



REAL ESTATE
THE **KARLHAUS** WAY...

consulting
sales
management



SPRUCE CREEK FLY-IN

We at KARLHAUS REALTY™ at the Spruce Creek Fly-In not only sell the Fly-in lifestyle, we live it! Starting with our CEO and managing broker, who is not only an avid pilot, aeronautical engineer, real estate investor, developer and owner of multiple aircraft (including one of the best WWII specimens in the world), he has made Spruce Creek his family's home for over 14 years.

KARLHAUS also owns the most popular and highest-ranked Spruce Creek Fly-In Web Sites ensuring top exposure for its listed properties and shortest time to sale:

- 7FL6.com
- FlyInRealty.com
- SpruceCreekJournal.com
- SpruceCreekRentals.com
- REOSpruceCreek.com
- SpruceCreekCafe.com



Technology at work for you

HARNESSING THE POWER OF TECHNOLOGY TO MARKETING REAL ESTATE WORLDWIDE

KARLHAUS REALTY™ is a different kind of Real Estate Company. We were founded by a former technology executive and Fortune 500 Management Consultant whose previous successes depended on client satisfaction and providing measurable benefits. Our philosophy is simple: fact-based competent advice with integrity. We believe that actual value provided must exceed the compensation received and are committed to making the buying and selling of real estate more convenient than it has ever been.

The Internet has become the hunting grounds for savvy buyers, and KARLHAUS REALTY™ has positioned itself at the forefront of this technology to capitalize on this trend. The advent of Web 3.0, social networking and viral marketing have drastically changed the way real estate is researched, bought and sold, making the market more transparent.

Coupled with a marketing expertise honed after 30 years of experience, the end result is a company in tune with the times providing astounding services to our clients.



not just the local MLS® but GLOBAL reach

THE POWER OF THE WEB AND THE LOCAL EXPERTISE TO CONNECT BUYERS AND SELLERS WORLDWIDE

Today's market for properties is not only both local and national but increasingly global. Through our broad-based marketing channels and international presence, we provide maximum exposure for our listings, reaching qualified buyers regardless of where they are based. This positions our listings in a heightened competitive environment, allowing our sellers to achieve the most favorable price.

Old style marketing just doesn't cut it in the new world of real estate. The days of taking a listing, entering it in the local MLS, running a few ads in the paper and sit and wait for a buyer to come bring you a contract are over. In this new world, terms like SEO, Viral Marketing, and Web 3.0 are a foreign language to traditional old-style real estate companies. But these are key technologies that provide the needed worldwide exposure to put together Buyers and Sellers in today's market.

The pervasiveness of real estate information on the internet has created a phenomenon in which about 20 million people are browsing home listings each month

Google

A REAL ESTATE COMPANY RUN BY TECHNOLOGY AND MARKETING EXPERTS

SEASONED ADVISORS

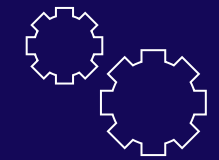
At KARLHAUS we don't have part-time agents. We take our job seriously enough to engage our full attention to our clients - anything less and you'd be shortchanged.

Our heritage is from the Management Consulting Industry where success depends on value delivered and client satisfaction and nothing else.



KARLHAUS consultative approach is unique in the business and achieves that delicate balance between lifestyle, architecture, location and investment value for our clients.

- Preeminent expertise and branding in local markets
- Proven ability to sell properties in all price ranges
- The finest proprietary marketing materials
- A history of exceeding the expectations of the world's most sophisticated buyers and sellers
- A compelling internet presence
- Unmatched expertise in Spruce Creek Fly-in properties



BRAINPOWER

KARLHAUS has the brainpower and financial sophistication to tackle the most complex transactions. Our expert Associates are knowledgeable, professional and discreet when it comes to working in close consort with buyers and sellers of distinctive real estate in any price range



REAL ESTATE SOLUTIONS

We combine our Technology, Marketing and Financial Expertise and leverage a network of connections to provide a one-stop shop for Real Estate Services.



SEASONED NEGOTIATORS

With solid experience in handling multi-million dollar transactions we can help our clients attain the best terms possible and ensure life-long loyalty.

*If You have integrity, nothing else matters
If You don't have integrity
...Nothing else matters.*

Carlos
Carlos Bravo, CEO of Karlhaus Realty

**CONSULTING
SALES
MANAGEMENT**

Based at the world famous Spruce Creek Fly-in lies one of the most innovative real estate companies in Florida.

With marketing expertise honed after thirty years of multi-million dollar deal-making, KARLHAUS' founder's vision of a technology-based real estate marketing juggernaut became reality in 2008. In a relatively short time, its business model got validated propelling KARLHAUS to Total Web Supremacy in the marketing of exclusive properties at the world famous Spruce Creek Fly-In.

Watch for new offices opening soon throughout Florida and Europe.

We speak English, Spanish, French, Italian, Portuguese



Spruce Creek • Orlando • Caracas • Madrid • Key Biscayne



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