



# MIAMI

## RELOCATION GUIDE





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# INTRODUCTION

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Katherina Santana, Broker Associate to Capital Int'l Realty, with 15+ years of experience, is the founder of Santana Sales Group ("SSG"). SSG was created to help clients navigate the complexities and intricacies of real estate investing. SSG is focused on providing the best personalized service that goes beyond the basic needs of its clients.

SSG has successfully positioned itself with its clients and within the real estate world in Miami, creating strategic alliances with the largest builders in the United States. Additionally, SSG works with a group of professionals providing integrated services for its clients. Such services include: legal, immigration, accounting, franchise, financial, inspection and title services.

SSG's core philosophy is to always operate with the highest standards of professionalism, integrity, honesty, perseverance and passion- no exceptions. At SSG we seek to advise and provide closer information for our clients in a personalized way. This unique characteristic has made different media trust and show interest in the work we do. Currently, SSG has a real estate segment

for Univision and additionally, Katherina Santana has participated as an expert in real estate in many opportunities for Telemundo network nationwide.

Katherina, is also an author of the book: "El camino exitoso hacia su propiedad en Miami". Ready to acquire property in Miami? Avoid shortcuts with this exceptional guide! When you think about buying a property in Florida, many questions arise about the process: Where to start? Who can advise me? How do I obtain financing? How do I handle legalities involved? This handy guide provides the reader useful information based on the knowledge and experience that Katherina gained over the years as well as a compilation of various relevant content from the real estate world.

The  
Miami  
Herald



Diario  
Las Américas



Located in the Sunshine state of Florida, Miami is the amazing city known for its beautiful beaches, vibrant nightlife and unique urban economy. Over the years Miami has evolved into a cultural hub with more than just beaches and nightclubs to offer its visitors and residents. It has become the center of exciting and fascinating experiences that include art, food, fashion, leading edge architectural design, exceptional music, entertainment, and finance. Settling down in Miami can be quite easy because the city offers many opportunities in terms of education, professional growth, businesses and real estate.

We have put together this guide to help you extract insights on the essential matters you should consider when making the move to this beautiful city. This guide includes everything you need to know about Miami including neighborhoods, schools & market data.

**By providing this guide we hope for two things:**

1. We hope you fall in love with everything Miami has to offer; and
2. We hope to alleviate some of the stressful burden that comes when moving to a new city.

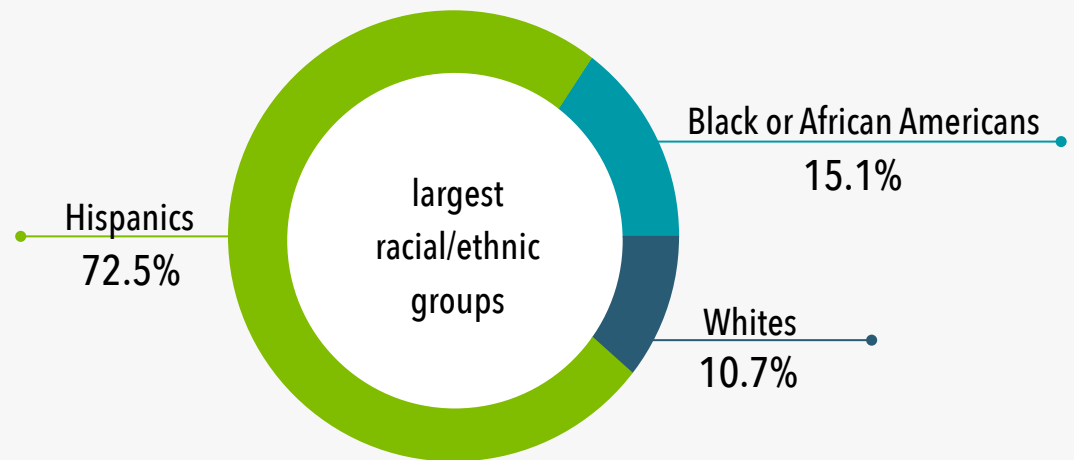
**We are here to help!**

**Let's get started, and Welcome to Miami.**

# WE FIRST WANT TO INTRODUCE YOU TO MIAMI'S DEMOGRAPHIC DIVERSITY, MARKET DATA AND LUXURIOUS LIFESTYLE

*69.95% of Miami's population speaks Spanish, while 22.98% speaks only English.*

As of August 15th, 2020, Miami has a population of **486,388**. It is growing at a rate of **1.62%** annually. Additionally, it is the **2nd** largest city in Florida, and the **39th** largest city in the United States.



Miami has a distinguished track record of being one of the best long-term real estate investments through the last ten years. A report published by Zillow in 2017 said Miami was the country's fourth most valuable housing market. Over the years Miami has experienced an economic rebuild after Hurricane Irma which has given rise to a stronger economy, rising wages, and Florida's no tax status.

Miami's market is less expensive than Los Angeles and much less expensive than New York City, but still comparable in terms of lifestyle compared to these cities, in Miami you can get a much larger quantity of goods and services for your money that allows for a better quality of life and standard of living.



REASONS TO MAKE

**7** *Miami*

YOUR NEXT HOME



# 1 WEATHER

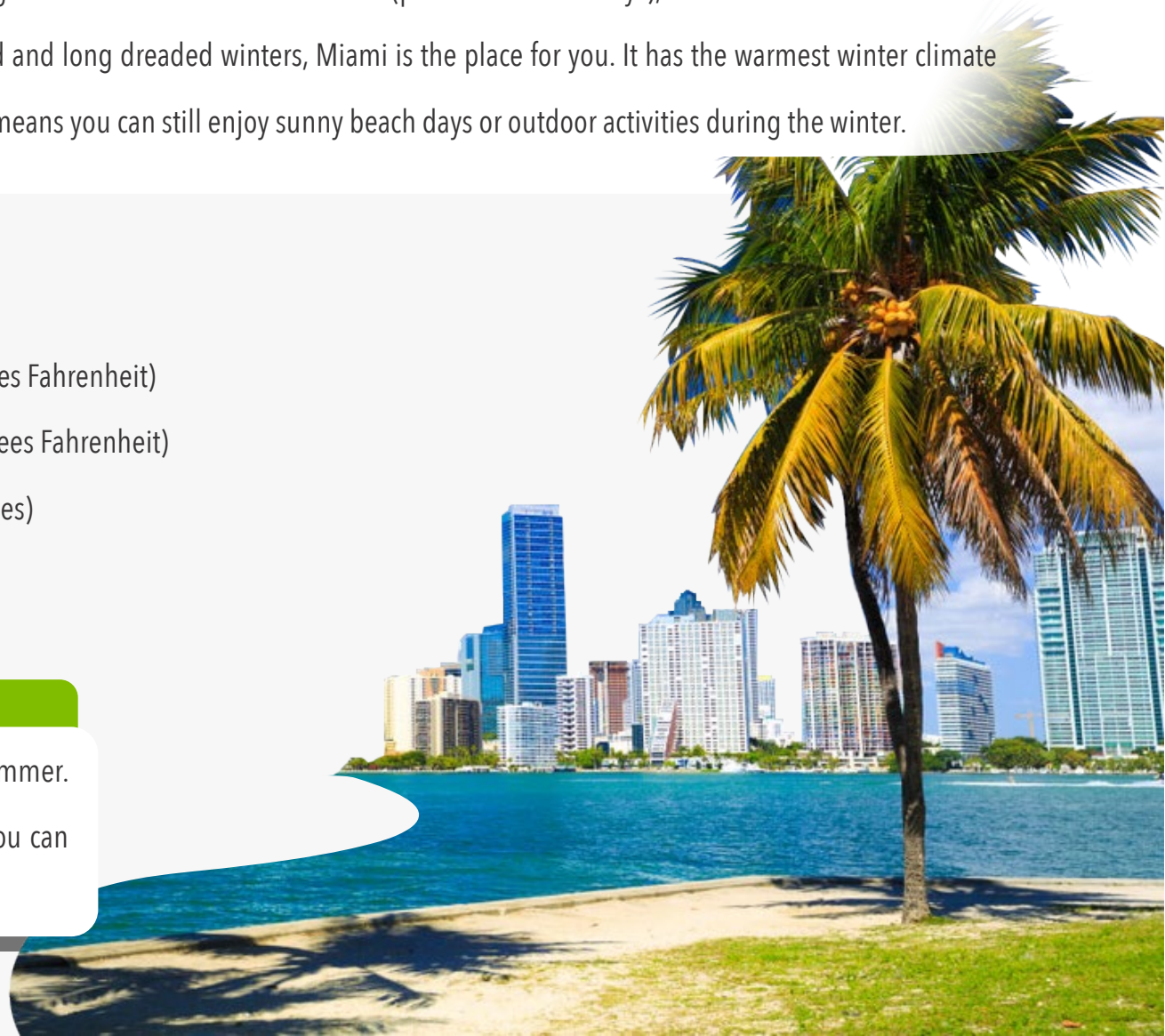
Unlike many other cities, Miami has great weather all year-round. For most long-time residents, the benefits of living in Miami are far greater than the risks. Some of the risks include the hurricanes and tropical storms that may develop from June through November. However, Miami is mainly known for its tropical climate, meaning the summers are hot and humid (perfect for beach days), and the winters are mild and slightly chilly. If you are trying to escape the cold and long dreaded winters, Miami is the place for you. It has the warmest winter climate among all major cities in the United States. This means you can still enjoy sunny beach days or outdoor activities during the winter.

## QUICK CLIMATE SNAPSHOT:

- Hottest month: August (82 degrees Fahrenheit)
- Coldest month: January (68 degrees Fahrenheit)
- Wettest month: October (9.2 inches)

## EXTRA TIPS TO CONSIDER:

- \* Having air conditioning is a **MUST** during the summer.
- \* Hurricane season is also the rainy season, so you can expect daily afternoon showers.



## 2 TAXES

Florida has no state income tax or estate tax. This means your purchasing power will be 5-10% higher. This is one of the main reasons why individuals choose Miami as their new home. It is in fact one of the states with the lowest tax burdens in the country. The Sunshine state is not only a desired destination for New Yorkers, but also for people living in states with high taxes such as New Jersey, Connecticut, Massachusetts, Maryland and California. Moving to Florida from such states can save you thousands of dollars each year in taxes, making Florida a special place to which people gravitate towards.

Because avoiding high taxes is a priority, many people are now opting for split residency between their current state and Florida. Residents are considering this option because the Florida government does not care how long you stay in Miami. On the other hand, if you are in New York

for more than 181 days per year you will need to pay taxes. Because NYC is such a high-income tax state the government will try to keep you there as much as possible. **You can manage to avoid the 14.4% tax bill if you spend less than 181 days in New York City.**

If you stay overnight in New York City the state will count that as a 2 day stay. If you fly internationally from NYC to Barbados for two weeks, every day you spend in Barbados will count as a day spent in New York City. Because the Florida government does not count the days you are in Miami, split residents only need to worry about not spending 181+ days in NYC. This option allows residents to enjoy the luxurious Miami lifestyle (while staying away from NYC) or even travel the world with the money they are saving in taxes.

### QUICK SNAPSHOT OF HOW TAXES IMPACT THE COST OF LIVING IN MIAMI:

- \* There is no state income tax in Florida, which could save you thousands of dollars. However, you still need to pay Federal income taxes.
- \* Sales tax in Miami is 7% (this includes the state sales tax rate of 6% plus a 1% discretionary county surtax). This is still less than in other parts of the country.

# 3 COST OF LIVING

Compared to other cities like LA or New York City, you will find Miami's cost of living relatively low. The amount of money you need to live in Miami depends on a variety of factors such as what part of town you want to live in, whether or not you have dependents to support, and the lifestyle that you want to maintain.



According to Move.org the average cost of living:

## MIAMI, FL

TOTAL COST OF LIVING	\$2,513.45
UTILITIES	\$115.37
INTERNET	\$60.38
GAS	\$142.29
RENT	\$1,836.71
FOOD	\$358.70

Miami's market is slightly better than the national average. Still, it is important to keep in mind that your experience will vary depending on what area of the city you are looking to move into.

# 4 CULTURAL ENTERTAINMENT & DIVERSITY

If you are looking for your next great adventure, Miami is the right place for you. Miami is known for its cultural diversity, specially influenced by the Caribbean and Latin American communities. One of the things you should know is that Miami is the type of place that will make you feel “welcomed” and part of the culture. One thing you should know is that you will never be bored. There is a multiplicity of things to do and places to go, such as attending an array of festivals, museums, and theaters that celebrate this city's diversity.

## SOME OF MIAMI'S BEST-KNOWN EVENTS INCLUDE:

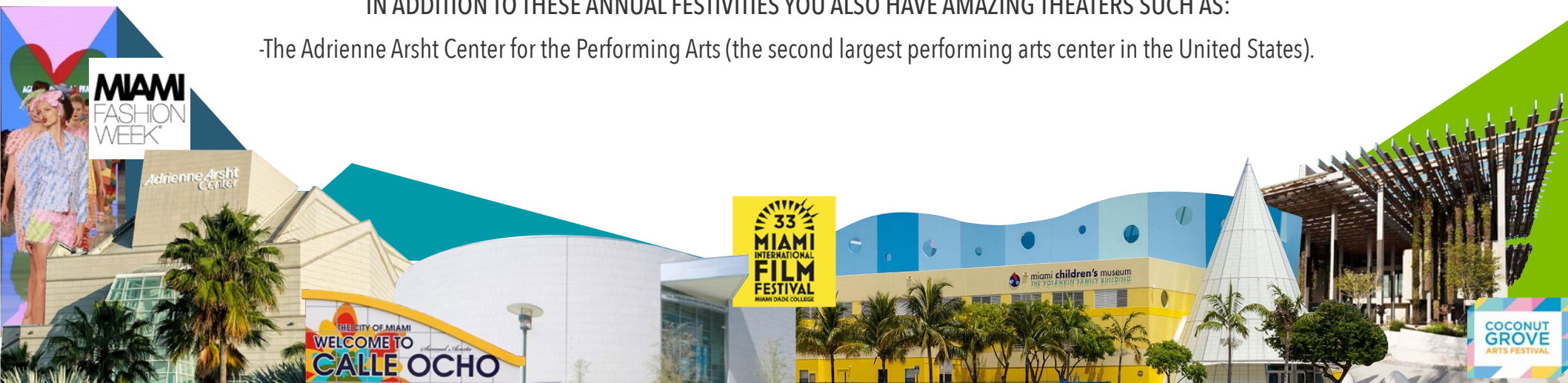
- The Calle Ocho Festival
- Art Basel
- Art Deco Weekend
- Coconut Grove Arts festival
- The Miami International Film festival
- Miami Fashion Week

## YOU WILL ALSO BE ABLE TO ENJOY AMAZING MUSEUMS SUCH AS:

- Frost Art Museum
- Miami Children's museum
- Perez Art Museum
- Lowe Art Museum
- Vizcaya Museum & Garden

## IN ADDITION TO THESE ANNUAL FESTIVITIES YOU ALSO HAVE AMAZING THEATERS SUCH AS:

- The Adrienne Arsht Center for the Performing Arts (the second largest performing arts center in the United States).



# 5 MOBILITY & TRANSPORTATION

If you decide to move to Miami, you should know that Miami is both walkable and reliable in terms of public transportation. Miami is in fact the 5th most walkable city in the United States. If you are in Downtown or places like the Grove it is better to walk than to take public transportation. However, for those who don't want to walk (due to the Summer heat) you should know that Miami offers reliable, affordable and convenient public transportation. Miami's public transportation system offers Metrorail, Metromover and Metrobus. All of these three options are great ways for you to take the streets of Miami and enjoy the beautiful scenery city has to offer. Here is all you need to know to navigate Miami like a pro:

METRORAIL	METROMOVER	METROBUS
Fast and inexpensive way to get you from the airport to Downtown all the way to South Miami. The trip fares start at \$2.25 and can be purchased with a prepaid rechargeable card. You also have the option of unlimited daily passes, weekly passes and monthly passes.	The metromover will be the cheapest option as it offers smaller loops around Downtown Miami and Brickell. This option is great for people who want to visit the city's most popular attractions.	The Metrobus operates more than 95 routes and serves areas of the city that the rail doesn't such as Miami Beach, Key Biscayne, Homestead or even as far as Fort Lauderdale or the Florida Keys. The ride starts 2.25 per trip (just like the Metrorail).

For more information on schedules & route visit [www.miamidade.gov/transportation](http://www.miamidade.gov/transportation)

Most locals suggest having a car for convenience. If you decide to get a car you should know that you'll need a Florida's driver's license and Florida tags for your vehicle.



## 6 TRAVELING

If you love traveling, then you should know that Miami International Airport (MIA) is one of the world's busiest airports. In fact, MIA is the biggest international gateway for American Airlines, welcoming more than 35 million passengers every year. You can easily hop onto a plane to visit over 70 major cities in America, Asia, Europe and the Middle East. The nearest airport to Miami is MIA, but there are other nearby airports to consider as:

- Fort Lauderdale (FLL): 1 hour away from Miami
- West Palm Beach/Palm Beach: 2 h 50m away from Miami.
- Ft. Myers (RSW): 3h 56m away from Miami.
- Key West (EYW): 4h 47m away from Miami.



## 7 LANGUAGE

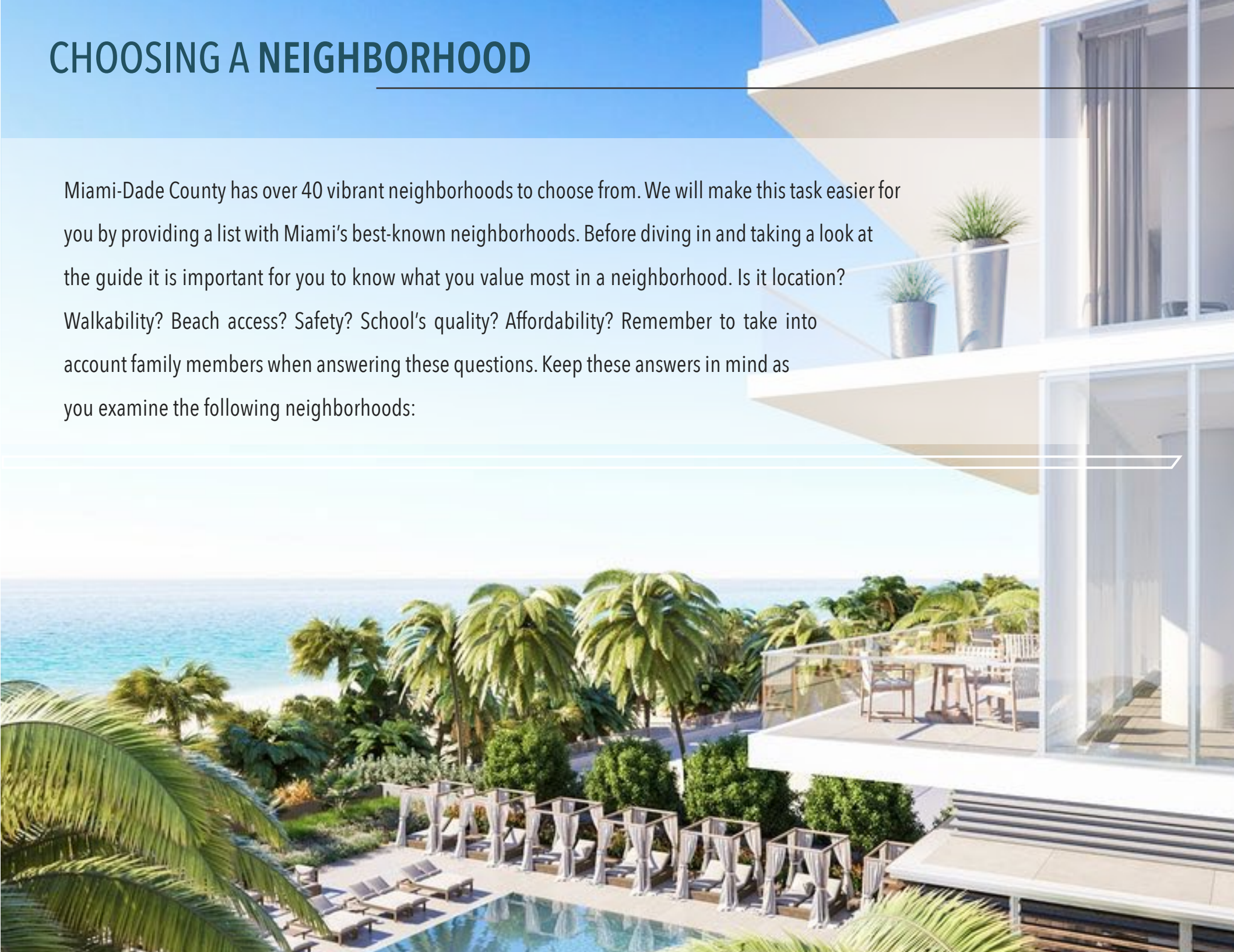


We have good news! This is your chance to finally learn some Spanish! Miami is undoubtedly the most bilingual city you will find due to its strong Latino influence. You will learn new words through your day-to-day errands and in no time, you will be speaking Spanish like a pro. Even though English is the official language of Miami, **69.95%** of the population speaks Spanish.

# CHOOSING A NEIGHBORHOOD

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Miami-Dade County has over 40 vibrant neighborhoods to choose from. We will make this task easier for you by providing a list with Miami's best-known neighborhoods. Before diving in and taking a look at the guide it is important for you to know what you value most in a neighborhood. Is it location? Walkability? Beach access? Safety? School's quality? Affordability? Remember to take into account family members when answering these questions. Keep these answers in mind as you examine the following neighborhoods:



# Coconut Grove

Also known as "The Grove", Coconut Grove is the oldest neighborhood in Miami. It was once home to some of Miami's most influential writers and artists. Hence its "artsy" feel and historic architecture in every street. This pedestrian-friendly neighborhood has beautiful art deco residences and gardens that you can enjoy while walking or biking. You can expect the neighborhood to be surrounded with yacht clubs, desktop restaurants on the bay, and beautiful mangrove-lined parks. It is known for its prominent boat culture, outdoor living, and enjoyable local nightlife. In terms of transportation it is very accessible and just 20 minutes away from Downtown. Additionally, it is part of the top 5 neighborhoods in Miami to raise a family. Because of its richness in history Coconut Grove is a beautiful and relaxed place to call home.



Current List	Sale	386
	Rent	217
Avg Sale per SqFt	\$ 666.47	
Days on the Market	162	
# Pending Sales	70	
Closed Sales in 6 Months	372	
Avg Sold per Sq.Ft	\$ 472.43	
Median Price Active	\$ 1,236,500.00	
Median SOLD Price	\$ 764,000.00	

# Wynwood

Previously a fully Industrial district, Wynwood is now considered the art district of Miami. It is an open-air museum adorned with colorful murals that were painted by world-renowned artists and innovators. This neighborhood was put on the spotlight due to a major exhibition called Wynwood Walls. Even if you are not into the art scene, Wynwood is a great place to walk around, grab a drink with friends, and take great pictures. One of the advantages of Wynwood is that you will never find yourself with nothing to do. It offers an urban feel and most residents tend to be liberal. Wynwood is considered the best neighborhood for young professionals in Miami.



Current List	Sale	11
	Rent	22
Avg Sale per SqFt	\$ 714.37	
Days on the Market	490	
# Pending Sales	2	
Closed Sales in 6 Months	9	
Avg Sold per Sq.Ft	\$ 402.32	
Median Price Active	\$ 600,000.00	
Median SOLD Price	\$ 425,000.00	

# South Beach

Affectionately known as "SoBE", South Beach is considered the partier's paradise. It offers a deep suburban feel and its proximity to the beach makes it an attractive place for people who love to exercise outdoors. South Beach is often crowded and noisy as it is the go-to place for tourists, so if you are looking for a quiet and relaxing place South beach would not be the right neighborhood for you. Most residences in this neighborhood are apartments and high-rise condos. Overall, South Beach offers flag-ship restaurants, exclusive nightclubs and a vibrant culture that encompasses what Miami is all about.



Current List	Sale	1337
	Rent	711
Avg Sale per SqFt	\$ 826.16	
Days on the Market	233	
# Pending Sales	200	
Closed Sales in 6 Months	146	
Avg Sold per Sq.Ft	\$ 524.86	
Median Price Active	\$ 464,750.00	
Median SOLD Price	\$ 307,500.00	

# Brickell

Filled with tall buildings and an urban vibe, Brickell is considered the “Manhattan” of South Miami. It has a high concentration of international banks, trendy restaurants, high-rise condos, and business opportunities that keep attracting people to the neighborhood. Out of all neighborhoods in Miami, Brickell is the most walkable. Its streetlights make the area safe to walk around. Overall, the area is experiencing continuous growth due to the massive influx of investors. Its demographics is best characterized by young liberal professionals and young families with or without children.



Current List	Sale	1841
	Rent	593
Avg Sale per SqFt	\$ 545.93	
Days on the Market	277	
# Pending Sales	181	
Closed Sales in 6 Months	164	
Avg Sold per Sq.Ft	\$ 409.53	
Median Price Active	\$ 533,750.00	
Median SOLD Price	\$ 418,750.00	

# Coral Gables

Described as one of the most beautiful neighborhoods in Miami, Coral Gables is the perfect blend between a business and residential area. It is the epicenter of 1920s Spanish architecture with over 30% of its space dedicated to green areas. Considered one of the best places to live if you have young children because it is a pretty safe neighborhood with 24/7 police controls, and because there are excellent private and public schools in the area. This neighborhood fits every person's lifestyle because there are townhouses, detached homes and apartments. It is ideally located just South of Brickell and Coconut Grove and North of Pinecrest. Consider Coral Gables as one of your top choices if you want a quiet, beautiful place to come home after a long day at work or school.



Current List	Sale	318
	Rent	99
Avg Sale per SqFt	\$ 679.21	
Days on the Market	136	
# Pending Sales	127	
Closed Sales in 6 Months	107	
Avg Sold per Sq.Ft	\$ 494.14	
Median Price Active	\$ 1,475,000.00	
Median SOLD Price	\$ 930,000.00	

# Pinecrest

Pinecrest is one of the most traditional neighborhoods in Miami. You can expect a lovely neighborhood with daytime activities such as biking, trips to the farmer's market, playgrounds and community programs. Also considered a very safe neighborhood with limited nightlife and low-speed limits. Additionally, it counts with an excellent network of public and private schools. One of the things that will make you fall in love with this neighborhood is its impeccable cleanliness, its eye-popping homes and its enchanting landscaping.



Current List	Sale	43
	Rent	7
Avg Sale per SqFt	\$ 490.48	
Days on the Market	154	
# Pending Sales	14	
Closed Sales in 6 Months	64	
Avg Sold per Sq.Ft	\$ 386.27	
Median Price Active	\$ 1,949,000.00	
Median SOLD Price	\$ 1,247,000.00	

# Key Biscayne

A laid-back island community between the Atlantic Ocean and Biscayne Bay, Key Biscayne is one of the most luxurious and residential neighborhoods in Miami. Its unique selling point is its natural feel that other parts of Miami lack. It features bike paths, long stretches of sandy beaches and public parks. Key Biscayne is a community-centric and family-oriented neighborhood meaning it is also an amazing neighborhood to raise children. It counts with great quality of schools as well. If you want to experience the “endless vacation” feeling, then Key Biscayne is the right place for you to live.



Current List	Sale	279
	Rent	165
Avg Sale per SqFt	\$ 813.15	
Days on the Market	213	
# Pending Sales	233	
Closed Sales in 6 Months	210	
Avg Sold per Sq.Ft	\$ 783.73	
Median Price Active	\$ 1,489,000.00	
Median SOLD Price	\$ 1,119,000.00	

# Kendall

At a more affordable price, Kendall is a family-friendly neighborhood located in Miami's west. It is a great place to live if you are looking to save up for a mortgage or student loans. It counts with A-rated public schools, public libraries, full-service hospitals, and the second largest campus of Miami Dade College. One of its landmarks include Dadeland Mall, one of the busiest shopping malls in Miami. Kendall's residents can choose between high- or low-rise condos, or suburban properties that are known for their generous backyards.



Current List	Sale	151
	Rent	181
Avg Sale per SqFt	\$ 291.49	
Days on the Market	92	
# Pending Sales	100	
Closed Sales in 6 Months	508	
Avg Sold per Sq.Ft	\$ 244.12	
Median Price Active	\$ 707,320.58	
Median SOLD Price	\$ 463,219.13	

# TYPE OF PROPERTY: HOUSE OR CONDO?

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Deciding whether to live in a house or condo will ultimately depend on your personal preferences and circumstances, and although there is no universal answer, we will provide some tips to help you make the decision that will suit you best.



The first thing you should consider is in which neighborhood you want to live in. It is important to keep this in mind because some neighborhoods offer predominantly single-family homes and others offer more condos



Second, you should ask yourself how big of a property do you need. If you have children you might want to consider a single-family home, or if you are single you might look into luxury condos.



The third and most important question to ask yourself is how willing are you to manage your property? You should know that most houses in Florida deal with foliage, landscape conservation, hurricane preparation, etc. When it comes to hurricane preparation most people want to protect their investment and make sure the property is safe to sustain any storm. Keep in mind that newer homes have better elevation and thus fulfil the current zoning and Hurricane requirements. This makes newer homes more desirable than older homes

If you are a person that travels a lot, opting to live in a house would not be very convenient considering all the constant work that houses require. In this case, a condo would be more convenient to suit your lifestyle. However, if you plan to be in Miami all-year round then having a house would not be a problem. Another thing to consider is your budget. Having a budget as a starting point will allow us to consider which areas offer the most value for your money.

These are just a few tips to consider when deciding whether to opt for a house or a condo. The decision will vary depending on the lifestyle, budget, and personal preferences of each resident.

## SCHOOLS & EDUCATION

Miami-Dade County Public Schools is the largest public-school district in Florida, and the fourth largest in the United States. It has a total of **468 schools** (310 public and 158 private). In general, Miami schools spend ~ **\$9,613** per student. Unless you are interested in private schools, most students attend schools in Miami based on where they live. For this reason, a large percentage of parents choose their neighborhood based on the schools in the area. We know making these decisions can be overwhelming, so we have decided to provide you with a list of the top public and private schools (as of 2020) for your convenience.



## 2020 Best Public Elementary Schools in Miami - Dade County

- 1-iPrep Academy
- 2-Henry S. West Laboratory School
- 3-Sunset Elementary School
- 4-Aventura City of Excellence School
- 5-Pinecrest Elementary School
- 6-Air Base K-8 Center for International Education
- 7-Ada Merritt K-8 Center
- 8-Archimedean Academy
- 9-Coral Reef Elementary
- 10-North Dade Center for Modern Languages Elementary

## 2020 Best Public Middle Schools in Miami-Dade County

- 1-iPrep Academy
- 2-Henry S. West Laboratory School
- 3-Archimedean Middle Conservatory (AMC)
- 4-Aventura City of Excellence School
- 5-George Washington Carver Middle School
- 6-Air Base K-8 Center for International Education
- 7-Ada Merritt K-8 Center
- 8-Herbert A. Ammons Middle School
- 9-True North Classical Academy
- 10-International Studies Charter Middle School

## 2020 Best Public High Schools in Miami-Dade County

- 1-School for Advanced Studies - South
- 2-School for Advanced Studies - North
- 3-Archimedean Upper Conservatory (AUC)
- 4-School for Advanced Studies - Wolfson
- 5-Mast Academy
- 6-Coral Reef Senior High School
- 7-New World School of Arts
- 8-School for Advanced Studies - Homestead
- 9-IPrep Academy
- 10-Design & Architecture Senior High School

## 2020 Best Private High Schools in Miami-Dade County

- 1-Ransom Everglades School
- 2-Carrollton School of the Sacred Heart
- 3-Gulliver Preparatory School
- 4-Palmer Trinity School
- 5-Riviera Schools
- 6-Miami Country Day School
- 7-Scheck Hillel Community School
- 8-Belen Jesuit Prep School
- 9-Gulliver Preparatory School - Miller Drive Campus
- 10-Hebrew Academy RASG

Miami is also home to dozens of institutions of higher learning. Among the top institutions are Florida International University, which enrolls around 48,439 students and is the state's largest public university. The University of Miami, a private university noted for its amazing business school. Lastly, Miami-Dade Community college, which is recognized as one of the best in the nation. Other schools include Barry University, St. Thomas University, Miami Fine Arts Academy, etc.

## MOVING & SETTING UP UTILITIES

You explored Miami, you analyzed the market, you found a property and made the move to this beautiful city. Now what? Now it's time to set up utilities and settle in your new home. First things first, making the move to the sunshine state. We know this transition can be a bit overwhelming, so we have decided to provide some helpful tips to simplify the moving process

### 1 MAKE A BUDGET

Moving requires a few upfront expenses that can easily drain your bank account. This is why we recommend making a budget and a savings plan. Additionally, you should use a moving cost calculator to have an estimate of what you will be paying for the move. You should know that on average hiring professional movers for a long-distance move will cost from \$2,400 to \$5,000 depending on the size of the move and distance. Some of the variables that affect moving costs can be:

- |                   |                         |                |
|-------------------|-------------------------|----------------|
| Travel fees       | Moving supplies         | Storage        |
| Size of your move | Moving date             | Moving add-ons |
| Packing services  | Liability and valuation | Coverage       |

Keeping all of this in mind will ensure you don't spend money you don't have and will thus make the moving process a little less stressful

## 2 RESEARCH MOVING COMPANIES

It is important to first note that there are three ways to transport belongings across the state:

**-Professional movers:** They pack, load, ship and unpack all of your belongings. The only thing you have to do is tell them where to place them. Estimating the price for this service is not simple, so the company usually sends an expert to evaluate your items and provide a quote.

**-Truck rental companies:** Some people avoid this option because they are not comfortable driving a large truck, and most companies don't provide training. In order to rent the truck, the driver needs to be 25 years of age or older and have a valid driver's license.

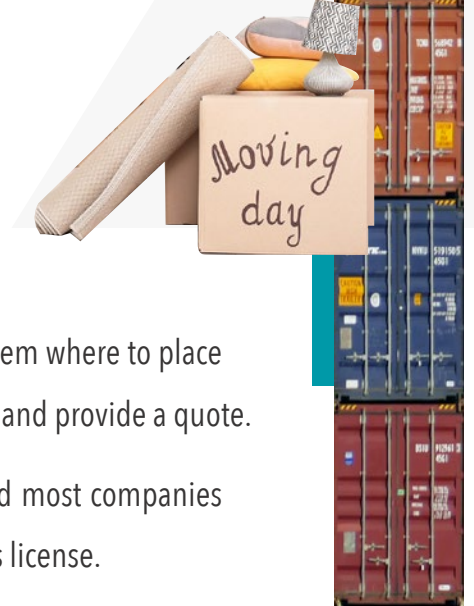
**-Shipping container companies:** These companies deliver storage containers to your current home; you pack the container and then on a specific date the company returns to pick up the container and ship it to your destination.

Before booking the first company you find online, we recommend you first decide on the items you want to move. This way you can better analyze which type of company benefits you the most. Then move on to research what the company charges for the move, what they cover, and its customer's reviews.

## 3 GET INSURED

Consider purchasing a moving insurance to protect your belongings. Most moving companies provide insurance options. However, make sure you ask what the insurance guarantees in case some of your belongings are damaged.

## 4 KEEP YOUR VALUABLE ITEMS CLOSE



## ONCE YOU ARE SETTLED IN YOUR NEW HOME IT IS TIME TO SET UP YOUR UTILITIES:

1. **Water:** Apply for water and sewer service by visiting Miami-Dade Water & Sewer Department's online portal or call (305)-665-7477.
2. **Electricity:** Visit Florida Power & Light Co to open an electric service account or call (888)-988-8249
3. **Telephone, internet, and cable:** There are a variety of companies that offer these services. Visit Cabletv to compare Cable TV and internet deals.
4. **USPS Change of address:** Visit United States Postal Service and set up your change of address.

## OTHER IMPORTANT THINGS TO DO WHEN YOU GET TO MIAMI

1. **Voter registration:** Update your voter's registration address. All you need to do is register to vote in Florida.
2. **Driver's License:** New residents with an out-of-state license must obtain a Florida driver's license within 30 days of establishing a permanent resident in FL. Visit DMV to make sure you have all required documentation.
3. **Vehicle registration:** You have 10 days to register vehicle after moving from another state. Find the steps to register your vehicle here.



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# THANK YOU

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*For dedicating the time to read this "Miami Relocation Guide".*

*My intention is to give you the information as clear and complete as possible so your move to Miami is a complete success.*

*In the Santana Sales Group we're all certified professionals in constant learning and our mission is to give you comprehensive advice. We work every day to make the relocation process a gratifying moment in the life of our clients.*

*If you wish to expand on the information or contact us, please visit our webpage and social media.*

HAVE A GREAT DAY.

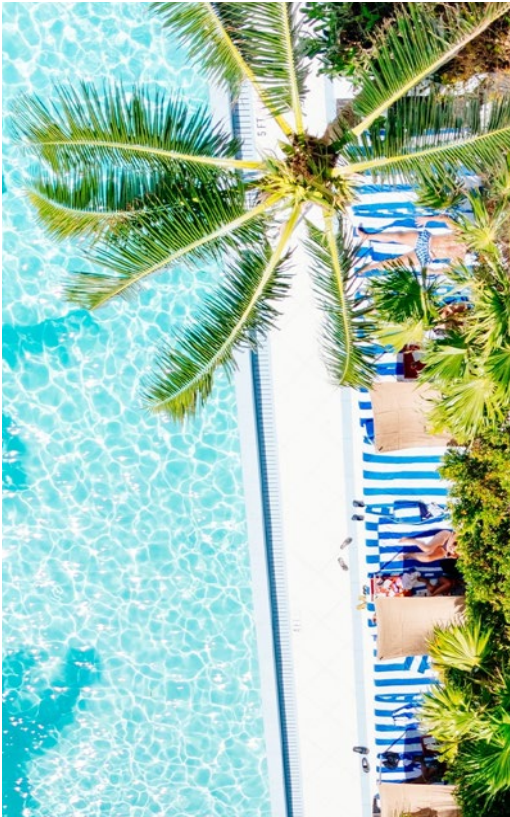
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