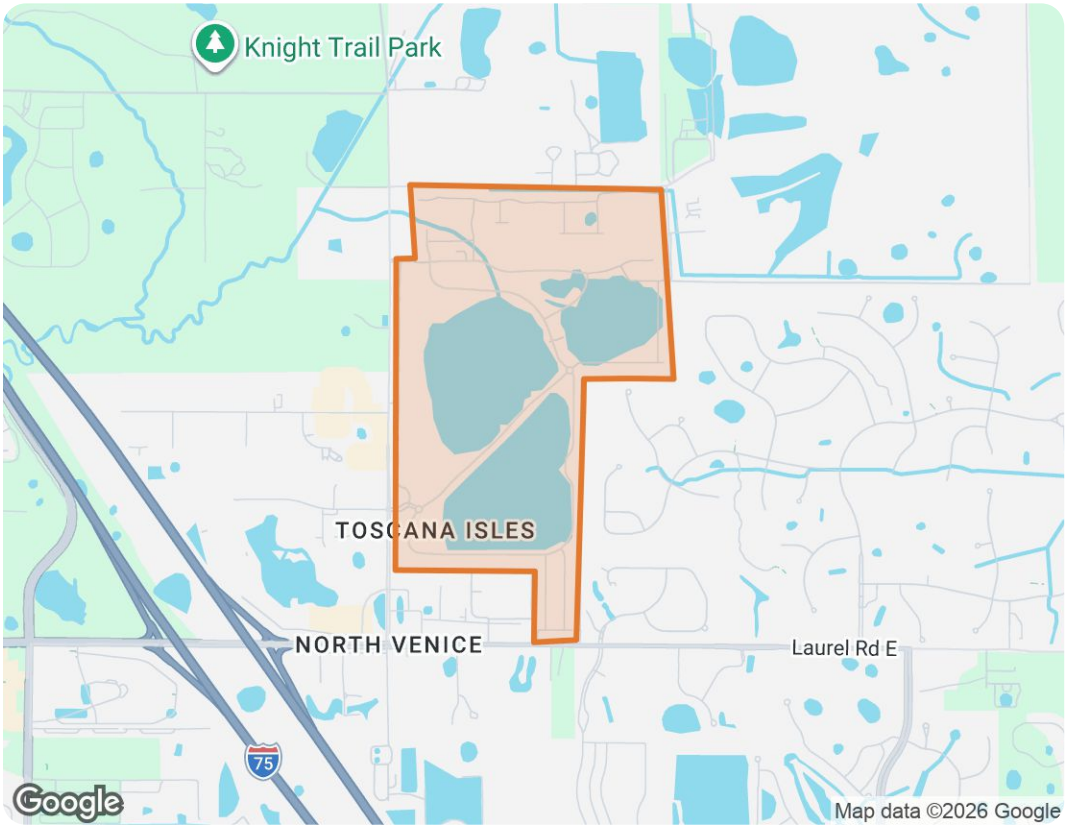
Toscana Isles 2





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BERKSHIRE HATHAWAY HOMESERVICES | FLORIDA REALTY

OnePoint℠

The Complete Real Estate Experience

STABILITY, STRENGTH, QUALITY, AND EXCELLENCE

The storied Berkshire Hathaway name represents strength, integrity, and trust, and is universally respected. Berkshire Hathaway HomeServices brings together that world-class brand name with proven operational excellence, leveraging the company's talent, experience, assets, and relationships in the process of becoming the world's most valued real estate network.

Berkshire Hathaway, led by Warren Buffett, Chairman and CEO, employs over **360,000** people and owns more than **66** companies, including GEICO, Fruit of the Loom, International Dairy Queen, Helzberg Diamonds, Benjamin Moore, NetJets ®, **The Kraft Heinz Company,** See's Candies, Berkshire Hathaway Energy, and HomeServices of America.

A world-class brand name with proven operational excellence

BERKSHIRE HATHAWAY HOMESERVICES
BH HS

LOCAL ROOTS

The decision to sell your home can be one of the largest financial transactions you will make.

With the guidance of a Berkshire Hathaway HomeServices Florida Realty Sales Professional, you will benefit from the knowledge and experience necessary to market your home in today's economy. Expect to experience our complete dedication in marketing your home efficiently — making the home-selling process as enjoyable and as expedient as possible.

Our ties to the neighborhoods and communities that we serve run deep, and we have helped thousands of families become neighbors and friends. We know the schools, parks, restaurants, and one-of-a-kind shops because this is where we live, work, and play.

GLOBAL REACH

Berkshire Hathaway HomeServices is the most influential real estate network in the world. Backed by the legendary business powerhouse Berkshire Hathaway, the company now has more than 50,000 Sales Professionals in nearly 1,500 offices in North America, Europe and Asia.

The company is built on proven operational excellence, demonstrated integrity, and the reputation of Berkshire Hathaway, one of the world's most admired companies. Our powerful Global Network Platform equips our Sales Professionals to work in a world that is mobile, online and social, complementing our deep industry expertise and unmatched business knowledge.

BERKSHIRE HATHAWAY HOMESERVICES
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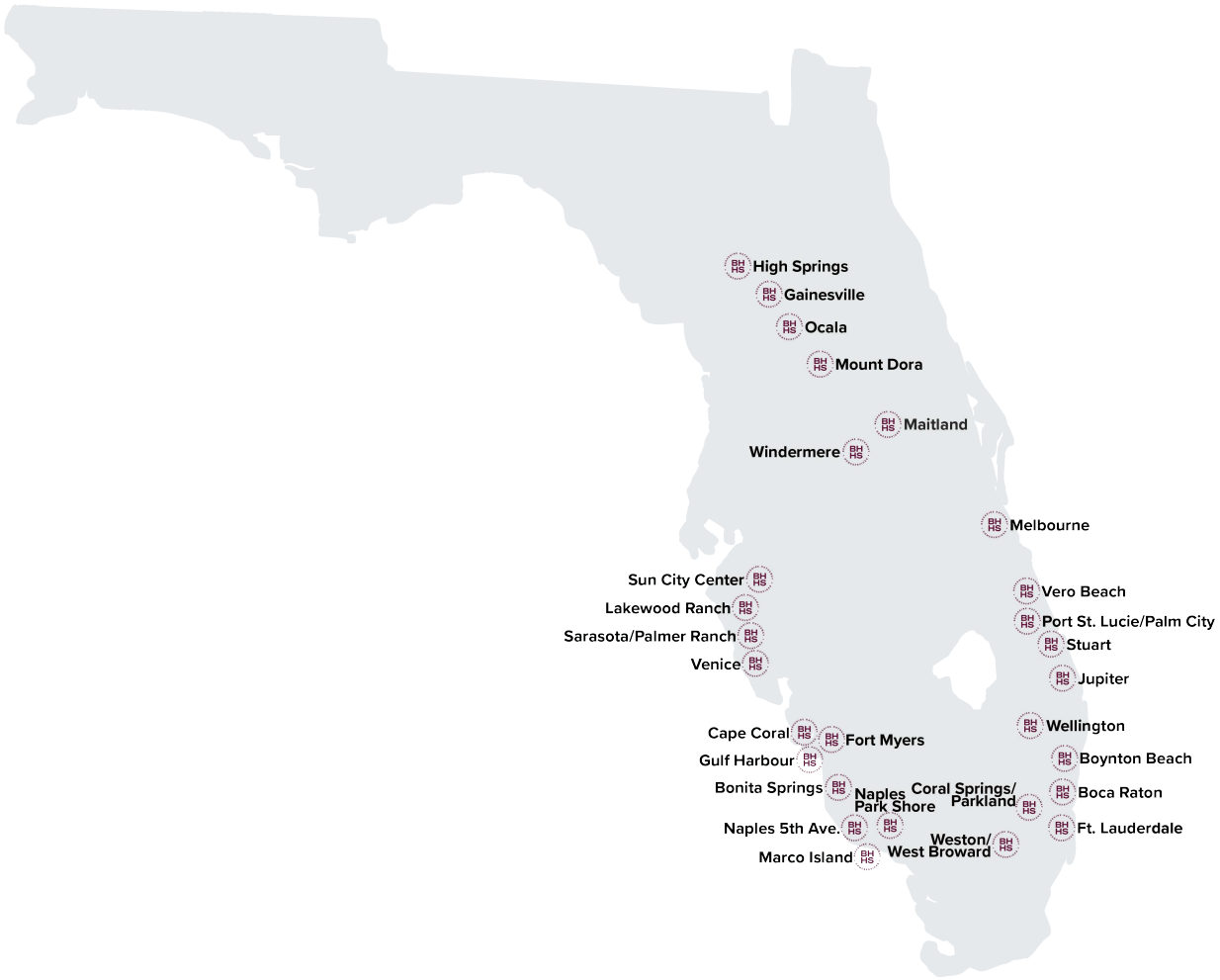
OUR LOCATIONS



BERKSHIRE HATHAWAY HOMESERVICES | FLORIDA REALTY

OUR TEAM

We are passionate about the smallest details and pride ourselves on operational excellence.

Behind the scenes, a team of office administrators, marketing professionals, accounting experts, IT specialists, relocation managers, and human resources managers, along with our managing brokers and executive leadership work tirelessly for you.

Berkshire Hathaway HomeServices Florida Realty's OnePoint solution is designed to help you navigate the homebuying and selling journey with a unified suite of brokerage, mortgage, title, and insurance services, all under one roof. OnePoint aims to power The Complete Real Estate Experience, providing confidence, speed, and simplicity, all connected through one team to achieve one goal – an exceptional real estate experience for you!

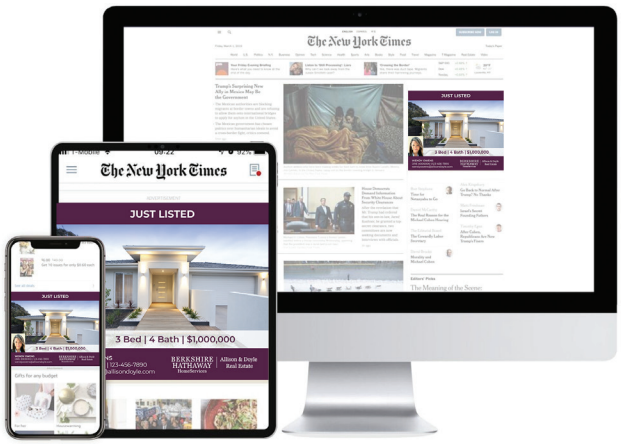
LEAD DIFFERENTLY. TEACH RELENTLESSLY. SERVE PASSIONATELY.

A respected name and reputation, powerful local and global networks, world-class marketing programs, innovative technology, top tier educational resources, industry-leading home services partners, and the most productive Sales Professionals in the business set us apart from the others.

We consistently strive to raise the standards within our profession, to spread knowledge, and to elevate the level of service for our customers. We are honored to serve our customers at such important times in their lives.

Berkshire Hathaway HomeServices Automated Listing Program

The Berkshire Hathaway HomeServices Automated Listing Program powered by CHALK Digital, combines the network's existing marketing platform with CHALK's innovative technology to automate digital branding and listing ads.



Berkshire Hathaway HomeServices Automated Listing Program powered by CHALK. The program combines the network's existing marketing platform with CHALK's innovative technology to automate digital branding and listing ads.

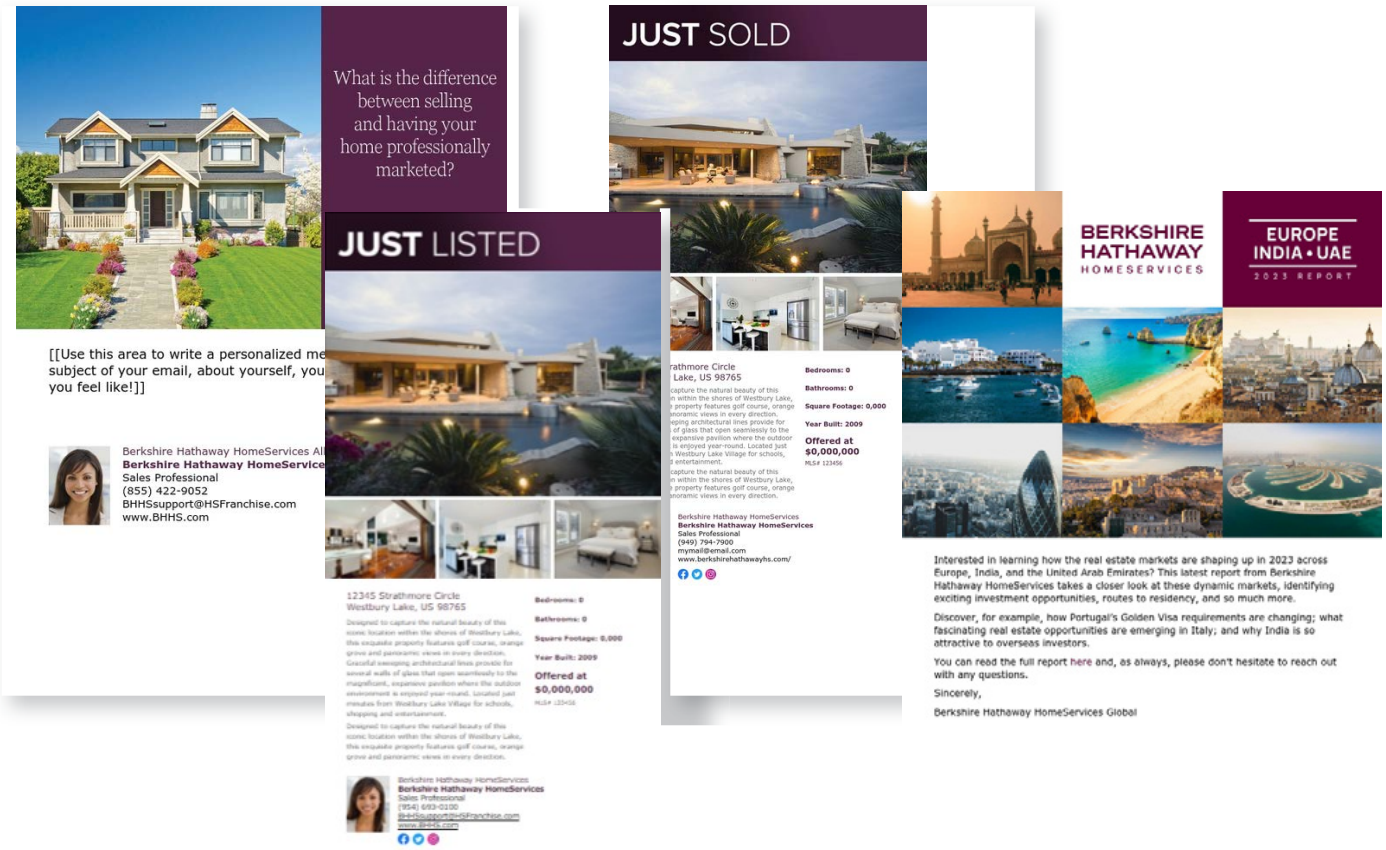
Here's how it works:

- New listings will automatically receive a listing ad campaign approximately 24 hours after CHALK receives the data feed from Berkshire Hathaway HomeServices.
- Ads will be shown to potential homebuyers within a 15-mile radius of the listing on social media, premium websites and mobile devices.
- Potential buyers and sellers who visit a network agent's webpage on www.berkshirehathawayhs.com will be automatically retargeted with an ad that appears on the social media platforms and premium websites subsequently visited by the potential client.
- The retargeted ads are executed automatically, ensuring all network agents receive retargeting from their personal landing pages, if the agent's personal landing page is not available the consumer will be directed to the listing's landing page.
- Consumers who click on listing ads will be sent to the listing detail page on www.berkshirehathawayhs.com branded with the listing agent's information and customized with property photos and listing details.

MARKETING AND SOCIAL CONNECTIONS

We will share all of the features and benefits of your home using eCards, flyers, and digital brochures to Berkshire Hathaway HomeServices Sales Professionals and thousands of members of our local Realtor® Associations.

Our social media connections effectively target a wide audience of potential buyers, find new customers, and expand your exposure.



YOUR TRUSTED REAL ESTATE ADVISOR

FOR YOU. FOR LIFE.

At Berkshire Hathaway HomeServices Florida Realty, we're not just here to help you sell your home or help you buy your next one. We're here to help you every step of the way - and beyond.

As a FOREVER Agent and our ecosystem of real estate services, we are committed to providing you an experience that goes beyond the sale. Your best interest is our highest priority.

We are proud to offer OnePoint – a solution designed to help you navigate the homebuying and selling journey with a unified suite of brokerage, mortgage, title, and insurance services through Prosperity Home Mortgage, Florida Title & Guarantee Agency, and HomeServices Insurance. Designed specifically for you, OnePoint aims to power The Complete Real Estate Experience, providing confidence, speed, and simplicity, all connected through one team to achieve one goal – an exceptional real estate experience for you!

Relationships matter - It's good to know there's a name you can trust. We are committed to your success and we understand the complex real estate journey from beginning to end. That's more than real estate - That's HomeServices.

BERKSHIRE HATHAWAY HOMESERVICES

FLORIDA REALTY

Forever Agent℠

OnePoint℠

RELOCATION CONNECTIONS

WE MOVE COMPANIES AND PEOPLE FROM AROUND THE WORLD.

HomeServices Relocation is a full-service relocation management company. A division of HomeServices of America, one of the largest providers of integrated real estate services in the U.S., HomeServices Relocation leverages the market power of the most prestigious brokerages nationwide.

Our Florida cities are top destinations for corporate expansions. We help the growing work-force find their homes. Allied with the most prestigious relocation providers, we are the broker of choice when companies need to move their most valuable asset - their people.

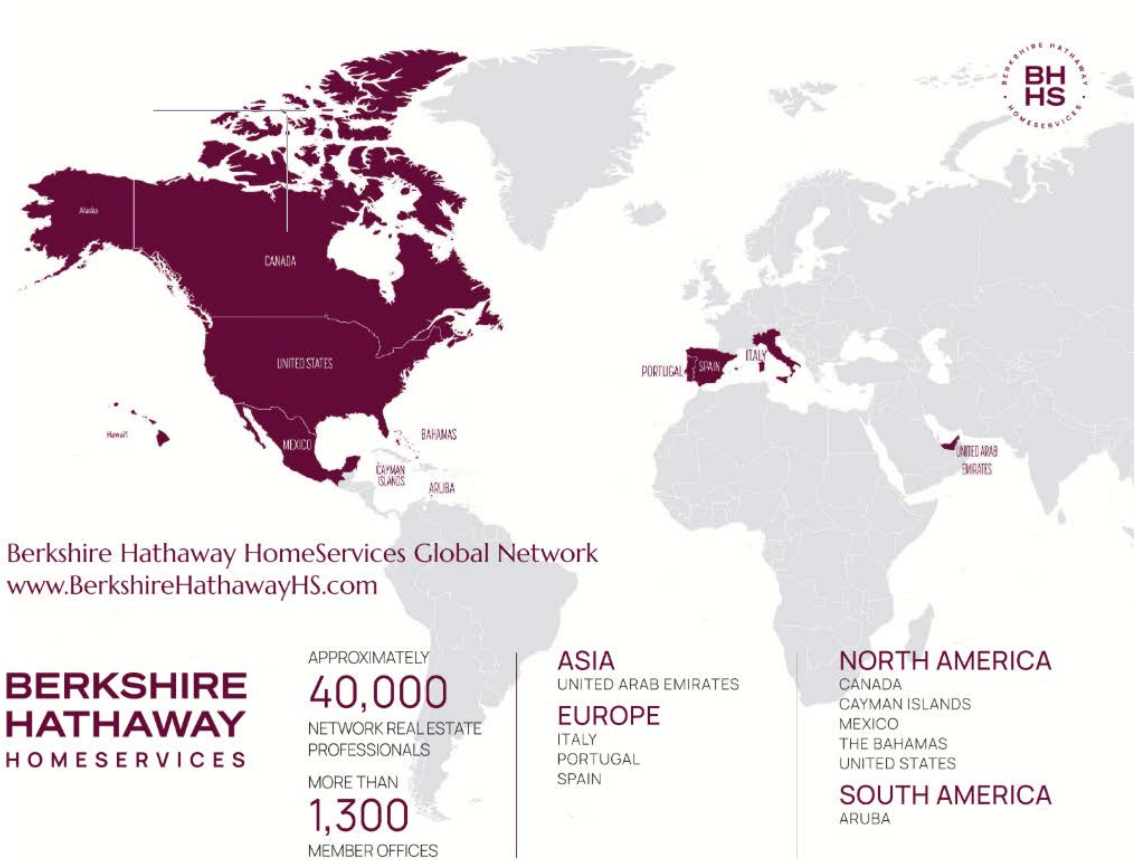
U.S. based BGRS moves over 60,000 families in and out of over 180 countries around the world each year

HomeServices Relocation
A Berkshire Hathaway Affiliate

Berkshire Hathaway HomeServices

A POWERFUL BROKER NETWORK

Excellence inspires excellence. With our growing global broker network, we bring customers together. Your buyer could come from one of the 50,000 Network Sales Professionals.



Map subject to change along with the rapid growth of the network.

SUNSHINE KIDS

DEDICATED TO CHILDREN WITH CANCER

We believe in giving back and working to improve the quality of life for children with cancer.

The Sunshine Kids Foundation, a non-profit established in 1982, is committed to providing positive group activities and emotional support for children with cancer. Berkshire Hathaway HomeServices supports Houston, TX-based Sunshine Kids Foundation as its national charitable benefactor.

The Sunshine Kids provides a variety of programs and events, free of charge, for kids receiving cancer treatments in hospitals in Florida and across North America. It adds quality of life to children with cancer by providing them with exciting, positive group activities, so they may once again do what kids are supposed to do … have fun and celebrate life!

Thanks to the ongoing contributions from our generous Sales Professionals, Staff, local businesses and customers, Berkshire Hathaway HomeServices Florida Realty has raised over $4 million for The Sunshine Kids Foundation and has been recognized as the No. 1 fundraiser nationwide. orters.

SUNSHINE KIDS™

IT'S ALL ABOUT RELATIONSHIPS

The Complete Real Estate Experience

OnePoint℠

Top-notch title providers create a seamless sales experience and are in constant contact with your Sales Professional.

A state-of-the-art, full service title insurance and settlement services company, Florida Title & Guarantee Agency offers consistent, careful service in every aspect of title insurance.

The professionals at Florida Title & Guarantee Agency closely guide purchasers and sellers through the closing process with personal, individualized attention to make every closing a pleasant experience.

FTGAgency.com

FLORIDA | TITLE & GUARANTEE AGENCY℠

The Florida Title & Guarantee Agency Difference

- Personalized service, contract through closing.
- Fully licensed closing professionals in more than 40 closing locations throughout the state.
- Consistently recognized as a top 5 issuing agent for Fidelity National Title and First American Title.
- First in Service is not a slogan. It's our culture!



Prosperity Home Mortgage

Prosperity Home Mortgage, LLC, is a full service mortgage banker specializing in residential and refinance loans. Prosperity Home Mortgage offers a wide range of mortgage products, including fixed and adjustable rate mortgages, jumbo loans, Federal Housing Administration (FHA), Veterans Affairs (VA) loans, and renovation financing.

When you work with Prosperity Home Mortgage, LLC, you're working with a local lender who's intimately familiar with the market, has a personal relationship with your Realtor, and works with a team of hand selected local appraisers to make sure we get the process right. Our team is available 24/7 because questions and needs don't just exist during normal weekday hours. We will leverage this dedicated and thorough support to ensure the smoothest and most seamless process possible for all parties involved. When you partner with Prosperity Home Mortgage, LLC, you have chosen to partner with the best in the industry!

www.phmloans.com

HomeServices Insurance

HomeServices Insurance is an independent agency that operates through a network of offices located throughout the U.S. As a full-service operation, we offer a full suite of quality insurance solutions including home, auto, umbrella, and more. We have established long term relationships with many of the top national and regional carriers in the country, bringing you the power of choice when it comes to your personal insurance needs. As a wholly-owned subsidiary of HomeServices of America, Inc., a Berkshire Hathaway affiliate, we also work hand-in-hand with our real estate, lending, and title partners to obtain the coverage you need when buying a home.

www.homeservicesinsurance.com

American Home Shield

Valuable Protection for Sellers
There's a lot to think about when selling your home. Including a home warranty is one of those important considerations. When you include an American Home Shield home warranty in the sale of your home, you can add the Seller Coverage Option* to help protect your biggest investment while it's on the market and give your buyer the peace of mind that comes from American Home Shield®.

This additional coverage can:

- Give you one less thing to worry about so you can keep the focus on your next home and upcoming move.
- Protect your budget from costly, unexpected, covered repairs during the listing period.
- Reduce issues related to the home inspection and keep the sale on track.

For more information about an American Home Shield home warranty, visit www.ahs.com/realestate.

Limitations and exclusions apply. See agreement for details.
*Subject to a $2,000 cap for all trades during the listing period.

BERKSHIRE HATHAWAY HOMESERVICES | FLORIDA REALTY

OnePoint™

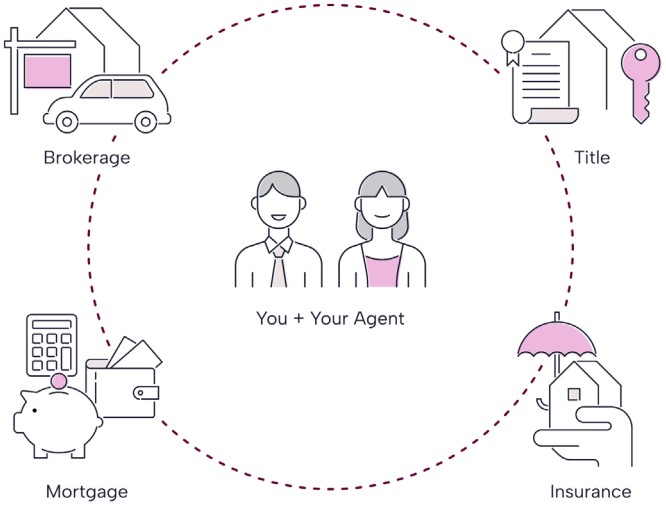
The Complete Real Estate Experience

Buying a home involves more than finding the right property.

Behind every purchase is a team: Your agent, lender, title company, and insurance provider — all working toward one closing date.

OnePoint brings those pieces together into a more coordinated experience.

1. **Find the right home**
2. **Get the right financing**
3. **Close on time**



What that means for you

Clear Accountability

Everyone understands their role and how it connects to the bigger picture. Questions get answered faster. Issues don't get passed around.

Better Communication

When services are aligned from the start, it reduces disconnects that can delay or complicate closing.

A More Predictable Process

Stronger coordination helps minimize last-minute surprises and unnecessary stress.

Is OnePoint right for you?

Some buyers value tighter coordination and convenience. Others prefer assembling their own team. There's no single right answer, only what fits your priorities.

An agent can walk through details before you move forward.

BERKSHIRE HATHAWAY HOMESERVICES

FLORIDA REALTY

OnePoint℠

www.BHHSFloridaRealty.com • www.FloridaRealtyCareers.com

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Housing

Housing Facts & Stats

	34275	Sarasota County	Florida	USA
Median Estimated Home Value	$567K	$444K	$408K	$372K
Est. Home Value 12-Mo. Change	-2%	-0.6%	-1%	+0.1%
Median List Price	$521K	$449K	$400K	–
List Price 1-Month Change	+4.1%	+2.1%	+0.2%	–
List Price 12-Month Change	+5.4%	0%	0%	–
Median Home Age	26	35	36	44
Own	88%	77%	68%	65%
Rent	12%	23%	32%	35%
$ Total Value (of all buildings for which permits were issued)	–	$2.73B	$49.35B	$384.62B
% Change in permits (for all buildings)	–	+15%	-3%	+6%
% Change in $ value (for all buildings)	–	+12%	-3%	+5%

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BERKSHIRE HATHAWAY HOMESERVICES | FLORIDA REALTY

Market Trends for Nokomis, FL 34275

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.87	95.1%	63	$500,000
↑ 0.78% MoM	↓ 1.18% MoM	↑ 50% MoM	↑ 16.28% MoM

October 2026 Median Estimated Property Value

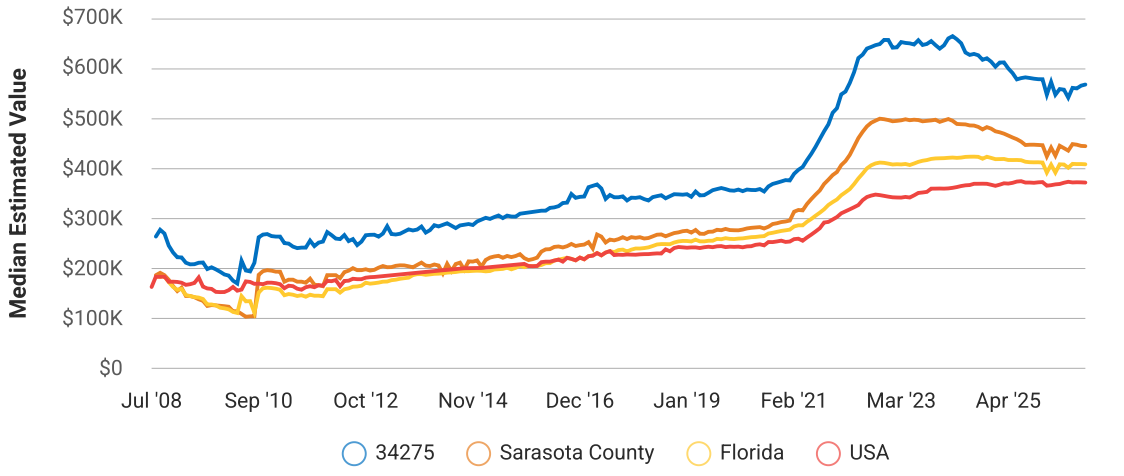
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$567,440	+0.4%	-2%



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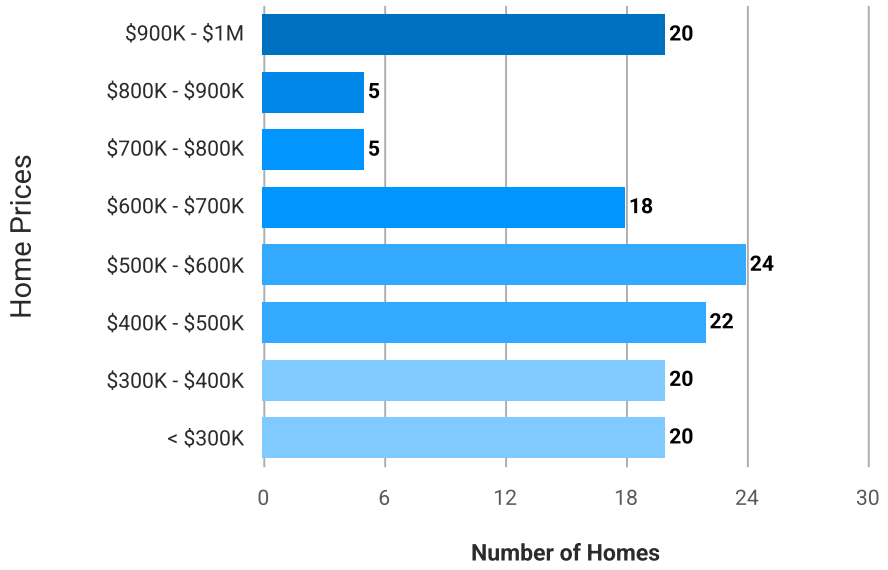
Sold Home Stats

Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

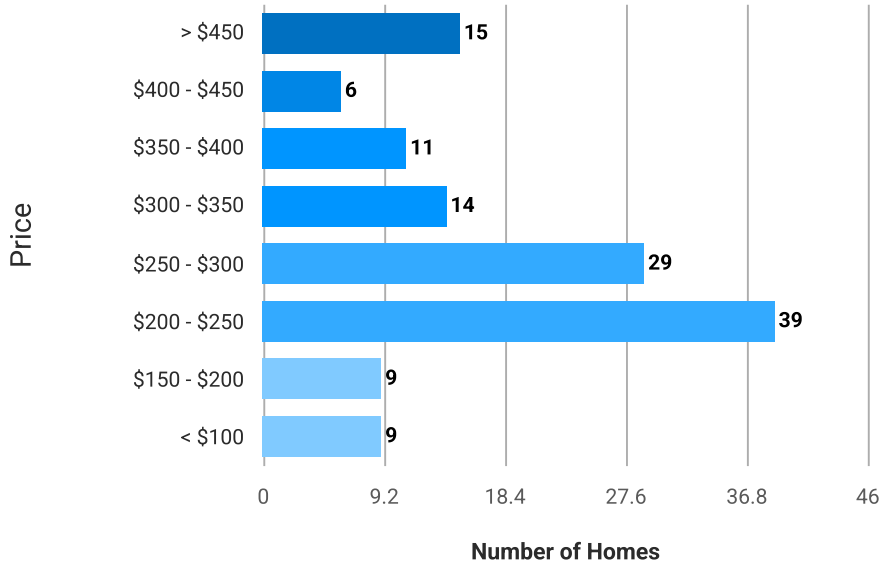


Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily



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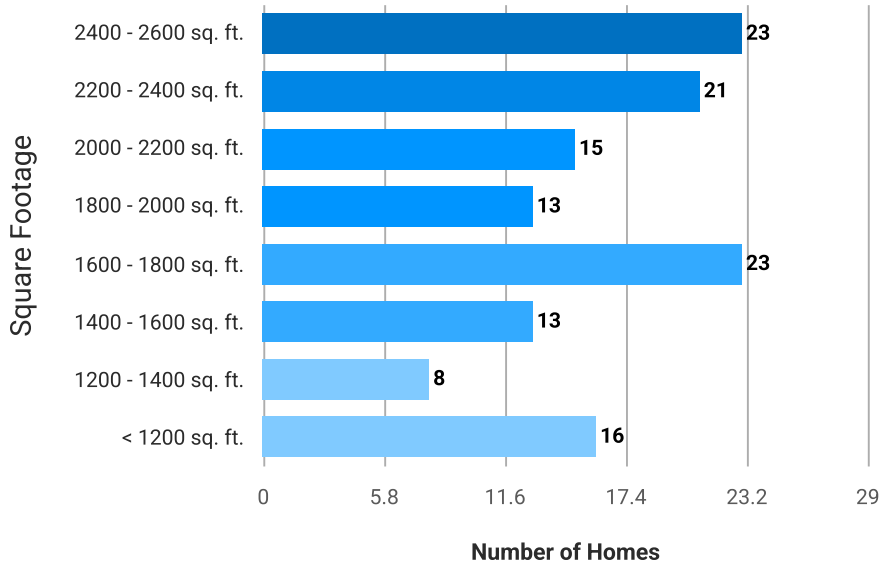
Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily

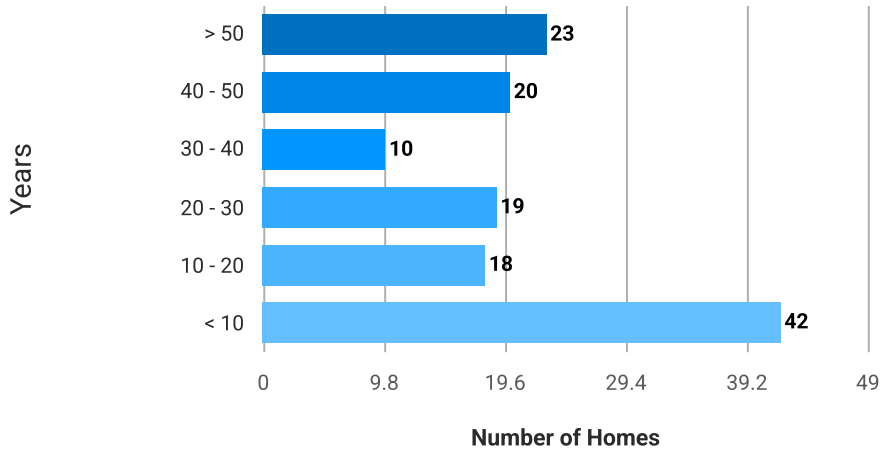


Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

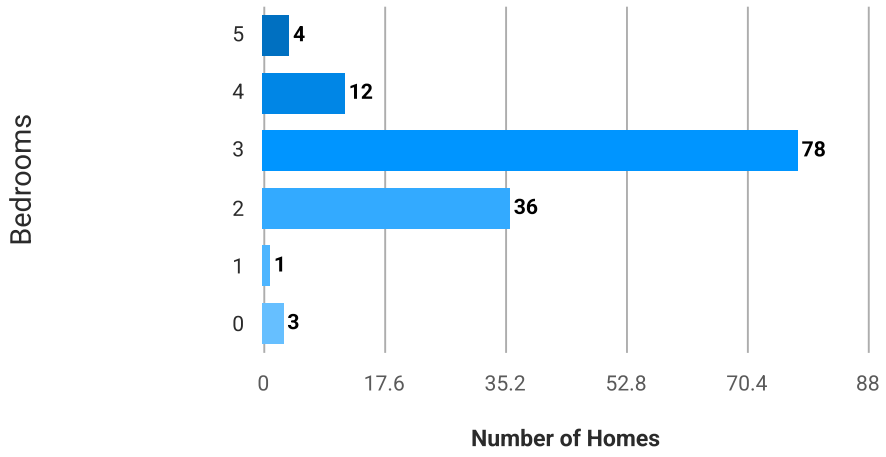


Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



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People

People Facts & Stats

	34275	Sarasota County	Florida	USA
Population	21K	460K	22.42M	334.92M
Population Density per Sq Mi	1.15K	826	418	95
Pop Change since 2020	+26.2%	+10.5%	+6.9%	+2.5%
Median Age	64	57	43	39
Male / Female Ratio	50%	48%	49%	50%

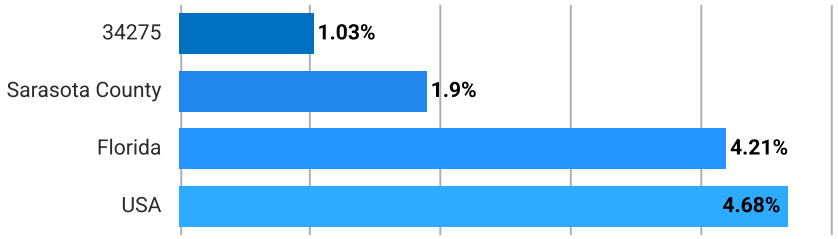
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

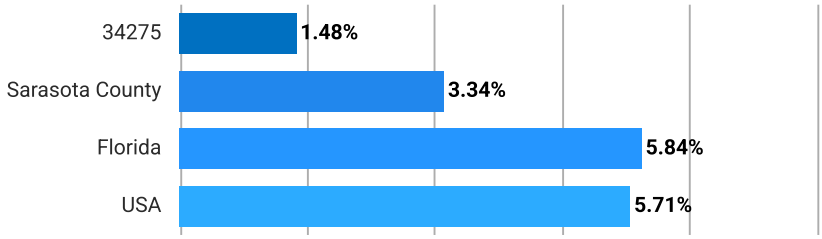
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



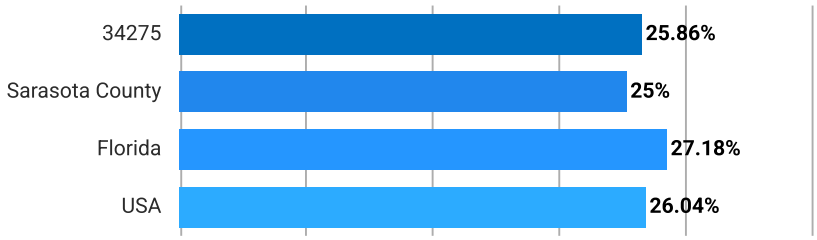
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



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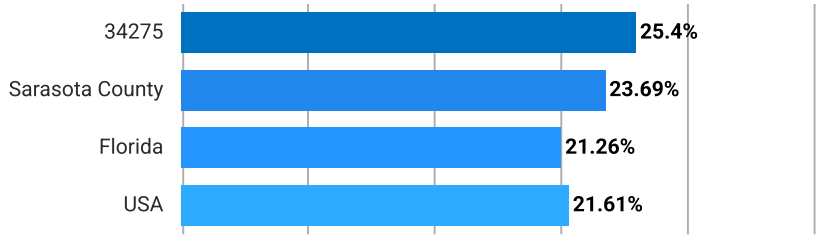
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



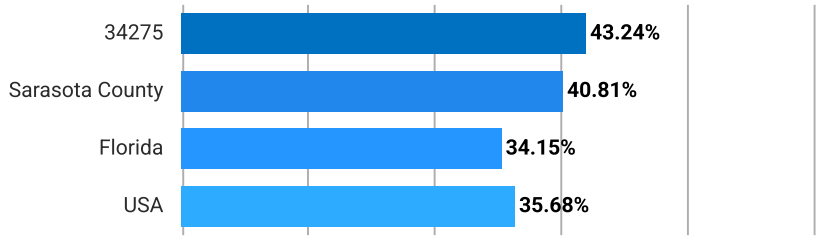
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



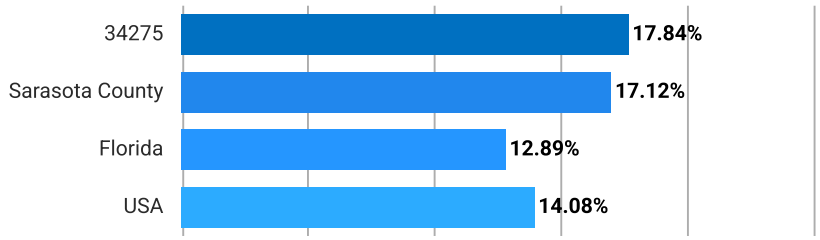
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



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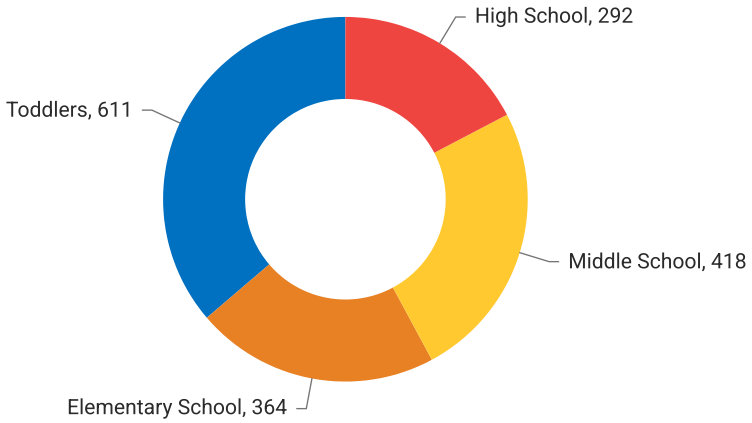
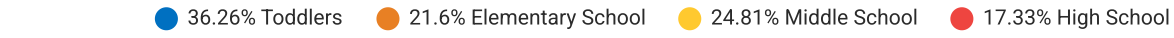
Population of Children by Age Group in 34275

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



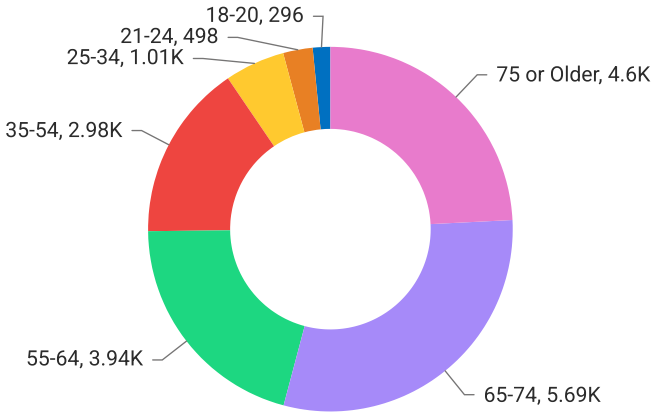


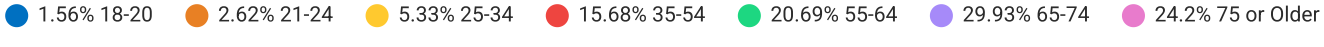
Population of Adults by Age Group in 34275

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually





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Households With Children in 34275

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

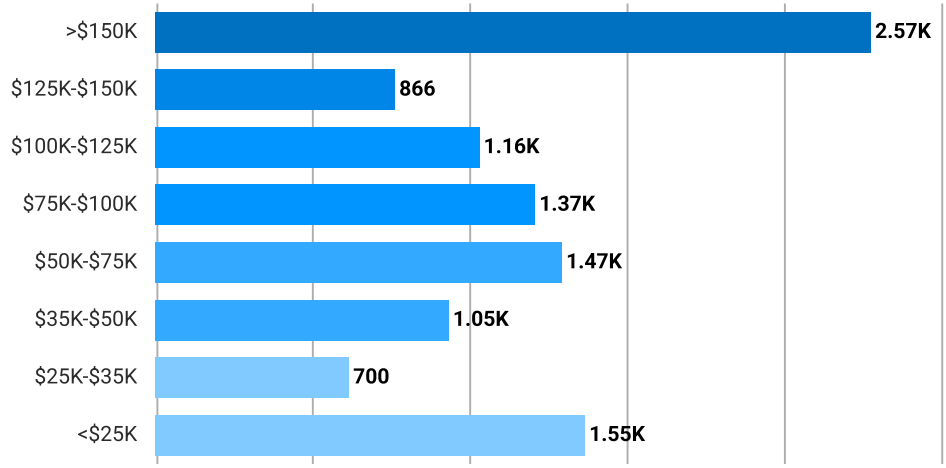


Household Income Brackets in 34275

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



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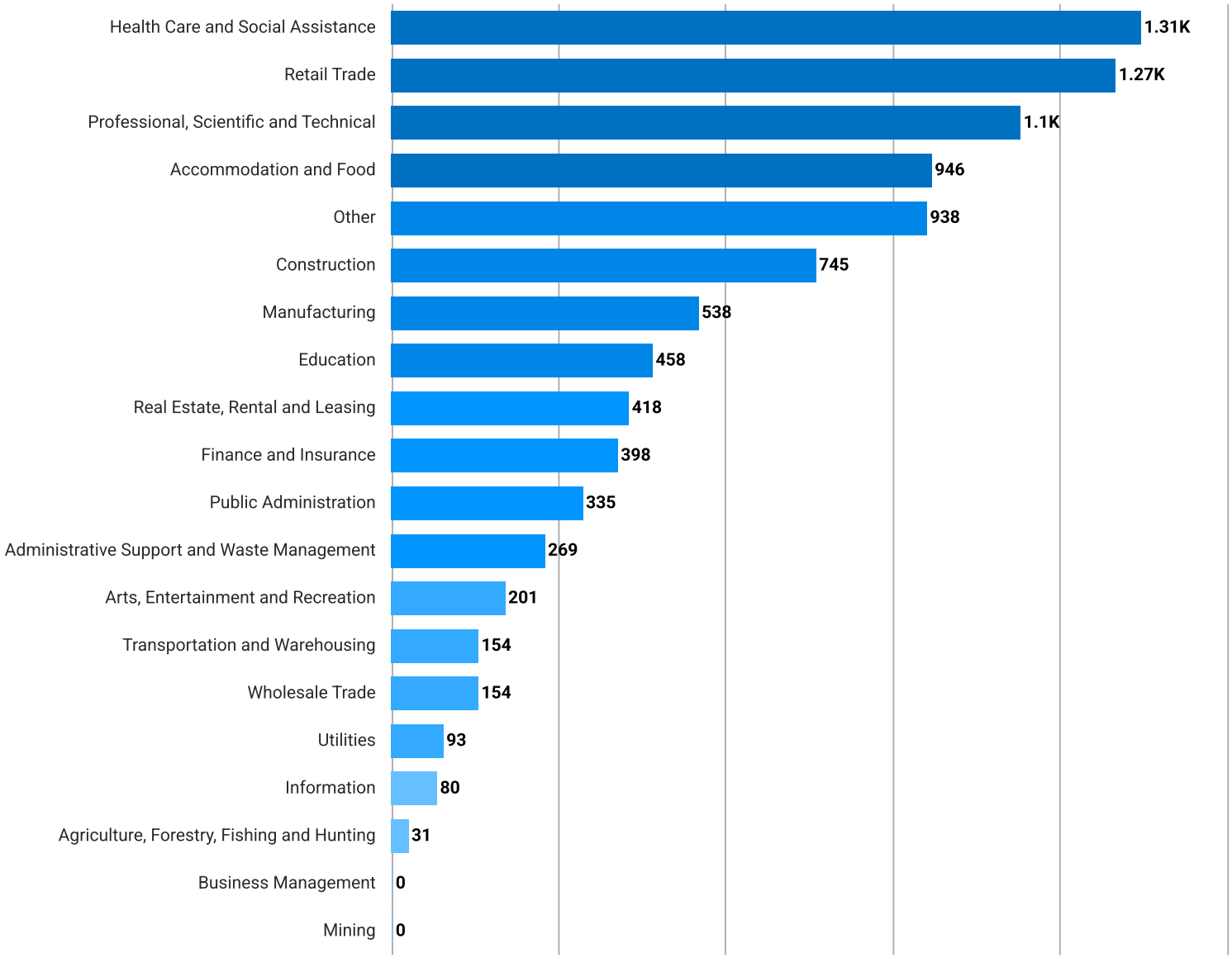
Toscana Isles 2

Occupational Categories in 34275

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually



Presidential Voting Pattern in 34275

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially

Democrat
45.8%

Republican
53.3%

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Economy

Economic Facts & Stats

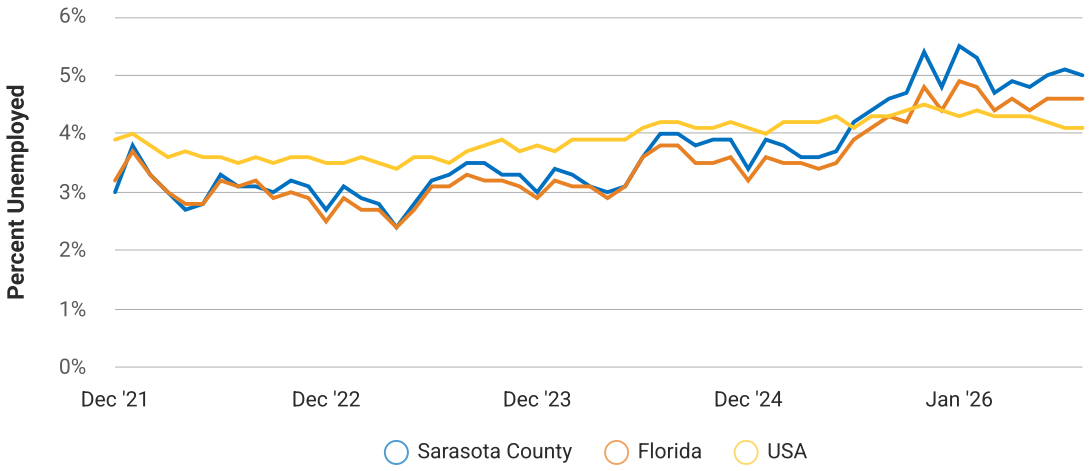
	34275	Sarasota County	Florida	USA
Income Per Capita	$80,924	$57,835	$42,609	$44,673
Median Household Income	$86,029	$83,416	$74,568	$80,734
Unemployment Rate	–	5%	4.6%	4.1%
Number Unemployed	–	10K	507K	7.03M
Number Employed	–	191K	10.63M	162.75M
Number in Labor Force	–	201K	11.14M	169.78M

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



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Quality of Life

Quality of Life Facts & Stats

	34275	Sarasota County	Florida	USA
Elevation (in feet)	14	29	59	–
Annual Rainfall (in inches)	51.93	57.81	56.45	–
Annual Snowfall (in inches)	0	0	0.06	–
Days of Full Sun (per year)	98	98	98	–
Travel Time to Work (in minutes)	–	25	28	26
Water Quality (Health Violations)	–	–	–	–
Water Quality (Monitoring and Report Violations)	–	–	–	–
Superfund Sites	–	–	91	2,466
Brownfield Sites	No	Yes	Yes	No

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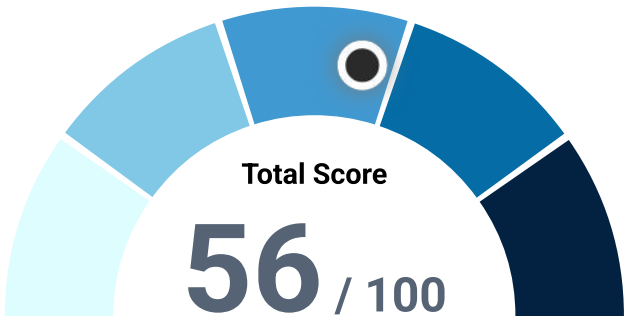
AARP Livability™ Index for 34275

0-19 20-39 40-59 60-79 80-100



A score over 50 is above average

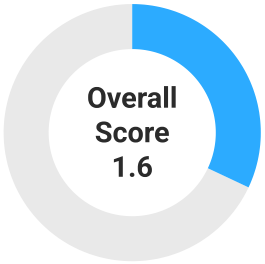
Housing Affordability & Access	59
Neighborhood Access to Life, Work & Play	43
Transportation Safe & Convenient Options	41
Environment Clean Air & Water	68
Health Prevention, Access & Quality	72
Engagement Civic & Social Involvement	78
Opportunity Inclusion & Possibilities	33

Walkability Score (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly



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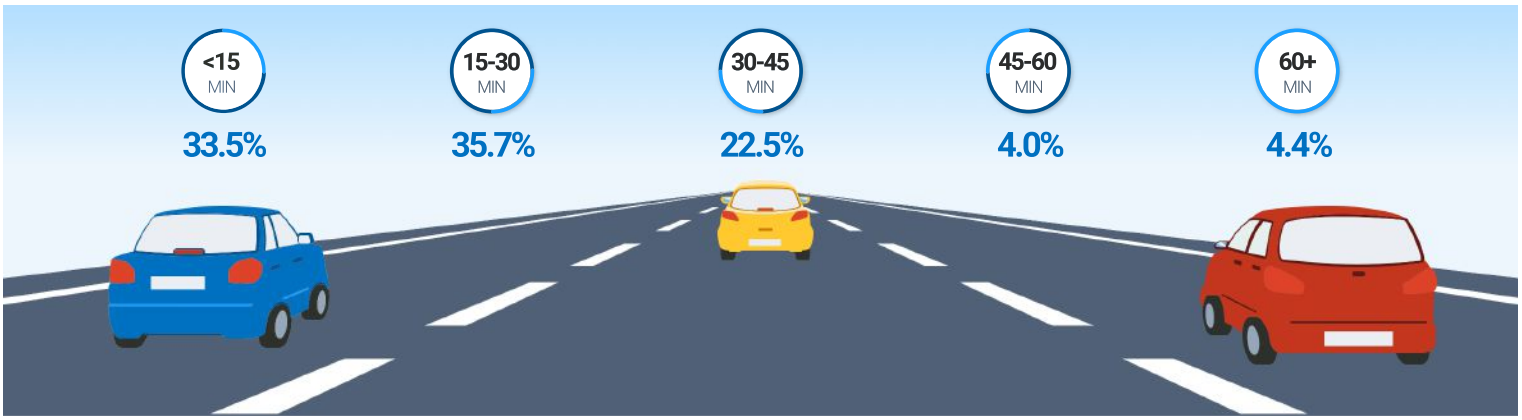
Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

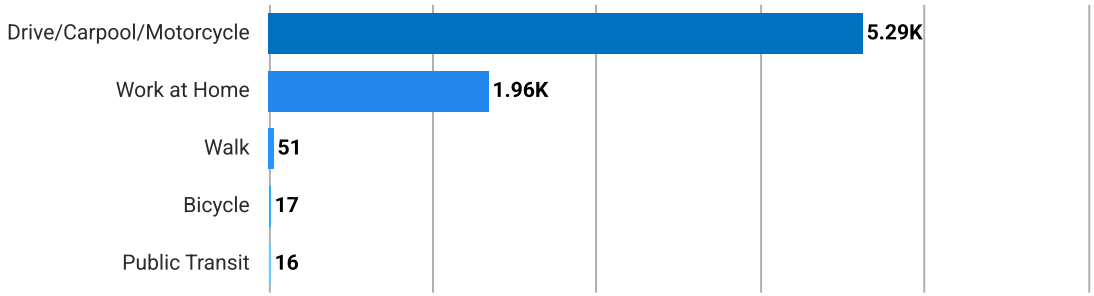


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually

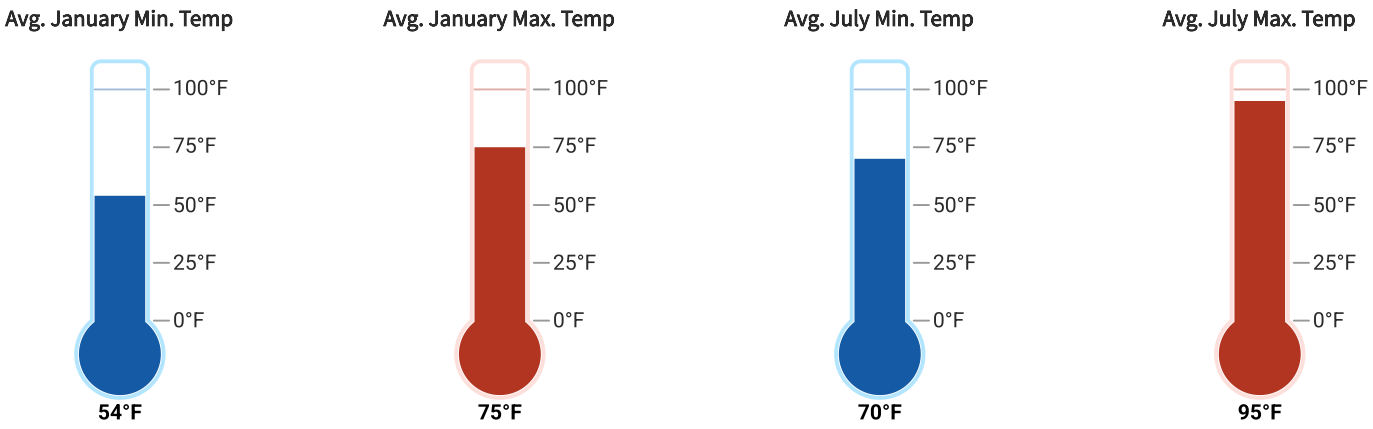


Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Source: NOAA

Update Frequency: Annually



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Nearby Neighborhoods

ZIP Codes near Toscana Isles 2

Venice, FL 34285	
Median Estimate Home Value	$439,700
Number of Homes	9,500
Total Population	16,951

Osprey, FL 34229	
Median Estimate Home Value	$693,000
Number of Homes	3,994
Total Population	5,445

Sarasota, FL 34238	
Median Estimate Home Value	$565,790
Number of Homes	11,418
Total Population	23,026

Venice, FL 34292	
Median Estimate Home Value	$460,940
Number of Homes	7,869
Total Population	16,998

Sarasota, FL 34241	
Median Estimate Home Value	$644,280
Number of Homes	7,420
Total Population	16,468

Sarasota, FL 34249	
Median Estimate Home Value	–
Number of Homes	–
Total Population	1,383

About RPR

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