

KELLERWILLIAMS  
*Luxury*

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**HORSE FACILITY**

**kw**  
KELLERWILLIAMS®  
REALTY

  
BEAUTIFUL  
MIAMI  
Your Home. My Priority.

**We sold over 500 properties.  
We will get you into a home!**



305.735.6939



BuyMiamiWithMe@gmail.com



www.BeautifulMiami.com



Kathrin Rein



@beautifulmiamiteam



Kathrin Rein



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REAL ESTATE



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## Marketing Proposal of Next Level Performance Center

- Target potential buyers, property owners of properties near buy with a value 3 Million or higher.
- Target other horse farms and facilities
- Advertise in land and horse magazines
- Utilize my extensive network of agents across the country and overseas

### Items needed:

- Appraisal of facility
- Profit and loss statement
- Payroll for employees
- Copy of all insurances, warranties, plans and permits
- Survey



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Kathrin Rein



REALTOR®



EQUAL HOUSING OPPORTUNITY

KELLERWILLIAMS  
*Luxury*

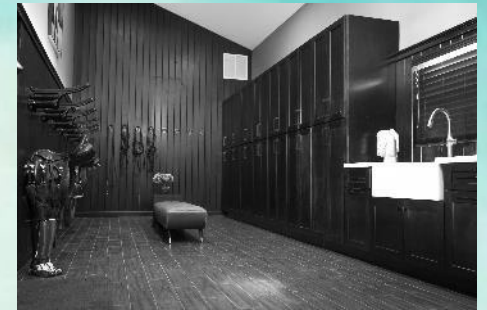
**kw**  
KELLERWILLIAMS  
REAL ESTATE



BEAUTIFUL  
MIAMI  
Your Home. My Priority.

# Facilities

- 38 Roewer & Rueb stalls
- 11 Paddocks
- 24-hour stall surveillance
- 16 run-outs
- 12 large grass paddocks with permanent concrete run-in sheds fully equipped with fans
- 1 Trailer, 1 RV
- Largest indoor arena in Broward County
- Premier footing
- Electromagnetic therapy
- Sea salt spa
- Aquatred
- Dry treadmill
- Indoor & outdoor walkers
- Indoor & outdoor Luxury three-story clubhouse with rooftop
- Full bathroom/changing room equipped with showers
- Bar with window front to covered arena, management offices, upstairs 2BED/2BATH with grand kitchen and living room
- 3 jockey apartments with 2BED/2BATH each
- Equestrian jumping equipment and feeding equipment included
- Trainer and management on site.
- Nelson Automatic Water and Tracking System



# Samples of my company's other listings



Horse Farm at 40543 Courtland Farm Lane, Aldie, Virginia



Horse Farm at 300 Mountain Road, Tuftonboro, New Hampshire

TO RESULTS ORIENTED BUYERS/SELLERS,

OUR BRAND PROVIDES THE BEST REAL ESTATE EXPERIENCE OF YOUR LIFE. WE GIVE YOU WHITE GLOVE SERVICE (NO MATTER YOUR PRICE RANGE), AND CONSTANTLY COMMUNICATE SO YOU CAN ENJOY EVERY STEP... WE DO THE HARD WORK SO YOU CAN HAVE FUN!



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# Who is Kathrin?

- **Broker Associate with KW in Miami FL, we cover all areas from Homestead to Fort Lauderdale.**
- **Top Florida solo agent 2017-2024**
- **Mega Agent office in Coconut Grove.**
- **Opportunity Seeker and financially free.**
- **Mom of 6 (2 kids, 1 cat, 2 dogs and 1 husband)**
- **Member of Gary Keller's Mastermind, Millionaire Real Estate Agent, self made Millionaire, speaker and entrepreneur.**
- **Best dressed realtor in Miami**

*"I own multiple businesses and love to inspire others to live a big life by creating wealth through owning real estate."*

*Make it Rein*

**KATHRIN REIN**


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**kathrin@kw.com**

**buymiamiwithme@gmail.com**

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 **Kathrin Rein**

 **@beautifulmiamiteam**

 **Kathrin Rein**



We are pleased to introduce you to Beautiful Miami - Kathrin Rein and its brand: "Your Home. My Priority." It is all about you, your family, and your goals. You want a certain style, a specific process, and results. Kathrin Rein will deliver exactly what you expect, demand, and need through the best real estate experience you'll ever have.

Kathrin understands what it is all about; it's about your *one chance* to get the most out of property that you own, that you have invested in over the years emotionally, financially, and physically.

Kathrin is here to let you know she wants to be your guide and be with you through every step of the process of selling your home. Your dreams, her goals.

And you couldn't be with a better, more dedicated individuals. As the #1 KW Agent in Florida, Kathrin Rein has built client's success on her experience in the market, customer service, and level of attention to details.

Because of her unique process, she is able to sell a home for 6.8% more than other agents.

Committed to your success,

Beautiful Miami – Kathrin Rein



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 Kathrin Rein  @beautifulmiamiteam  Kathrin Rein







# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.

## HOUSE SHOWINGS

And COVID19 (Coronavirus)

### TIPS IF YOU'RE A SELLER



Open all doors before all showings and sanitize knobs after each showings



Leave cabinet doors in any other space a buyer will want to see open



Turn on any needed lights, lamps, and lights switches before the showing starts.




Keep windows and doors open to let fresh air flow throughout the showing.



If a family member is not feeling well, do not have home showings



Provide a hand disinfectant by home entry for visitors to use.

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 Kathrin Rein

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 Kathrin Rein



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# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.

## REQUIREMENTS PRIOR TO LOOKING AT HOUSES

1. Drive by the property
2. Watch the video
3. Watch the 3D tour
4. Get pre-approved by a lender/show proof of funds

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# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.

## A CONTRACT HAS THE FOLLOWING CONTINGENCIES (If a Financing Offer)

1. Inspection Period
2. Appraisal Contingency
3. Financing Contingency

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 Kathrin Rein

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 Kathrin Rein

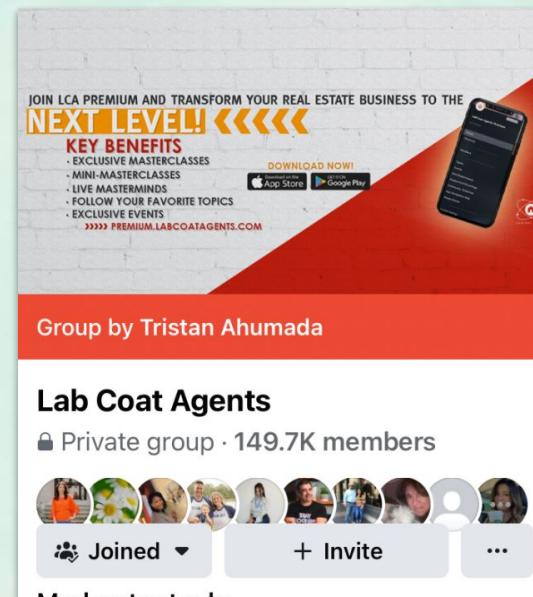




# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.

## Winning marketing strategies

Our listings are seen by the top agents in the industry because I'm a member of multiple masterminds across the country



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Kathrin Rein



Luxury

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Your Home. My Priority.

## Numbers Speaks for Themselves

*“We sell more luxury than ANY other brokerage!”*

2023

January 1 - December 31, 2023

### LUXURY LORE

*Luxury numbers represent transactions over \$1 million in the US and Canada.*



	#	VOLUME
Total Luxury Listings Sold	21,977	\$36.31B
Total Luxury Buyer Closings	22,884	\$38.55B
Total Luxury Closings	44,861	\$74.86B
Transactions Involving Referrals	6,963	\$15.44B
Agents Who Transacted \$1M+	18,933	

This data is provided on an "as is" basis and KW makes no representation or warranty, and disclaims all warranties, expressed or implied, as to the accuracy, reliability, relevancy, timeliness, utility, or completeness of the data KW has provided to you. KW assumes no responsibility for any errors or omissions in or resulting from the data.

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 Kathrin Rein

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 Kathrin Rein





# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.

## The Beautiful Miami Team Marketing Plan To Get Your Home Sold

*“Our system maximizes exposure of a property to the most people, making the most money for the seller in the least amount of time.”*



### Our Objectives Are the Following:

- ✓ To assist in getting as many qualified buyers as possible into your home until it is sold.
- ✓ To communicate to you the results of our activities.
- ✓ To assist you in negotiating the highest dollar value...between you and the buyer.

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 Kathrin Rein

 @beautifulmiamiteam

 Kathrin Rein





# KATHRIN REIN PA

THE BEAUTIFUL MIAMI TEAM

305.735.6939



*Make it Rein!*

1



Feature your home on my YouTube Channel.

2



Promote your home to all sales agents in South Florida

3



Notify 100 of your neighbors through our effective prospecting program.

4



Turn Key Service. We will hire a Decluttering expert/ Stager if necessary. Hands us the keys we do the rest.

5



Promote your home on various websites including Google, Yahoo, and hundreds more.

6



Smart Social Media Campaigns.

7



Make your home more marketable by adding interior pictures and 3D Tour.

8



We will feature your home on the first page of Real Estate search engines such as Zillow, Google, Trulia, etc...

We received 5 star reviews on Zillow

9



With our "Maximum Appraisal Approach" we will assure that you will receive top dollar for your home.

10



The team prospects 6-8 hours per day and talks to at least 100 people looking for buyers.

11



OPEN HOUSE

Host an Open House, when necessary, for buyers and agents to preview the property.(Optional)

12



Follow up with agents who have shown your home for feedback.

13



Participation in Masterminds with top agents across the country.

14



Speaker: International speaker

15



Experience: Over 10 years in the business. Our listings sell for top dollar.

16



Mansion Global + Wall Street Journal



# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.



List With The Beautiful Miami Team and get maximum exposure on the following websites:



MANSION GLOBAL  
ONLY THE EXCEPTIONAL

THE WALL STREET JOURNAL.



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www.BeautifulMiami.com

Kathrin Rein

@beautifulmiamiteam

Kathrin Rein







# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.

I'm a member of the Next Move Network. This is a network of elite brokers of different brokerages.

I have been participating in an extensive vetting process for months alongside some of the best agents in the country to be selected as a Next Move Network Member. It was comprehensive and an honor.

I have a commitment to providing the ultimate in service and care and this opportunity to work alongside the best real estate professionals in the sports and entertainment industries feels like a perfect synergy!

NEXT MOVE provides concierge relocation and white glove real estate services to athletes, celebrities, and industry executives across the globe.

This partnership will provide even more opportunities for our clients and expand our efforts in providing unparalleled service and meaningful investment opportunities.

**NEXT MOVE**  
A PREMIER NETWORK OF REAL ESTATE PROFESSIONALS  
CATERING TO THE SPORTS & ENTERTAINMENT INDUSTRY

OFFICIAL MEMBER  
**KATHRIN REIN**

Miami

MAKETHENEXTMOVE.COM  
305.735.6939  
KATHRIN@KW.COM

The image shows a membership card for the Next Move Network. At the top, the 'NEXT MOVE' logo is displayed in red and white, with a registered trademark symbol. Below it, the text reads 'A PREMIER NETWORK OF REAL ESTATE PROFESSIONALS CATERING TO THE SPORTS & ENTERTAINMENT INDUSTRY'. The middle section features a black and white photograph of a city skyline, likely Miami, with the word 'Miami' written in a large, white, cursive font. To the right of the skyline is a portrait of Kathrin Rein, a woman with long blonde hair, smiling. Below the skyline, the text 'OFFICIAL MEMBER KATHRIN REIN' is printed. At the bottom, the website 'MAKETHENEXTMOVE.COM', the phone number '305.735.6939', and the email address 'KATHRIN@KW.COM' are listed.



# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.



Having been in competitive sports and entertainment for most of my life, I'm excited to have been asked to join the Sports and Entertainment Division of my company!

I look forward to continue helping my clients to hit the ball... or... goal 🎾❤️



# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.



## KATHRIN REIN

*Broker Associate  
Keller Williams Miami*

Miami agent Kathrin Rein is passionate about building wealth through real estate—and providing the same opportunities for her clients. “I achieved financial freedom through owning real estate. I own multiple properties that more than cover my entire lifestyle,” she says. “I pass this knowledge on to my clients as I wish them to achieve the same.” Rein has become a popular keynote speaker on this topic across the nation.

Rein says building relationships the old-fashioned way is integral to her rapport with clients, but she also improves the client experience with videos, neighborhood sites, social media and her YouTube channel. However, she says it’s her white glove service that really keeps her clients happy. “I have a very boutique business,” she shares. “We believe in quality versus quantity. All my clients get to work with me and I only work with five exclusive clients at any given time.”

Rein has been awarded the Millionaire Real Estate Agent Award and has ranked in the top three of all agents with Keller Williams in the state of Florida for the past 5 years. Despite her successes, she says she never sells something just because she wants close another deal. “I want you to be my client forever, so I’m very transparent and honest,” she notes.

Rein gives back by doing volunteer work within KW and is also involved with several small local charities. In her free time, she loves to be with her husband and two kids, play tennis and cruise around Miami in her turquoise Porsche.



## KATHRIN REIN

*Broker Sales Associate and Real Estate Consultant, Keller Williams Director, Beautiful Miami*

When buyers, sellers and investors hire Kathrin Rein, they get more than just a broker. They get an expert in construction, renovations, materials, investing and saving money on property taxes — areas she knows well from owning nine properties of her own.

“My biggest passion is to help create passive wealth for others through owning real estate,” says Rein, who leads by example. “My own properties are cash flowing and create amazing wealth for me and my family. I want to encourage others to do the same.”

Rein, director of Beautiful Miami and a broker sales associate and real estate consultant with Keller Williams, was the No. 1 Keller Williams solo agent in the state of Florida in 2018/2019 and recently achieved the company’s Millionaire Real Estate Agent status. While many of her clients are families and investors, she also works with international luxury buyers.

“I know how to get a home sold for the highest price in the shortest amount of time, and I won’t give up until I succeed. When working with buyers I love to see them get a deal!” she says. “My clients value my communication on what I do to market their home. My clients are like family to me and they know that I truly care about them. Knowing I can make such an impact on them and being so involved in their lives is very humbling.”

A tough negotiator, Rein developed an ability to work well with all personality types in her previous career as an actress and comedian. She also puts those skills to use by hosting a TV show featuring her listings. As a highly sought-after motivational speaker, last year she participated in more than 50 industry panels, made several keynote speeches and led multiple workshops. She inspires many other agents through her leadership in not just her office, but national organizations such as the Facebook Group Lab Coast Agents which she moderates in her free time. She helps teens discover their own career paths, likes to travel to her Georgia mountain homes and spend time at the beach with her husband and children Josephine and Leonardo.



MIAMI

## REAL PRODUCERS®

CONNECTING. ELEVATING. INSPIRING.

TOP AGENT:  
**KATHRIN  
REIN**

Photo credit: Miami Lux Media

PARTNER  
SPOTLIGHT:  
Miami Lux Media

RIISING STAR:  
David Freed

APRIL 2023



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ALSO SEE THE NEW 400 ISSUE OF MIAMIAGENT MAGAZINE  
MIAMIAGENTMAGAZINE.COM

**KATHRIN REIN, P.A.**  
*Broker Sales Associate and Real Estate Consultant, Keller Williams Director, Beautiful Miami*

Creating wealth for her clients one property at a time, Kathrin Rein builds long-lasting relationships with every buyer, seller, developer and investor who comes her way. "My clients know and feel that I truly care about them," says Rein, director of Beautiful Miami and a broker sales associate and real estate consultant with Keller Williams.

As the No. 1 Keller Williams agent in the state of Florida and the No. 1 agent in her office for the past five years, Rein serves clients from around the world. She is a highly sought-after agent and motivational speaker and frequently appears on panels to share her expertise with industry professionals. Rein is well known for her creative videos and has her own TV show in which she features her listings. "What makes me shine is that I am extremely efficient," she says. "I know how to get a home sold for the highest price in the shortest amount of time, and I won't give up until I succeed. My clients also like that I communicate with them all the time about what I do to market their home."

In 2019, she sold \$49.6 million in real estate and also purchased a commercial space in Coconut Grove, where she opened her own storefront office. "I was at a point where I had two choices: to either stay where I am at or take a leap of faith and change my surroundings," she explains. "My new office even has a video studio."

Outside of work, Rein holds workshops to teach young adults how to have a clear vision and volunteers for career day at her kids' school. She is also extremely involved in her community, organizing neighborhood events and leading several Facebook groups. "I am a matchmaker," she says. "I either introduce people to houses or connect them with other people. It is all about relationships."

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• FOR THE WELL-INFORMED REAL ESTATE PROFESSIONAL •

**MIAMIAGENT**  
MAGAZINE

VOL. 1, ISS. 3 • 3.5.18

► COHOUSING  
TREND  
CATCHES  
FIRE

**Roundup:**  
**THE HOTTEST  
DEVELOPMENTS  
RIGHT NOW**

**SURVEY:**  
**AGENTS  
TALK ABOUT  
SELLING NEW  
CONSTRUCTION**

*The*  
**NEW CONSTRUCTION**  
*forecast for Miami real estate*

**KATHRIN REIN**  
KELLER WILLIAMS CORAL GABLES/COCONUT GROVE

**KELLER WILLIAMS**  
*Luxury*

**Success Sells.**

Congratulations Kathrin Rein on becoming an MREA! Kathrin was the #1 Single KW agent in Florida in 2018 & 2019 and recently achieved KW's Elite Millionaire Real Estate Agent status. She is also active on the ALC and is a member of KW Luxury and KWYPF. She is also in Gary Keller's Solo Agent Mastermind.

Kathrin serves Miami, Miami Beach, Coconut Grove, Coral Gables, Key Biscayne and Fort Lauderdale. Most of her business comes from repeat clients, their referrals and agent referrals.

Having arrived in the US with only \$700 in her pocket, Rein is driven by her desire to teach and inspire others to create passive wealth through owning real estate.

Keller Williams Miami Beach  
Beautiful Miami  
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**KW MIAMI BEACH**  
KELLERWILLIAMS REALTY

Each office is independently owned and operated.

**KATHRIN REIN**

Miami | Miami Beach | Coconut Grove | Coral Gables | Key Biscayne | Fort Lauderdale

"In the 9 years I've been with KW, I feel I earned a PH.D in real estate and investing. I've become passionate about growing wealth and helping others to achieve the same. I've not seen this focus on wealth building from any other brokerage."

— Kathrin Rein



# BEAUTIFUL MIAMI YOUR HOME. MY PRIORITY.

AS SEEN ON

**KATHRIN REIN**  
REAL ESTATE CONSULTANT  
WWW.BEAUTIFULMIAMI.COM

*We are excited to be part of this amazing TV Show. We are looking for homes to feature on the show.*

*If you know anyone looking to sell their home, please let us know.*

TUNE IN ON: SUNDAYS | 6:30 AM

CBS | Roku | Apple TV | Amazon FireTV

MIAMI AGENT  
**WHO'S WHO**  
• 2017 •

2017 WHO'S WHO  
IN MIAMI RESIDENTIAL REAL ESTATE

**Kathrin REIN**

Kathrin Rein holds herself to a high professional standard. She takes pride in her strong work ethic and believes integrity is the most essential element for a successful real estate career - makes it not an option for her, it's your dream, you do it or not available - you can be sure I'll check on every door until I find it for you. Anyone can use the MLS but not every agent is willing to put in the extra work to find your special house! She says client reviews describe her as "responsive," "passionate," "fast," "if she does not sleep," "willing to go the extra mile," "very technology savvy," "a true perfectionist" and "extremely knowledgeable," and she strives to ensure that all her clients "have the best experience of their life working" with her.

Rein and her team currently cover the Coconut Grove, Coral Gables, Miami Beach and Greater Miami areas. Most of her business comes from repeat clients and their referrals. With many of her clients are families or investors, she also works with international luxury buyers. She is very strong on construction on sales and knows every Miami project inside out.

She says her greatest accomplishment in the past year was a personal achievement Rein bought investment properties for her children. "Being able to do that for my kids, and knowing that they will own something later on is a big accomplishment for me." Living in the US with only \$7500 in her pocket, Rein is blown by her clients to have a wonderful life with family and to make a difference to the lives of her clients and give back to the community.

When she is not busy working with clients, Rein enjoys time at the beach with her family, remodeling houses, watching movies, candle boarding, playing golf, the state and visit. She also plays tennis several times a week and played professionally in Europe until the age of 17. Rein is also active in supporting "Flora Make My Mission," a Nigerian orphanage started by her friends parents. "If you can't raise an orphan, at least give your lives you have failed to fulfill your life's purpose," she says.

As the No. 1 residential agent with Keller Williams Coral Gables/Coconut Grove for the past two years in a row, Kathrin Rein is a force to be reckoned with. She has received many awards and recognitions in her career, including 2016's Highest Closed Units, Highest Listed Units, the Mega Agent Award and Highest Closed Residential Volume in 2015 and 2016 for Keller Williams Coral Gables/Coconut Grove.

**KATHRIN REIN**  
REAL ESTATE CONSULTANT  
BEAUTIFUL MIAMI TEAM

MIAMI AGENT  
**WHO'S WHO**  
• 2018 •

2018 WHO'S WHO  
in Miami Residential Real Estate

**Kathrin REIN**

Since joining the real estate industry seven years ago, Kathrin Rein has become one of the top agents in Miami. As a real estate consultant and luxury ambassador at the Keller Williams Coral Gables/Coconut Grove office, Rein assists VIP clients, investors and clients relocating to the greater Miami area for work or purchasing a vacation home.

Growing from the German entertainment industry, where she was a successful actress and comedian, Rein is the perfect agent for helping celebrities and other public figures find their dream home. "They trust that I am discreet and would never disclose their names," she says, adding that some of her investment buyers give her a blank signed contract with the assumption that she will purchase the property that makes the most financial sense for them. "I'm like their stock broker for real estate," she says. "My clients all know I care deeply about them. Not just about their homes but also about their families and their lives."

Known for her extensive marketing efforts, Rein places her listings on more than 200 websites, including ones popular in Asia and Europe, and hosts lavish events to draw potential buyers to luxury properties. "Anyone can be a normal Realtor," she says. "We work a bit outside the box."

In 2017, her unique approach and recent onboarding of an office manager resulted in several multimillion-dollar sales, as well as several properties that went for full or above asking price. Thanks to having additional help, she's closed nearly \$13 million within the first two months of 2018 alone - including a condo at Yacht Harbor in Coconut Grove, which marked the biggest sale ever in the history of the building.

Rein is the recipient of the 2016 and 2017 Mega Agent Award from Keller Williams and achieved the Highest Closed Volume award from 2015 to 2017, making her the No. 1 residential agent in her office for three consecutive years. She also received awards for Highest Listed Volume in 2017, the Highest Closed Units in 2016 and the Triple Gold Award of Keller Williams this year for her impressive sales progress.

A luxury agent, power negotiator, marketing expert and global property specialist, Rein remains active in the real estate community as a member of the Keller Williams Young Professional Network, the Women's Council of Miami and the Miami Association of Realtors. She also sits on the Leadership Council of her office and mentors other agents on their way to success.

In her free time, Rein loves to play tennis, go paddleboarding and spend time with her husband and two children, a 9-year-old son and a 3-year-old daughter. "They inspire me to be the best I can be every single day," she says.

**KATHRIN REIN**  
REAL ESTATE CONSULTANT AND LUXURY  
AMBASSADOR, KELLER WILLIAMS CORAL  
GABLES/COCONUT GROVE



# BEAUTIFUL MIAMI

## YOUR HOME. MY PRIORITY.

### SKILLS OF THE BEAUTIFUL MIAMI TEAM:

- ✓ The skill of managing time and following a strict schedule, to allow the client to receive efficient response time and results.
- ✓ The skill of being able to focus, not be distracted by, computer, cell phone and staff members to achieve the clients end result with clarity.
- ✓ The skill of looking for and finding qualified buyers and sellers, therefore a sale achieved as the desired result.
- ✓ The skill of turning leads into appointments, causing more listings and more buyers for our listings.
- ✓ The skill of taking a prospect who has set an appointment and turning it into a highly pre-qualified appointment, more appointments-more sales; therefore our clients receive more quality exposure.
- ✓ The skill of making an enthusiastic, energetic presentation to have the client understand our passion.
- ✓ The skill of pricing property to sell and the ability to convince both the buyer and the seller it is the right price.
- ✓ The skill of showing properties to a buyer in a manner that causes the buyer to buy today, making the seller receive a faster sale to net more.
- ✓ The skill of dealing with seller's and buyer's excuses and objections, helping all to see clearly through to a decision.
- ✓ The skill of bringing buyers and sellers together through negotiations that lead to a sale.
- ✓ The skill of delegation, to delegate those responsibilities and details of the process to allow us to deal with priorities and move along a transaction to close.
- ✓ The skill of doing it, day in and day out, with consistency and persistence.

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 www.BeautifulMiami.com

 Kathrin Rein

 @beautifulmiamiteam

 Kathrin Rein






# BEAUTIFUL MIAMI

## YOUR HOME. MY PRIORITY.

### SKILLS OF THE BEAUTIFUL MIAMI TEAM (continued):

- ✓ The skill of asking pertinent questions that get buyers and sellers involved in the sales process.
- ✓ The skill of listening intensely to what buyers and sellers say. Also the skill of listening to what is not being said.
- ✓ The skill of getting buyers/sellers to work with us effectively, for a more efficient process.
- ✓ The skill of providing services that will cause our customers to keep coming back to us and referring people to us forever which enables our database to keep growing.
- ✓ The skill to be able to practice my skills with intensity, so when in the game of sales, we know the plays to succeed.
- ✓ The skills of developing motivation in our sellers to work each day with excitement and have our clients react positively.
- ✓ The skill of gaining money and keeping savings and investing, so we have financial stability to be able to show our client's property.
- ✓ The skill of being willing to tell a client the truth and being able to walk away, not anxious to allow the client to create more opportunities in the market by knowing the real truth and knowing the market.

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 Kathrin Rein

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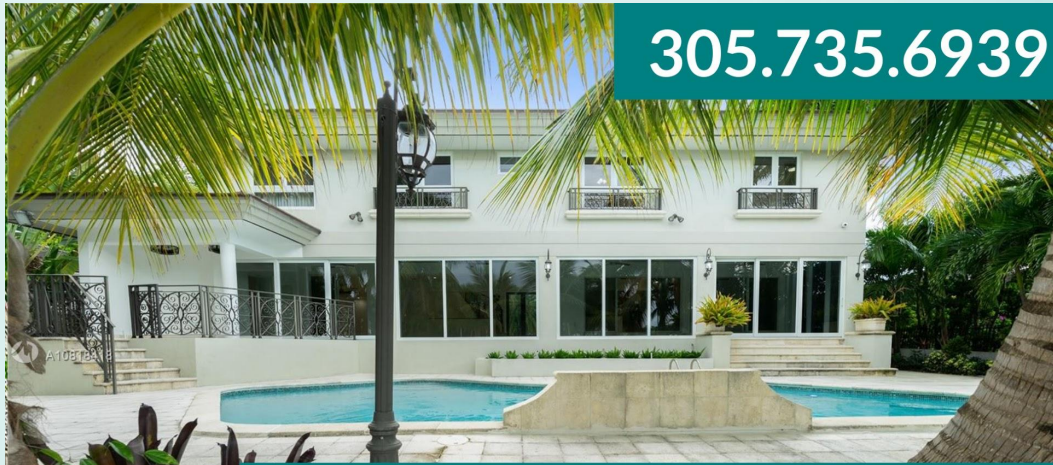
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6816 Sunrise Dr Coral Gables, FL 33133

Tropical pool home in the highly exclusive Sunrise Harbour gated community.

6Bed/7.5Bath

A two story, tropical pool home in the highly exclusive Sunrise Harbour gated community. This dream home is right on the water and has it all! Lounge in your exquisite backyard and take a dip in the pool. Very comfortable layout with each bedroom having its own private bathroom. The master bedroom has two walk-in closets. The kitchen has high end commercial grade appliances which includes two sub zero refrigerators. The home also includes a maid's quarter with a private entrance and bathroom. High end finishes are found throughout the home. This gated masterpiece is close to South Miami's restaurants and shopping. Move in ready! A Beautiful Miami Home.



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or to schedule a tour.



#1 Single KW Agent in the State of Florida 2019





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2 BED, 2 BATH, 1 CAR GARAGE | 1,100 SQ. FT. | 601 NE 36TH ST #1602

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3 BED, 2 BATH, 2 CAR GARAGE | 12,000 SQ. FT. | 6816 SUNRISE DR

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Other South Florida Real Estate Agents

**VS**

The Beautiful Miami  
Team

LISTINGS	SOUTH FLORIDA AGENT	THE BEAUTIFUL MIAMI
Average % of List	92.2%	99%

**Fact\*:** Sellers who hire The Beautiful Miami Team sell their property for 6.8% more money.

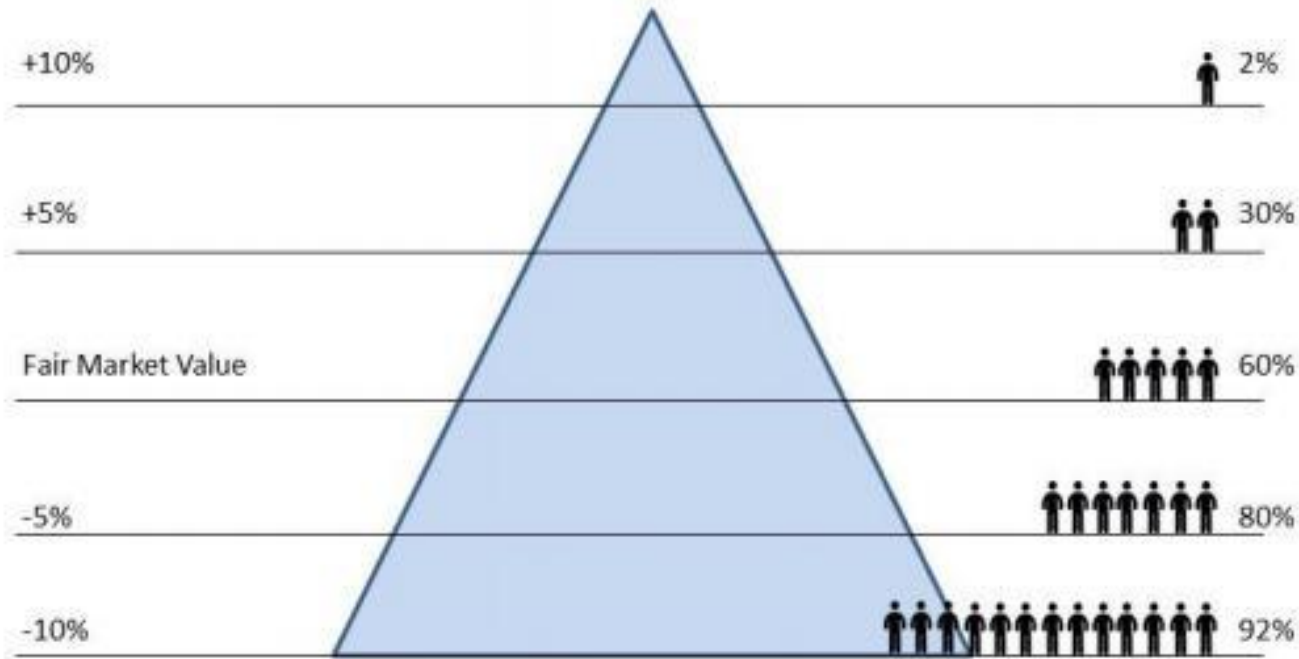
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\*Our average client on a sales price of \$500,000 will receive an additional \$10,000 when listing and selling with us.



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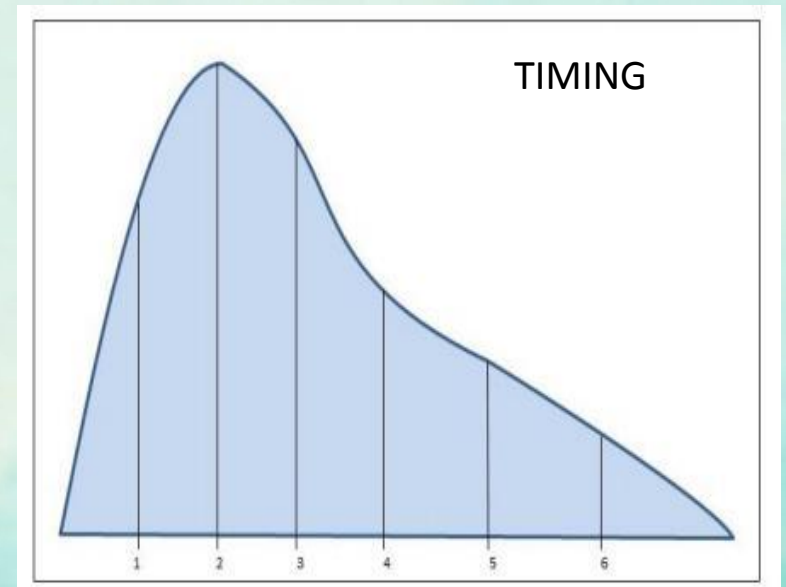
## PERCENT OF BUYERS WHO WILL VIEW PROPERTY



Asking Price in Relationship to Fair Market Value

% of Prospective Purchasers Who Will Look at Property

ACTIVITY





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**REAL ESTATE IS LIKE DATING**



**THE LONGER YOU'RE ON THE  
MARKET, THE MORE PEOPLE  
WONDER WHAT'S WRONG WITH YOU**




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## Zillow Reviews

Kathrin Rein is not only quite likely the best realtor in the entire Miami area.....bar none.....but she also has a personality that will brighten any day with her infectious smile & radiant personality! With that said, let me just provide some information for those of you out there who are in the market to either SELL your home or looking to BUY a home. Regardless of your needs, I would personally encourage you to save yourself a lot of time, effort & frustration by starting out with the best experience of your real estate endeavors. If you've never purchased or sold a property before, Kathrin will make your first experience one to remember.....and as she says....."guaranteed" !! For those of you with past experience in the real estate world....prepare for the best experience ever with Kathrin Rein as your realtor of choice! My family members & I inherited my parents home almost two (2) years ago with the home being located in Coconut Grove, FL. We decided to put it on the market in order to get it sold in what we thought would be a very simple & fast process. We had no real desire to sell it on our own, although we did try that for a very short time period with no success. We then experienced the worst frustrations ever when, after using several local realtors, we simply were not able to get the home sold no matter how hard we tried & regardless of what efforts were made to market the home while simultaneously attempting to make the home more appealing to prospective buyers. Like many, we made various improvements to bring the home more up to date while making it more attractive utilizing various means such as new landscaping, painting on the interior & exterior, etc. etc.! The list of remodeling was somewhat extensive & the "ka-chings" could be heard for miles.



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 Kathrin Rein

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 Kathrin Rein



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REAL ESTATE





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## Zillow Reviews

Unfortunately, it seemed that no matter how hard we tried or how much we invested in the home, we just weren't able to attract buyers for reasons that simply eluded us. After almost 1.75 years of exhaustive efforts trying to sell the home, we finally acquired the professional real estate services of Kathrin Rein of Keller Williams under her own brand of 'Beautiful Miami Real Estate'. I have personally bought & sold 7 homes in my lifetime & I can honestly say that working with Kathrin Rein turned out to be, without question, the very best real estate experience I've ever been involved in. She has such a "flare" for the real estate business that others can only hope to achieve but seldom ever do so successfully. She is very professional & knows the ins & outs of real estate better than most. Her personality is both warm & infectious & if your day needs a "boost".....she'll make sure that happens as well. Also, very few can boast fluency in 3 different languages which just rounds out her overall talent with a grade of A+ if not higher!

If you're looking for attention to detail.... then Kathrin is the realtor for you! If you want someone who will always be responsive to your every need when you need it most.....Kathrin is the realtor for you! If you're looking for honesty & integrity from A-Z.....Kathrin Rein is the realtor for you! And, if you want all of these attributes combined with the greatest personality you're likely ever to encounter in any walk of life.....then once again.....stop your searching & sign on with Kathrin Rein of 'Beautiful Miami Real Estate'. I "guarantee" you that you will NOT be disappointed!! Finally, let me just say that Kathrin Rein had our home listed on July 14, 2018 & had a contract for us on July 29, 2018. That's 15 days from listing to a sale.....which is quite remarkable in anyone's book I'm sure! So, once again, whether you're buying or selling.....do yourself or yourselves a huge favor & allow Kathrin Rein to fulfill your real estate dreams. You'll be so glad you did :-)



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## Zillow Reviews

When Kathrin became the Estate's Realtor she knew she was entering into a very challenging situation since I- The Executor of the Estate-lives in another state. Plus the Estate condo in Miami was previously listed with another broker and did not sell for 12 months. However, Kathrin was up for the challenge! First the Estate needed the condo to be sold within 90 Days. Before the property could be listed-Kathrin developed a plan and scheduled a vendor team to have the property market ready from cleaning to removing the furniture. Then Kathrin's expertise took over in marketing and selling the condo within the "90 Days Goal" -which was remarkable given she had to balance the set of challenges from Probate Court/multiple heirs and the marketplace. If you selling real estate property in Miami, Kathrin really goes the extra mile and I strongly recommend Kathrin and her team as your Professional Real Estate Agent!!!

I have not worked with a real estate professional like Kathrin in year. We were out of town and she handled every detail of the staging, showing, marketing and closing. Kathrin showed her professionalism every step of the way. What was the most impressive is that she took initiative to recommend and do things to position the property for lots of traffic in a highly competitive market. Our asking price was high and there were several units at much lower prices in the same building, yet we sold ours less than six weeks after a major hurricane. Kathrin was personable and funny. She was a delight to work with. I would highly recommend Kathrin especially for high-end property.



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## Zillow Reviews

Kathrin was a life saver! I highly recommend. She is professional and knowledgeable. I don't know what I would have done without her by my side when I sold my parents' house and bought 2 condos. All in less than 60 days! She is on top of everything! She always had my best interest as her #1 priority. I definitely enjoyed working with her and if I ever have to buy or sale a property I would definitely go with Kathrin again. No doubt! She is very trustworthy and such a hard worker!

Kathrin made us feel like our listing like was the only one she was working on at any given time. She took every call, responded to every text, and answered all out questions in a very timely manner. She was patient with us and aggressive with the other side - exactly the type of person with whom you want to list your home.

Kathrin was fantastic. She sold our house in less than a week for full asking price to an all cash buyer. She is an expert in getting the right people out to see your property and I'd hire her in a second the next time I need to sell my house. She's the best.



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