

LISTING EDGE



LOURDES MAESTRES

Fort Lauderdale

- 16 Years in the business
- Banking background
- Born in Venezuela
- Raised in Manchester England

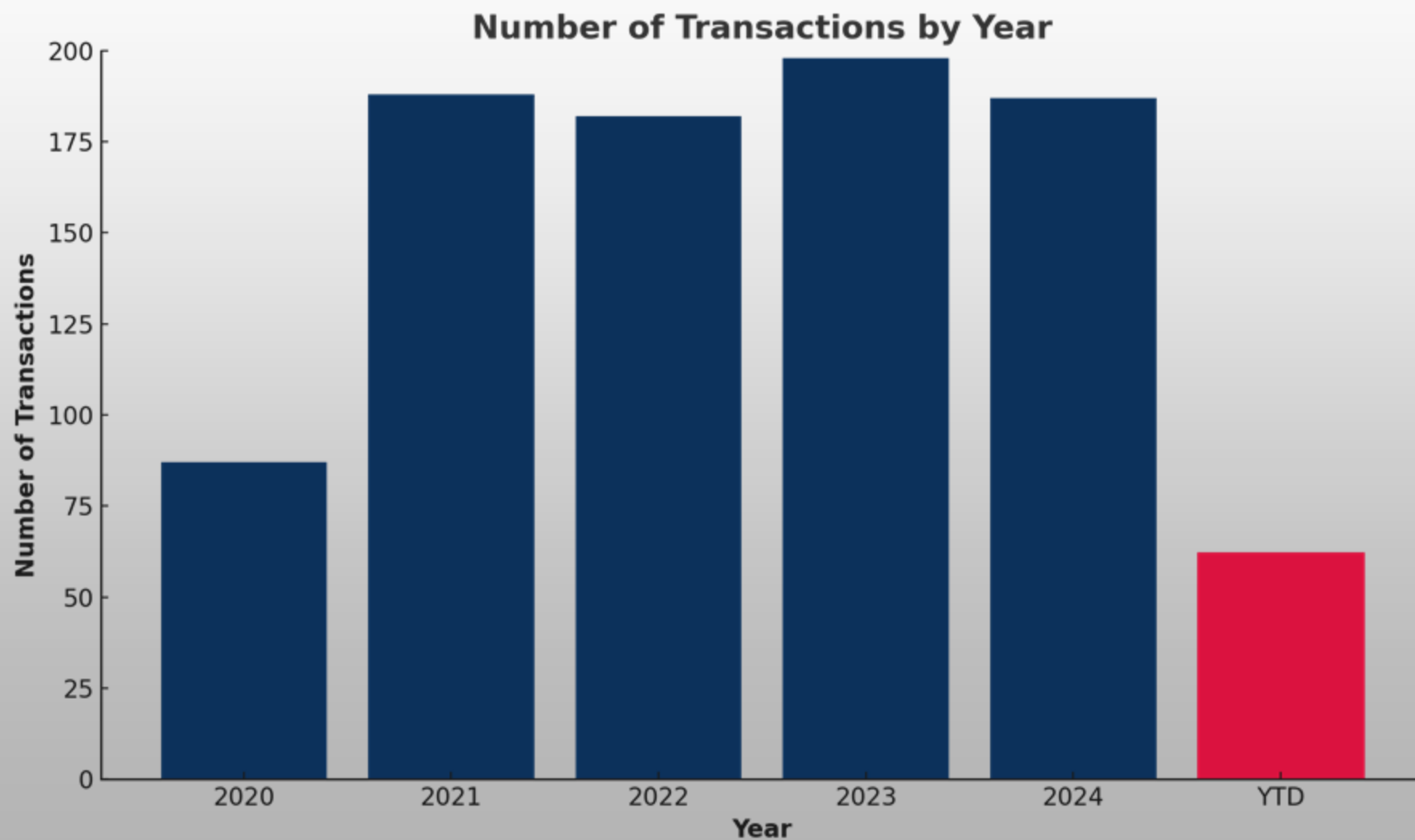


CLOSED YEAR TO DATE

- Sales Volume: **\$62,729,950.00** (Goal \$100M)
- GCI: **\$1,489,865.30**
- Transactions: **43** (Goal 120)
- Rental division volume **\$922,450.00**
- Rental division transactions **19**



THANKS TO MY COACHES AND THE ECO SYSTEM



Team Structure



Team Leader



**Operation
Manager**



**Executive
assistant**



Team Member



Team Member



Team Member



**Recruiting
Coordinator**



**Inside Sales
Associate**



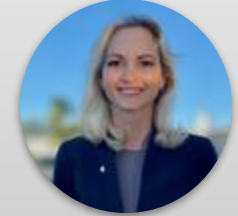
Virtual Assistant



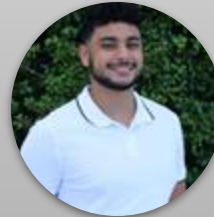
Team Member



Team Member



Team Member



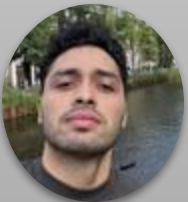
Team Member



Team Member



Team Member



**Marketing
Department**



**Marketing
Department**



**Transaction
Department**



Team Member

LISTING PRESENTATION

BY LOURDES MAESTRES
FORT LAUDERDALE

01. PRE-LISTING

**02. LISTING
PRESENTATION**

**03. MARKETING THE
LISTINGS**

04. DON'T GET FIRED

TOP SOURCES THAT WORK

1

Online Leads

5

Open Houses

2

Agent Referral

6

Social Media

3

Nurture past clients

7

Door knocking

4

Mailers - Listingleads.com

8

**Expired & Circle
prospecting**

Some of My Listings

Sold



\$2,200,000 → **Mailers**

1515 Seabreeze Blvd, Fort Lauderdale, FL 33316






6 beds 4 baths 3,366 sqft

Est. refi payment: \$115,568/mo [Refinance your loan](#)

[Claim this home](#)

[See all 40 photos](#)

For sale



\$100,000 → **Google**

9181 Sunrise Lakes Blvd APT 210, Sunrise, FL 33322

2 beds 2 baths 850 sqft

Est.: \$1,417/mo [Get pre-qualified](#)

[Request a tour](#)
as early as today at 11:00 am

[Contact agent](#)

[See all 26 photos](#)



\$179,999 → **Agent Referral**

10568 E Clairmont Cir #303, Tamarac, FL 33321

2 beds 2 baths 1,142 sqft






Est.: \$1,951/mo [Get pre-qualified](#)

[Request a tour](#)
as early as today at 5:30 pm

[Contact agent](#)

[See all 25 photos](#)

Sold



\$1,825,000 → **Zillow**

2824 NE 35th St, Fort Lauderdale, FL 33306

4 beds 2 baths 2,003 sqft

Est. refi payment: \$12,841/mo [Refinance your loan](#)

[Claim this home](#)

[See all 35 photos](#)

STANDARD OPERATING PROCEDURES

PRE-LISTING

QUALIFY

MONTHS SUPPLY

CMA

EMAIL SELLER

PRESENTATION

STATISTICS

PRINTED CMA

LISTING BOOK

VIDEO BROCHURE

MARKETING

PHASE 1

PHASE 2



PHASE 3

ON GOING

#1 PRE-LISTING

Fort Lauderdale (City)			March 2025		
Single-Family Homes					
	CLOSED SALES		CASH SALES		ACTIVE INVENTORY
↓ -13% from a year ago	137	↓ -33% from a year ago	43	↑ 21% from a year ago	957
	MONTHS SUPPLY OF INVENTORY		NEW LISTINGS		NEW PENDING SALES
↑ up from 6.3 MOS. a year ago	7.7 Months	↑ 3.3% from a year ago	221	↓ -7.4% from a year ago	150

Fort Lauderdale (City)			March 2025		
Townhouses and Condos					
	CLOSED SALES		CASH SALES		ACTIVE INVENTORY
↑ 9.1% from a year ago	179	↑ 22% from a year ago	120	↑ 29% from a year ago	1,870
	MONTHS SUPPLY OF INVENTORY		NEW LISTINGS		NEW PENDING SALES
↑ up from 9.8 MOS. a year ago	13.9 Months	↑ 8.0% from a year ago	338	↑ 6.8% from a year ago	173

**Lourdes Maestres** > Brandon I
Apr 21 6 opens
NW 53 COURT

☆ Reply ↩ ⌂ ⋮

Hi Brandon, in preparation for our tentative meeting, I have prepared some information for your review

- Click here to see a complete comparative market analysis www.compass.com/listing-presentation/view/cma/cma-611c380f-d99c-4370-b2a9-dda879708947/v/version-1745267057
- Important statistics
 - Broward County currently has 1,012 single-family homes on the market priced between \$500K–\$600K.
 - In the last 30 days, 140 homes in that price range have sold.
 - This translates to a **7-month supply**, indicating a buyer's market, but with steady demand still present.
 - Lauderhill** has 117 single-family homes currently listed, ranging from \$149K to \$899K.
 - Of those, 31 homes are listed between \$500K–\$600K.
 - Over the last 30 days, 12 single-family homes have sold in Lauderhill, ranging from \$335K to \$655K.
 - 6 of those sales were in the \$500K–\$600K range**, meaning half of the recent activity is right in your target range, which is a very positive sign for your price point.
 - of the 6 that closed 1 was veteran loan, 2 FHA loans and 3 conventional but one received a \$34,000 credit at closing

I look forward to meeting you and Danielle this weekend

Thanks

Lourdes Maestres
Real Estate Advisor
Team Leader - The MPH Team
Business Coach with Tom Ferry
Principal at Compass

#2 Must-Haves

for Every Real Estate Listing Presentation

1

Statistics

5

Printed CMA

single pages - no staples

2

Listingbook

6

**A list of expired listings
from competitors**
(study the competition)

3

Video Brochure (LUXURY)

7

**Do not fire me report -
sample**



4

Listing agreement

8

**Audio recording device
(Team leaders)**

PHONE AND EMAIL PRESENTATION

**Lourdes Maestres** > Jose
Feb 12 5 opens 1 click

Reply

Market Analysis & Professional Recommendation

Hi Jose,

Please find below a comprehensive analysis of current market conditions along with my professional recommendation after evaluating your property.

Broward County Market Overview

- There are currently **1,471** single-family homes listed between **\$400K–\$600K**.
- In the last **30 days**, **231 homes** have sold, reflecting a **buyer's market** with **6.3 months of inventory**.
- Compared to last year, when inventory stood at **3.4 months**, supply has nearly **doubled** and continues to increase gradually. Buyers now have **more options** than before.
- **85% of sales** in this price range are financed, meaning higher **interest rates** impact affordability.

Palm-Aire Village Market Insights

- Currently, **5 single-family homes** are on the market, with **3 of them lacking a pool**.
- Listed prices range from **\$559K to \$698K**, making yours the **lowest-priced listing**.
-

In the past **12 months**, **8 homes** have sold:

- **1 cash sale**
- **2 FHA loans**
- **5 conventional loans** (many with seller contributions of **\$13K–\$14K**)

- The market in Palm-Aire Village has a **healthy absorption rate**, though prices have **slightly adjusted downward**.
-

The highest sales include:

- **3335 NW 68th Ct** – Sold for **\$585,000** in **October 2024**
- **3343 NW 69th Ct** (which I sold) – Closed for **\$600,000** in **April 2024**

- Please click here for a report : www.compass.com/listing-presentation/view/cma/cma-8935f2b3-6e8c-40b0-a1e7-5ae27900ed3e/v/version-1739376665

Pricing Strategy & Recommendations

Based on current market conditions, I anticipate your home will likely sell between **\$495,000–\$500,000**. We have two strategic pricing options:

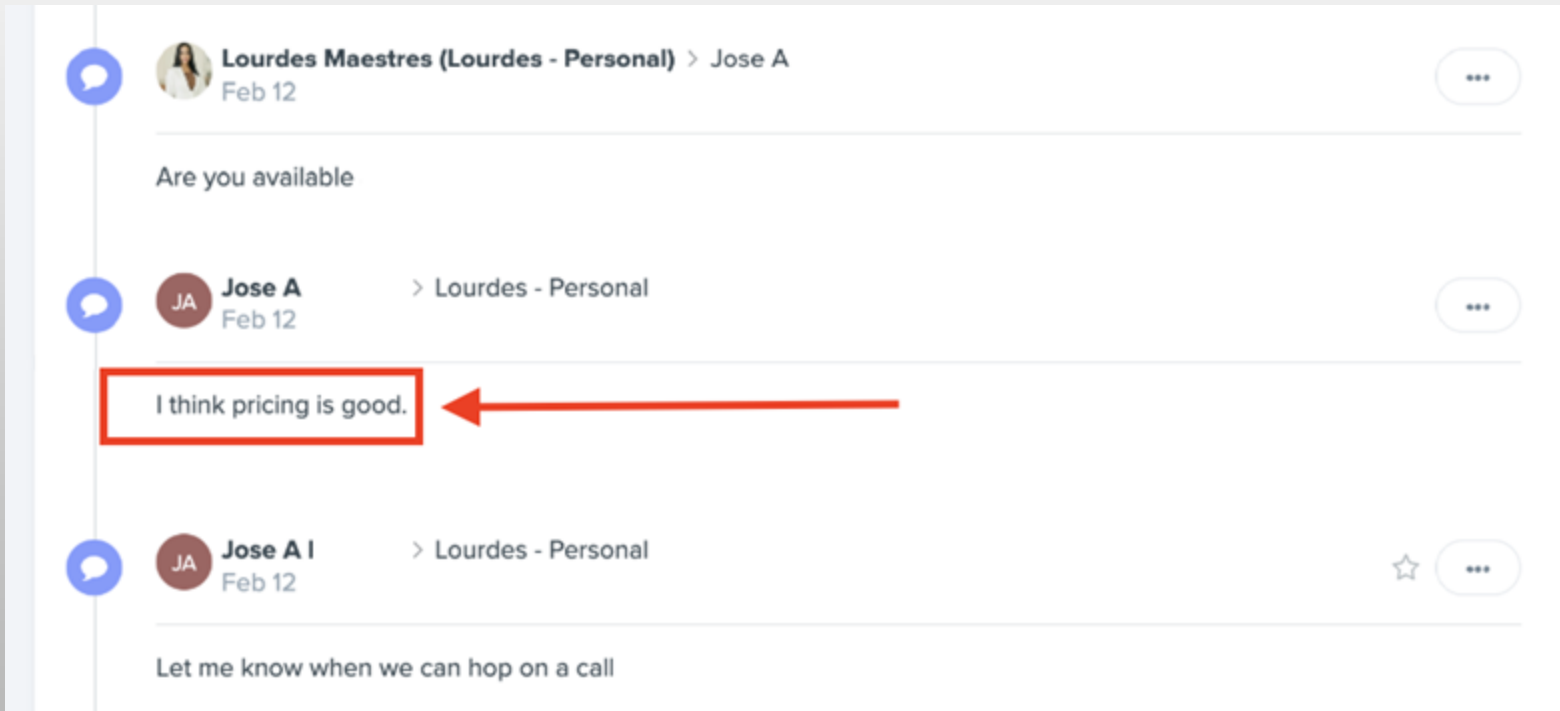
1. **List at \$524,900** – This allows room for negotiation, as most buyers are negotiating in the current market.
2. **List at \$499,900** – This aligns closely with market value and could attract multiple offers, potentially driving up the final sale price.



PRESENTATION RESULTS



**Source:
Instagram**



WHAT'S IN MY LISTINGBOOK

- **The Market - The Seller - Me**
- **Last year or YTD production**
- **Intro to the team and roles**
- **Areas of expertise**
- **Notable sales**
- **Company Online exposure**
- **My network**
- **3 Phase marketing**
- **Staging**
- **International exposure**
- **Example - Do not fire me report**
- **Open houses**
- **Step by Step process**
- **Portability**
- **Vendors list**

LUXURY LISTING PRESENTATION

CONSIDER IT SOLD!!



Lourdes Maestres

R.E. Advisor
M: (954) 738-5322
lourdes.maestres@compass.com



LISTING PRESENTATION

CONSIDER IT SOLD!!



Lourdes Maestres

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M: (954) 738-5322
lourdes.maestres@compass.com



VIDEO BROCHURE



#3 MARKETING THE LISTINGS

Phase #1

A targeted **reverse prospecting** database with 25,000 buyers and sellers, with our inside sales associate team actively making calls

A targeted **text** campaign

A targeted **email** campaign

Automatically visible to all **35,000** Compass agents nationwide

Consultation with Oscar, a professional **interior designer** - included

Schedule a **media** package

Property **brochure** to showcase its key features and appeal

Brokers Open by invite only

Phase #2

Coming soon on Compass.com

Reverse prospecting using RealScout

Promote **video** commercial 15 to 30 secs

Paid advertising Facebook and Instagram

A targeted **text** campaign to potential buyers in our database

A targeted **email** campaign to potential buyers in our database

Phase #3

Professional Youtube video home tour 3-6 minutes

Zillow Showcase premium package and interactive floor plan

Paid advertising (Youtube, Instagram & Facebook)

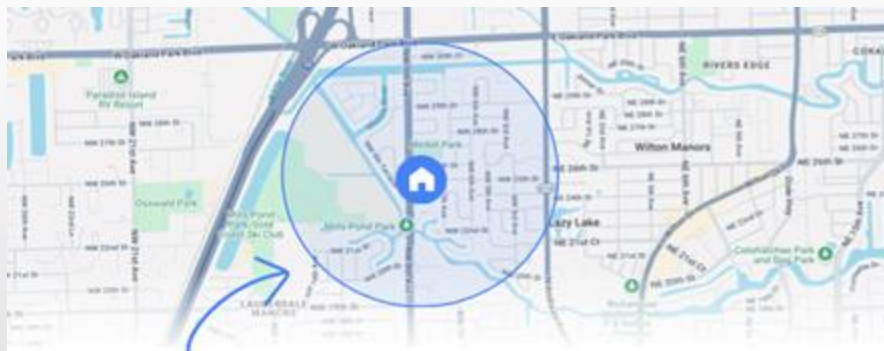
Ongoing reverse prospecting

Google my business ad

Feature your property in our newsletters 4000 subscribers

Deal of the week campaign - Direct mail

DEAL OF THE WEEK - LETTERS



THIS DEAL IS BANANAS! AIRBNB DREAM BUNGALOW.

The Banana Bungalow Airbnb at 801 NW 24th St. Fort Lauderdale is the talk of the town:

- 150% more views on Zillow Showcase – expertly marketed for maximum exposure.
- High demand – more showings than usual.
- Multiple offers already on the table.

Why does this matter?

This bananas-level attention shows the power of hiring the right agent to make your property stand out in a competitive market. Whether it's a one-of-a-kind theme or luxury features, buyers are ready to pay a premium when your home gets the spotlight it deserves.

Want to know how much your home could be worth with expert marketing?

If yes, text me at **(954) 833-0933**.
I look forward to hearing from you.

Warm regards,

Lourdes Maestres
Real Estate Advisor
The MPH Team
Principal / Compass Florida



**FOLLOW ME ON
INSTAGRAM:**

@lourdesmaestres

VIDEOS



#4 DO NOT GET FIRED

1

Showing activity & Feedback

4

Any Highlights : seller's credit, cash, furniture included, investor or end user

2

Open house activity

5

Marketing efforts

3

Statistics

6

Recommendations

WEEKLY DO NOT FIRE ME REPORT

Weekly Recap Activity 450 & 350 N Federal Hwy #104N, #104S

External



Inbox x



Angelica Reales <angelica.reales@compass.com>

to Carlos, Michelle, me ▾

Tue, Feb 11, 6:03 PM



Dear Carlos and Michelle,

Below is the updated **weekly** status report for your properties at 450 N Federal Hwy #104N and #104S:

Showing Activity

- **Days on Market:** 88 days
- We had 1 showing request scheduled last week for both units. It was scheduled for Saturday, however the buyer's agent cancelled the showing due to a buyer schedule change. We are waiting for him to reach out to reschedule.

New Market Activity for Townhomes and Condos in Boynton Beach

- **There are 114 Active** Townhomes available in the **City of Boynton Beach**
- In Palm Beach County, there are currently **1,214 available townhomes for sale**
- **There is 1 other Townhouse unit available in Casa Costa in addition to yours:** [Active Listing](#)
- **Recent Sales between \$500k-\$600k:** In the last 30 days, 2 townhomes in Boynton Beach have closed: [View Recent Sales](#)

Online Activity

450 N Federal Hwy #104N:

- Total Views: 883 across Compass, Zillow, Realtor.com, and others.
- Buyer Demographics: 78% of views are from South Florida.

350 N Federal Hwy #104S:

- Total Views: 379 across Compass, Zillow, Realtor.com, and others.
- Buyer Demographics: 100% of views are from South Florida.

Please find the detailed reports attached for your review.

COMPASS



515 Lido Drive

23 January 2025 - 23 March 2025



Lourdes Maestres
Real Estate Advisor
786.385.8422
lourdes.maestres@compass.com

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515 Lido Drive

Key Metrics - 23 January 2025 to 23 March 2025

1,860 ↑100%
Over 60 days

Total views for your listing

59 ↑100%
Over 60 days

Unique visitors

70%

of Compass views came
from Compass agents

Compass

was your top traffic
source with 63% visitors.

73%

of views came from
Desktop visitors

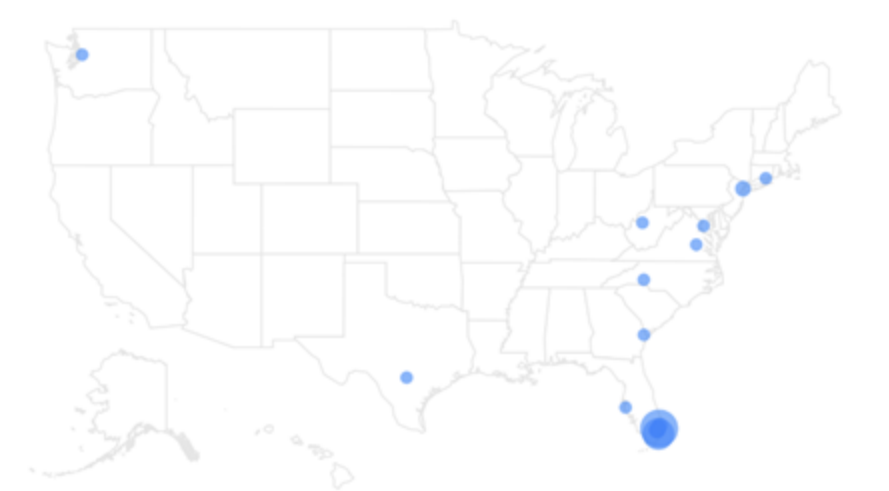
11s ↑100%
Over 60 days

Avg time spent

COMPASS

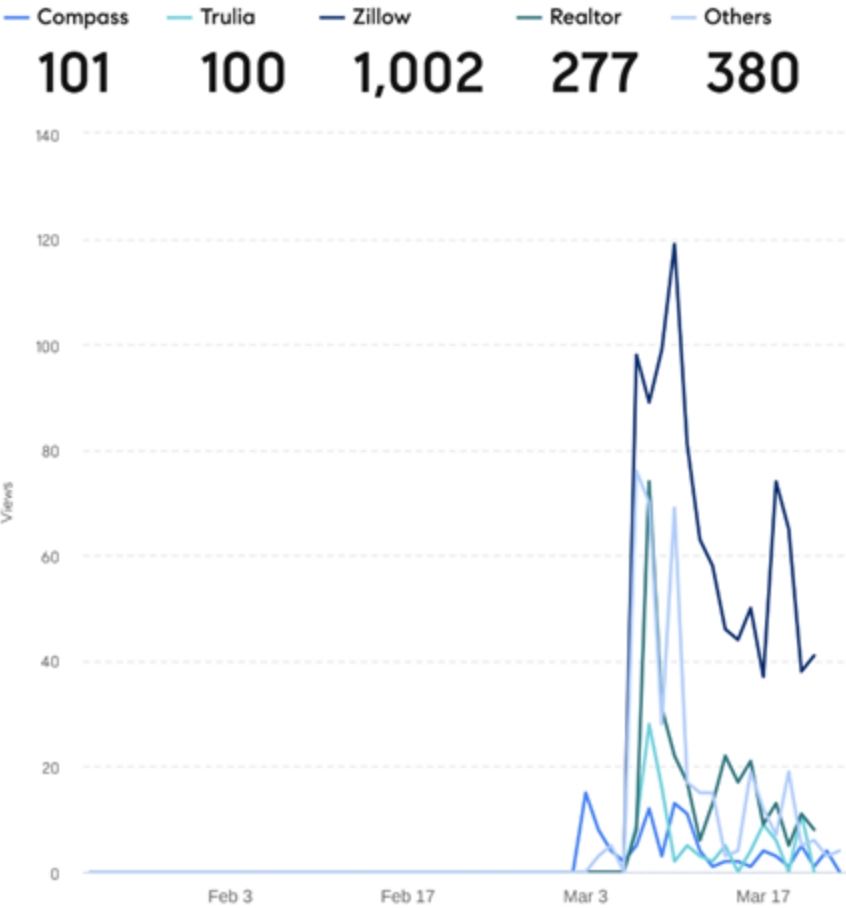
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515 Lido Drive
Views By City - 23 January 2025 to 23 March 2025



CITY	VIEWS	CITY	VIEWS
Fort Lauderdale	34.5%	Jersey City	3.6%
Miami	23.6%	Deerfield Beach	3.6%
Plantation	3.6%	Weston	1.8%
Pembroke Pines	3.6%	Waldorf	1.8%
Miramar	3.6%	Spencer	1.8%
Lauderhill	3.6%	San Antonio	1.8%

515 Lido Drive
Views By Publisher - 23 January 2025 to 23 March 2025



PRICE REDUCTION- DO NOT FIRE ME REPORT

Discussing Next Steps for 1328 Seminole Dr External Inbox x



Lourdes Maestres <lourdes.maestres@compass.com> (sent by angelica.reales@compass.com)
to Mike, Joan ▾

Dec 19, 2024, 3:49 PM ☆ ↶ ⋮

Dear Mike and Joan,

I hope this message finds you both well. As discussed yesterday, we are approaching the expiration of our listing agreement, I wanted to discuss potential next steps.

When we began, I recommended listing your home at **\$7.2 million**. However, we agreed to test the market at a higher price. Since then, we've observed that only 3 comparable waterfront single-family homes have sold in East Fort Lauderdale, contributing to a **15-month supply**.

The current market conditions and our pricing strategy have limited buyer interest.

Given these factors, I recommend adjusting our listing price to align more closely with current market comparables and extending our agreement to March 31st 2025

Below, you'll find a summary of all the marketing efforts, showing activity, and market statistics related to your property.

- Zillow listing showcase, premium package : [YOUR HOME ON ZILLOW SHOWCASE](#)
- **Broker's Open - June 15:**
 - Successfully hosted with over 20 attendees.
 - Invitations distributed via 100 text messages, 100 emails, and 100 outbound calls

Broker's Open During Boat Show:

- Low activity noted due to competition with larger events hosted by other properties.

Networking and Exposure:

- Promoted at the Sports and Entertainment Division events in NYC (September 2024), providing exposure to 90 top brokers nationwide.
- Included in a company-wide Compass email distributed to 35,000 brokers nationwide.

Digital Marketing Performance:

- Featured in our newsletter reaching 7,000 buyers/sellers with a 35% click rate.
- Multiple Social media post - paid ads
- YouTube Advertising:
 - 1,633 total views.

- Price comments
- Brokers opinion
- Boat show activity
- Networking efforts
- Digital marketing performance

PRICE REDUCTION- DO NOT FIRE ME REPORT

Print and Direct Mail Campaigns:

- Featured in 2 editions of Land and Homes magazine.
 - 501 postcards mailed three times, featuring a QR code linking to the property's landing page and YouTube video.
 - "Deal of the Week" letters sent to 1,453 homes in Coral Ridge and Las Olas Isles on November 25th 2024.
- Brokers preview : 4 relevant opinions of value were shared with you, ranging from **\$7.2M to \$8M**. Interestingly, the broker who valued the property at **\$8M** submitted an offer for **\$6M**

• Showings and Other Engagements:

- **1st Showing:** Allesandro (potential buyer) was not interested. Source: Lourdes' business relationship.
- Phone Call: Louis Petrosino, owner of 1288 Seminole - not interested. Source: cold call.
- **2nd Showing:** Boca Raton buyer - purchased a house in another area.
- Phone Call: Steven Patch, owner of 1280 Seminole (source: cold call). He purchased the home from the Ralph Halloran estate for \$2,462,600 in January 2024. The lot size is 11,998 sq. ft. (a bargain). Steven is the CEO of Gryphon and is building the home for himself and his family. He was not interested.
- **3rd Showing:** Glenn Wright, a local developer, walked by (source: Lourdes' relationship). Not interested. He built 2010 Intracoastal Dr., which has been listed since September 7, 2022. The property started at \$8M, then increased in price to \$9.96M (new construction). Despite weekly parties, open houses, and broker's opens, there have been zero offers.
- **4th Showing:** Miami buyer made an offer that was not ideal and was rejected. Represented by Che Nelson, broker.
- **5th Showing:** California buyers decided to rent for a year since their home in California did not sell.
- **6th Showing:** Local buyers, represented by the realtors who had 1335 listed. The wife, a doctor, felt the house needed too much work.
- **7th Showing:** A young man, accompanied by his mother and her friend, viewed the home. He was considering renovating. They liked the home's location, size, views, and the direction it faces. Suggestions included larger windows to offer more natural light and views of the water, along with other personal preferences. Overall, they liked the home but felt it required changes.
- **8th Showing:** Lena Halikias, a local buyer represented by Che Nelson. She walked in and out quickly, stating it was a teardown. Lena is a local resident who owns multiple homes.

Additional Activity:

- 3 sign calls - no serious buyers

Market statistics:

- Broward County currently has 142 waterfront single-family homes priced between \$5 million and \$10 million on the market.
- In the past 30 days, 6 waterfront single-family homes have sold, indicating a 24-month inventory supply if no additional homes are listed. This suggests a buyer's market, as a balanced market typically has about 5 to 6 months of inventory
- Fort Lauderdale **currently has 75 waterfront single-family homes priced** between \$5 million and \$10 million on the market.
- In the past 30 days, **5 waterfront single-family homes have sold in Fort Lauderdale**, indicating a **15-month inventory supply**
- Buyers looking to move to east Fort Lauderdale with a budget between \$5M-10M have **28 options** . [Click here to see the 28 homes](#)
- Since we listed to the public on October 29 only 3 homes in east Fort Lauderdale have sold [Click here to review closed sales since Oct 29](#)

- Print
- Direct mail
- Showings
- Additional activity
- Statistics

CASE STUDY

Property History

List date	List price	Sold date	Sold price	Current price	DOM / CDOM	Previous sold date	Previous sold price
03/19/2025	\$5,750,000	05/02/2025	\$6,700,000	\$6,700,000	21 / -	-	-

Transaction

Mortgage

Tax

Deed

Date	Event	Source	Price
05/02/2025	Sold	MiamiRE #A11764965	\$6,700,000
04/09/2025	Pending	MiamiRE #A11764965	
04/09/2025	Backup Contract	MiamiRE #A11764965	
03/19/2025	Listed (Active)	MiamiRE #A11764965	\$5,750,000
03/18/2025	Cancelled	MiamiRE #A11610075	
03/13/2025	Temp Off Market	MiamiRE #A11610075	
02/05/2025	Price Change	MiamiRE #A11610075	\$7,795,000
12/21/2024	Price Change	MiamiRE #A11610075	\$7,995,000
10/29/2024	Price Change	MiamiRE #A11610075	\$8,250,000
09/04/2024	Price Change	MiamiRE #A11610075	\$8,800,000
06/20/2024	Listed (Active)	MiamiRE #A11610075	\$9,300,000

1328 Seminole Dr,
Fort Lauderdale, FL 33304

Closed

\$6,700,000

Sold 16.5% above asking

4
Beds

4
Baths

6,788 SF
\$987/SF

12,651 SF
LOTSF

\$-/mo
FEES

2
PRKG

21
DOM



Google Sheets interface: Listings Marketing

	F	G	H	I	J
2	BATCH EMAIL SENT	TEXT SENT	FB AD	SOCIAL MEDIA POST	YOUTUBE VIDEO
3	DONE	IN PR...	DONE	DONE	DONE
4	DONE	IN PR...	DONE	DONE	DONE
5	DONE	IN PR...	DONE	DONE	DONE
6	DONE	IN PR...	DONE	DONE	DONE
8	DONE	IN PR...	IN PR...	DONE	DONE
9	DONE	IN PR...	IN PR...	DONE	DONE
21					IN PROG...

Google Sheets interface: Listings Marketing

	A	B	C	D
2	LISTING ADDRESS	COMPASS VIDEO	CLAIM DE LISTING (RSCOUT)	REVERSE PROSPECTING
3	417 SE 3rd Place Dania Beach	DONE	DONE	DONE
4	2343 SW 15th Pl Deerfield Beach, FL 33442	DONE	DONE	DONE
5	7200 NW 9th St Plantation Fl	DONE	DONE	DONE
6	1055 San Luis Rey Weston Fl	DONE	DONE	DONE
7	881 NE 46th Ct 2 Oakland Park	DO NOT W...	DO NOT WORK	DO NOT WORK
8	1300 SW 88th Way, Pembroke Pines, 33025	DONE	DONE	DONE
9	22862 Ironwedge Dr Boca Raton, FL 33433	DONE	DONE	DONE
10	380 NW 48th Ct Oakland Park, 33309	DONE	DONE	DONE
11	1781 Harbor Pointe Cir Weston, FL 33327			
12	2171 NE 66th St # 801 Fort Lauderdale, FL 33308			
13	520 Orton Ave APT 303, Fort Lauderdale, FL 33304			
14	417 NW 9th Ave, Fort Lauderdale, FL 33311			
15	7300 Lake Cir Dr # 401 Margate, FL 33063			
16	1500 N Ocean Blvd # 801 Pompano Beach, FL 33062			
17	260 NW 76th Ave, #301			
18	450 N Federal Highway #104N			
19	350 N FEDERAL HWY 104			
20	10568 East Clarimon Circle #303			
21	7209 Promenade Dr #202, Boca Raton, FL 33433			

TRACK AND MEASURE

Google Sheets interface: Marketing Tracking 2024-2025 - Max

	A	B	C	D	E	F	G	H	I	J
	PAID	Date Completed	Campaign	E	M	T	Link Clicks / Messages	Reach	Impressions	Targeted audience
31		3/3/2025	Ads campaign (Facebook / Insta) - Just Sold Hillsboro				C: 35	945	1,323	967 Hillsboro Mile, Hillsboro Beach (Facebook / Insta)
32		3/3/2025	Ads campaign (Facebook / Insta) 1147 Hillsboro				M: 4	612	936	1147 Hillsboro Mile, Hillsboro Beach (Facebook / Insta)
33		3/3/2025	Ads campaign (Facebook / Insta) 417 NW 9th Ave				M: 3	1,006	1,572	417 NW 9th Ave (Facebook / Insta)
34		3/3/2025	Ads campaign (Facebook / Insta) 1328 Seminole Dr				C: 74	3,084	4,009	1328 Seminole Dr(Facebook / Insta)
35		3/3/2025	Ads campaign (Facebook / Insta) 2709 Center Ave				C: 52	887	1,213	2709 Center Ave (Facebook / Insta)
36		3/11/2025	Mailer - DOTW - 515 Lido Dr		1,861					Las Olas Isles - Taradel
37		3/11/2025	Mailer - DOTW - The Landings		3,240					The Landings, Coral Ridge - Taradel
38		3/11/2025	Email - DOTW: 515 Lido Dr	24						All agent not archived/contacted/suscribed to email/ Nurture/S
39		3/11/2025	Email - DOTW: 5310 NE 26th Ave	232						All agent not archived/investor
40		3/14/2025	Mailer - Magic Buyer: Rio Vista		1,345					Rio Vista - Taradel
41		3/24/2025	Mailer - DOTW - 2816 NE		1,989					Dolphin Isles, Coral Ridge - Taradel
42		3/27/2025	Exclusive Showing Alert - 2709 Center Ave	12						Agents/ 2709 Center Ave showings
43			Total - March	268	8435	0	161 / 7	6,534	9,053	
44		4/1/2025	Mailer - DOTW - Sunrise Lakes		1,096					Sunrise Lakes - Taradel
45		4/1/2025	Email - DOTW: Sunrise Lakes	466						All agent not archived/contacted/suscribed to email/ Nurture/S
46		4/2/2025	Ads campaign (Facebook / Insta) 1328 Seminole Dr				C: 19	876	1,012	1328 Seminole Dr(Facebook / Insta)
47		4/4/2025	Ads campaign (Facebook / Insta) 417 NW 9th Ave				M: 2	669	1,056	417 NW 9th Ave (Facebook / Insta)
48		4/4/2025	Ads campaign (Facebook / Insta) 9181 Sunrise Lakes				M: 3	630	1,118	9181 Sunrise Lakes (Facebook / Insta)
49		4/7/2025	Ads campaign (Facebook / Insta) 1147 Hillsboro				M:	434	733	1147 Hillsboro Mile, Hillsboro Beach (Facebook / Insta)
50		4/11/2025	Ads campaign (Facebook / Insta) 2709 Center Ave				C: 321	4,375	6,733	2709 Center Ave (Facebook / Insta)
51		4/11/2025	Mailer - DOTW - The Strategy Behind...		2,576					Sunrise Lakes - Hillsboro Mile / Las Olas Isles



Let's Connect