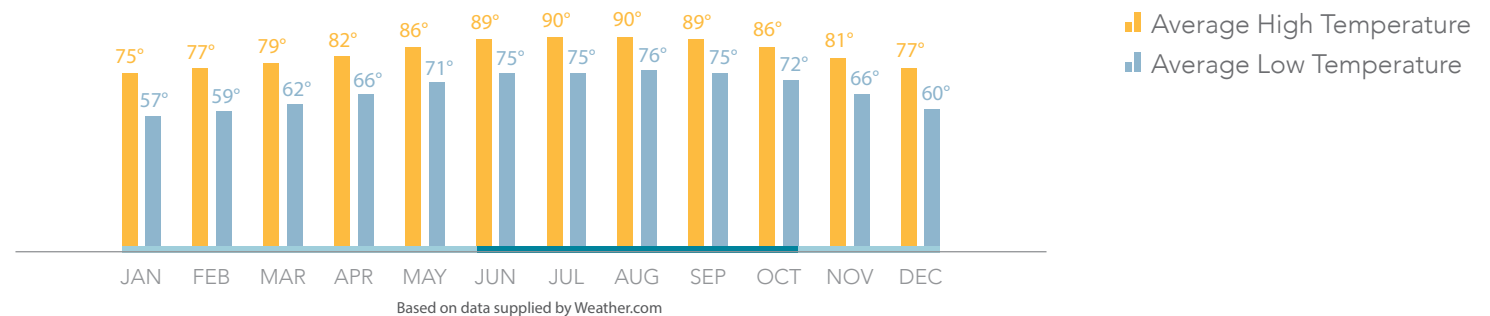
FORT LAUDERDALE BEACH

THE WEATHER.

South Florida's geographical location just north of the Tropic of Cancer affords it a mild tropical climate, yielding moderate temperatures throughout the year. Weather is a major reason why many decide to make South Florida home.

SOUTH FLORIDA ANNUAL TEMPERATURE AVERAGES

Dry Season —
Wet/Rainy Season —





THE LIFESTYLE.

Will it be kicking back and relaxing on the beach today? Or, would you prefer a shopping spree in the Design District? If you simply can't get enough sun, sand, great weather, and vibrant urban culture, then South Florida will make you feel right at home! The lifestyles you can immerse yourself in range from those centered around yachting to sampling the diverse local cuisine. Enjoy acclaimed events, sport championships and tournaments that draw hundreds of thousands of visitors each year such as the Miami Open, eMERGE Americas Technology Conference, the SOBE Wine & Food Festival, Art Basel Miami Beach & Art Miami, and The Miami & Fort Lauderdale International Boat Shows.

No matter what your stage is in life, South Florida has a unique set of recreation, entertainment, and relaxation options that rival those found in other major cities across the globe, and that will keep you energized and refreshed all year long!



OCEAN DRIVE

THE NIGHTLIFE.

The night scene in South Florida is just as diverse as the people who make up its culture. Each and every area is unique and offers its own hotspots where you can enjoy nearly limitless options in bars, lounges, and nightclubs complete with their own special mix of people, entertainment, and music. South Florida is one of the few places where you can immerse yourself in a high-energy atmosphere all the way until the sun comes up! Places like LIV at the Fontainebleau Hotel in Miami Beach, Rythm & Vine in Fort Lauderdale, The Wynwood Arts District, Downtown Miami & Las Olas Boulevard are where you can experience the legendary South Florida nightlife, and if you're lucky, you may spot a celebrity or two!

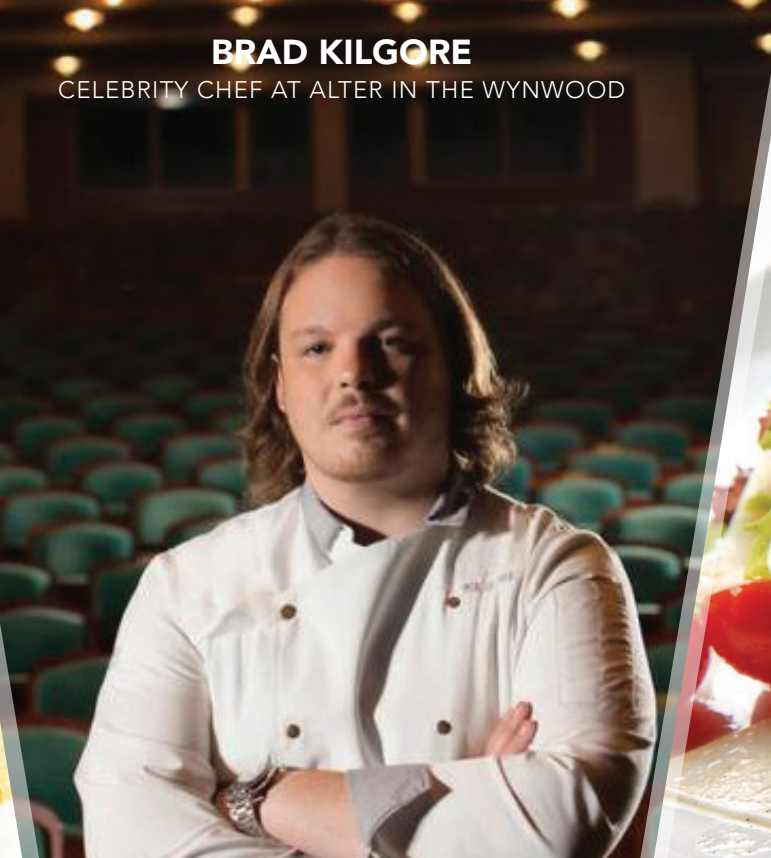
150+

NIGHTLIFE HOTSPOTS IN SOUTH FLORIDA

Information was derived from the Greater Miami Convention & Visitors Bureau and the Greater Fort Lauderdale Alliance.



BRAD KILGORE
CELEBRITY CHEF AT ALTER IN THE WYNWOOD



THE LOCAL FLAVOR.

There's no shortage of spice in South Florida's culinary offerings. With world famous restaurants and renowned chefs, this sunny corner of the United States is also one of the most eclectic when it comes to local flavors. With places like Joe's Stone Crab in Miami Beach and Zuma in Downtown Miami, to 15th Street Fisheries in Fort Lauderdale, there's sure to be a zesty experience to satisfy every palette. How could it get any better? Add a little bit of celebrity sizzle! South Florida has restaurants and eateries pioneered by world renowned chefs, such as Gaston Acurio from La Mar on Brickell Key and Brad Kilgore from Alter in Wynwood. Ripe with a variety of culinary experiences that could keep you busy for a lifetime, South Florida is sure to please the true connoisseur!



8 SEMIFINALISTS
2018 JAMES BEARD FOUNDATION AWARDS

ZAK STERN, ZAK THE BAKER, MIAMI **PALME D'OR**, CORAL GABLES, FL **THE FORGE**, MIAMI BEACH, FL **JANINE BOOTH**, STILTSVILLE FISH BAR, MIAMI BEACH, FL
LINDSAY AUTRY, THE REGIONAL KITCHEN & PUBLIC HOUSE, WEST PALM BEACH, FL **CLAY CONLEY**, BUCCAN, PALM BEACH, FL **BRAD KILGORE**, ALTER, MIAMI **NIVEN PATEL**, GHEE INDIAN KITCHEN, MIAMI



DOWNTOWN MIAMI FROM THE AIR

WE'RE A DESTINATION.

The world's eyes are always on South Florida, and the proof is in the numbers! In 2016 alone, South Florida's two major airports, Miami International Airport and Fort Lauderdale International Airport, welcomed more than 73.8 million passengers. Miami as a destination ranked second most popular in the U.S. among international travelers spread across a daily average of 535 international flights per day..

MIAMI INTERNATIONAL AIRPORT

 **44.0**
MILLION PASSENGERS

 **49%**
WERE INTERNATIONAL

 **93**
AIRLINE CARRIERS

FORT LAUDERDALE INTERNATIONAL AIRPORT

 **32.5**
MILLION PASSENGERS

 **22%**
WERE INTERNATIONAL

 **36**
AIRLINE CARRIERS

Statistics derived from traffic data provided by Miami International Airport and Fort Lauderdale/Hollywood International Airport for the period beginning January 1, 2017 and ending December 31, 2017.



RIPE WITH OPPORTUNITY.

South Florida's unique location makes it a critical transshipment point for the Americas and recreational cruise line bases. South Florida sends off and receives more cruise ships than any other destination on earth. That reputation is only rivaled by the amount of cargo that Port Miami & Port Everglades process each year, and with a recent expansion, Port Miami is now the closest port on the eastern seaboard of the United States that can handle the new Post-Panamax class ships. Furthermore, Brightline, the nation's only privately funded express intercity passenger rail system, now connects Miami, Fort Lauderdale & West Palm Beach and offers free wifi to passengers.

But it doesn't end there. Due to the fact that the State of Florida has no state income tax and a rapidly growing population, many companies are looking to either relocate or start branch operations here—adding to the health of the local job market. Through eMERGE Americas South Florida is becoming a tech hub for Latin America. South Florida has also established itself as a major banking center for the region. With a burgeoning workforce, incomparable tax incentives and benefits, and plenty of financial institutions, the options are endless. That means more opportunities for more South Florida residents.



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