



BERKSHIRE
HATHAWAY

HomeServices

EWM Realty

WELCOME TO **SOUTH FLORIDA**



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EWM Realty

EXPERIENCE EXCEPTIONAL

EWM Realty International was founded in 1964 in the City of Coral Gables with the goal of providing an exceptional real estate experience that would set it apart from the competition. In 2003, the company became part of the HomeServices of America family of companies, which has grown to be the largest real estate brokerage in the United States by transaction sides. The company was voted “Best Brokerage” for the fourth year in a row by South Florida’s real estate industry leaders in 2018. In 2019, EWM Realty International became **Berkshire Hathaway HomeServices EWM Realty**. The brokerage’s 900 Associates and Staff Members help close nearly \$3 billion in annual sales.





ACROSS THE WAY OR AROUND THE WORLD

Berkshire Hathaway HomeServices EWM Realty commands broader international and national brand recognition 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 a prestigious global reputation.

As part of the largest and most respected global real estate network, with over 1,500 offices, more than 50,000 associates worldwide, and annual sales exceeding \$114 billion, Berkshire Hathaway HomeServices EWM Realty's powerful connections give you access to the top brokers around the globe in the most sought-after destinations. No matter where you would like to call home, through our exclusive network, we can help make it a reality.



SOUTH FLORIDA LIVING

If you're looking for diverse architecture and unique 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

\$360,000

Median Condominium Value

\$245,000

BROWARD COUNTY

Median Single-Family Home Value

\$375,000

Median Condominium Value

\$181,000



TAX HAVEN

Since the passage of the new tax law in 2018, people from around the country have been looking to take advantage of Florida's favorable tax policies. Florida is one of only seven states in the country that does not have state income tax.

Living in the Sunshine State also offers a host of other tax benefits:

NO STATE INCOME TAX

NO ESTATE TAX

FAVORABLE TAX CODE FOR BUSINESSES

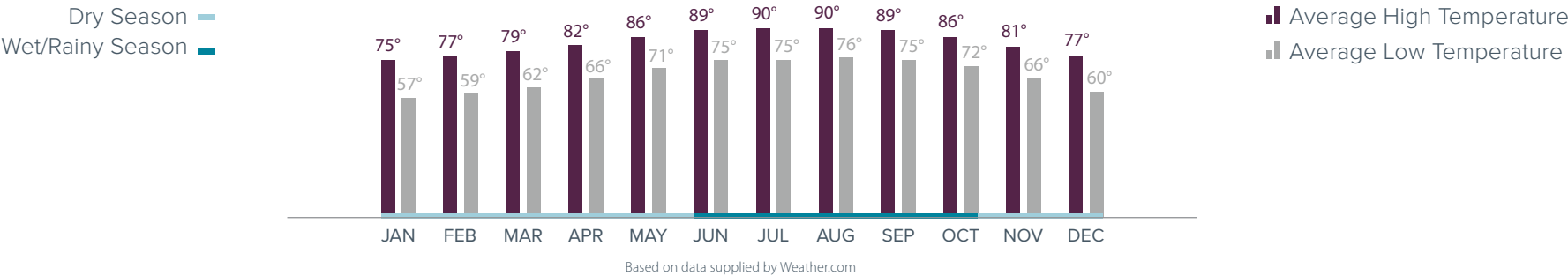


FORT LAUDERDALE BEACH

IDEAL CLIMATE

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





RELAXED 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 interests you, South Florida has a unique set of recreation, entertainment, and relaxation options that rival those found in other major cities across the globe that will keep you energized and refreshed all year long!



VIBRANT 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, Rhythm & 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!

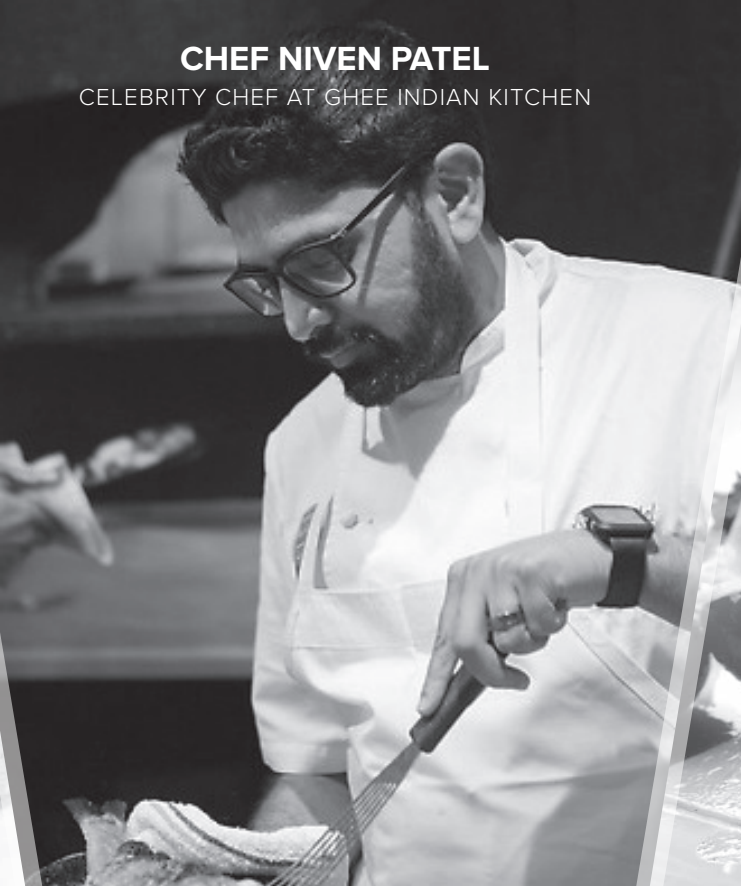
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NIGHTLIFE HOTSPOTS IN SOUTH FLORIDA

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



CHEF NIVEN PATEL
CELEBRITY CHEF AT GHEE INDIAN KITCHEN




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 Fiola in Coral Gables, 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 Niven Patel from Ghee Indian Kitchen in Downtown Dadeland 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!



4 SEMIFINALISTS
2019 JAMES BEARD FOUNDATION AWARDS

Photo credit: StarChefs.com



DOWNTOWN MIAMI FROM THE AIR

GLOBAL DESTINATION

The world's eyes are always on South Florida, and the proof is in the numbers! In 2018 alone, South Florida's two major airports, Miami International Airport and Fort Lauderdale International Airport, welcomed more than 80 million passengers. Miami and Fort Lauderdale Airports' international traffic increased by 3% in 2018.

MIAMI INTERNATIONAL AIRPORT

 **45.0**
MILLION PASSENGERS

 **51%**
WERE INTERNATIONAL

 **97**
AIRLINE CARRIERS

FORT LAUDERDALE INTERNATIONAL AIRPORT

 **35.9**
MILLION PASSENGERS

 **24%**
WERE INTERNATIONAL

 **32**
AIRLINE CARRIERS

Statistics derived from traffic data provided by Miami International Airport and Fort Lauderdale/Hollywood International Airport for the period beginning January 1, 2018 and ending December 31, 2018.



PRIME 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. Furthermore, The Brightline, now operated by Virgin Trains USA, is the nation's only privately funded express intercity passenger rail system and now connects Miami, Fort Lauderdale & West Palm Beach.

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.



WHEN YOU'RE READY TO START LOOKING...

home is here.



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DISCOVER SOUTH FLORIDA REAL ESTATE

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