

NEW YORK 477 Madison Ave New York, NY 10022 212-677-2500

SKYAD.COM

511 NW Winters Creek Road Advertising and Marketing Program



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ADVERTISING BRANDING MARKETING

National & Global Exposure 511 NW Winters Creek Road

SKY Advertising is excited to present to ONE Sotheby's International Realty \$ a curated, multi-media marketing selection of offerings to bring ultra-high net worth buyer awareness to 511 NW Winters Creek Road.

Your strategic blueprint is composed of three layers: direct exposure to the Sotheby's auction house audience which includes some of the most affluent individuals on a global scale, strategic print media to cast a wide net, and digital products that are highly targeted to individuals looking for high-end living in Palm City, FL.

Approaching the marketing strategy from these different directions will help us to saturate your market in the most effective way, bringing deserved recognition to this unique and exciting property.

LET'S DO GREAT THINGS TOGETHER

JANINE JONES
Executive Vice President
212-677-2714
janine@skyad.com

PAULA DAVIDSON Senior Account Executive 212-677-2671 paula@skyad.com SARA HELENI Account Executive 212-674-2402 sara@skyad.com JIMMY CINTRÓN Account Executive 212-677-0083 jimmy@skyad.com Sotheby's Auction House Offerings



SOTHEBY'S BESPOKE GEO-TARGETED EMAIL

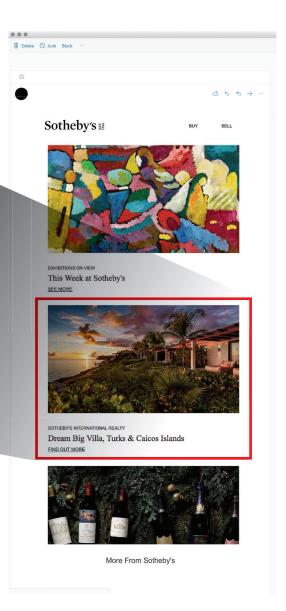
- Every Week
- 52x/Year
- Custom content, option to target users by location
- Audience selection by feeder market
- 35% open rate
- 25,000+ recipients

TARGETED AREAS

Florida, New York, Connecticut, New Jersey, Pennsylvania

PRICE: \$2,500





Digital Offerings



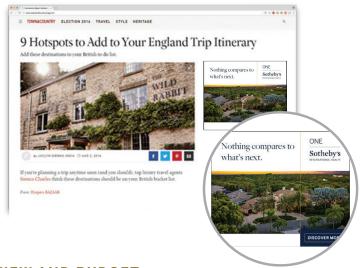
Impressions Campaign

CUSTOMIZABLE. AFFORDABLE. MEASURABLE.

The Impressions program is a customized banner advertising program with guaranteed impressions and click-throughs. With beautifully detailed property photos, your listing can be customized to showcase your property's unique selling features, allowing you to target by country, region, state, county or city and lifestyle.

Get the most out of your marketing dollars with affordable and measurable results that only a digital program can offer. Link directly to your property website, personal website or office website.

Impress locally. Impress globally.



CAMPAIGN OVERVIEW AND BUDGET

- · Campaign: 511 NW Winters Creek Road
- Flight Dates: December 2023 February 2024
- Impressions: **750,000**
- · Clicks through to the website of your choice.

250K Impressions per month: \$1,195 500K Impressions per month: \$1,625 1 Million Impressions per month: \$2,450

Three Month Minimum



Minimum 3 month commitment

Impressions Program Targeting Sites

We identify the best sites to feature your property, and your ads appear only on your approved sites. The number of prominent, respected and relevant sites available is exceptional. We take care of the research to provide hand-selected and white-listed sites most relevant to your campaign.

GEO TARGETING

We identify where potential buyers are found and use the information to identify the areas to geo-target. We can target locally to globally. The New York Times

THE ECONOMIC TIMES

Telegraph.co.uk

THE WALL STREET JOURNAL.



Forbes

Bloomberg Markets





GULF NEWS



Creative

SAMPLE BANNER ADS FOR IMPRESSIONS PROGRAM

We create and produce banner ads for your campaign that best reflect your property and company image. We assist with photo selection and editing as well as ad design and sizing.

Ad Units: 970x250, 728x90, 300x600, 300x250, or custom sizes.

BANNER PRODUCTION: \$350

Nothing compares to what's next.



ONE | Sotheby's

DISCOVER MORE





Nothing compares to what's next.

DISCOVER MORE

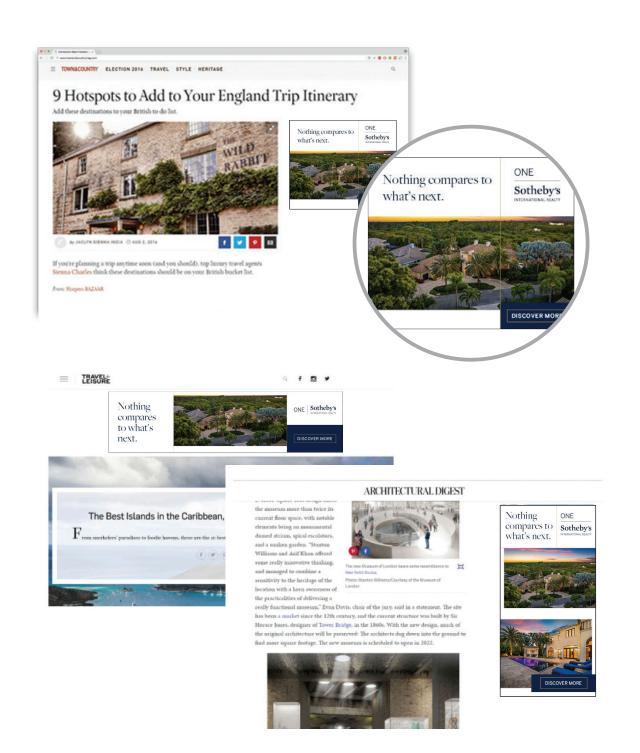








Sample
Banners For
Impressions
Programs As
They Appear
On Sites

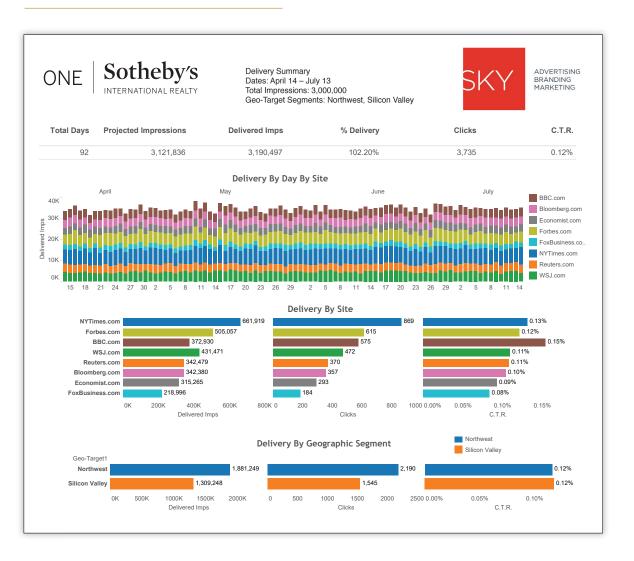


Comprehensive Reporting For Your Customized Campaign

After the launch, we give you complete and comprehensive reporting for the duration of your campaign. We can also give 30 day reports for you to evaluate the effectiveness of your targeting and to adjust it.

- We project the number of impressions (number of times the ad appears on each site) during your campaign.
- The number of impressions are broken down by number and site for the duration of the campaign.
- The delivery by site is broken down into delivered impressions, clicks, and click-through rate. This allows you to see on what sites your ads are performing well and where there needs to be improvement. With this information we are able to adjust the campaign for maximum effectiveness.

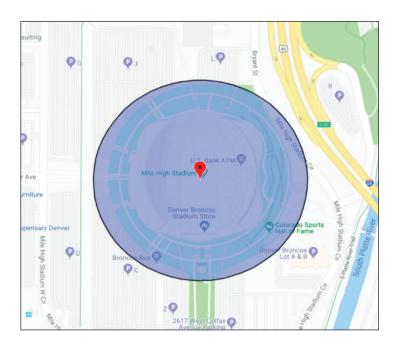
IMPRESSIONS PROGRAM SAMPLE REPORT



Digital Event Targeting

GEOFENCE REACHES YOUR AUDIENCE ON THE MOVE

- **Event targeting** Target customers who attend specified events within a specific time frame.
- Custom audiences Target customers that are within or have recently visited a specific Geo-Fenced location.



GEOFENCE SELECT LOCATIONS OR EVENTS AND THEN RETARGET THE AUDIENCE AFTER

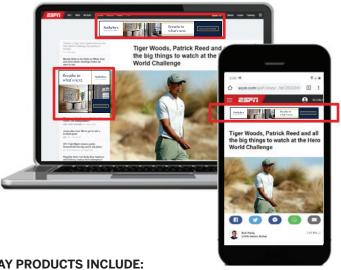
TARGET SPECIFIC EVENTS AND LOCATIONS

• From: \$1,500/Month

Comprehensive Digital

DISPLAY

Digital Display advertising refers to the promotion of products or services through display ads on digital platforms such as websites or mobile apps. With Targeted Display, we offer campaigns that include Keyword Targeting, Behavioral Targeting, Retargeting, and Artificial Intelligence (A.I.) Targeting designed to show your ads to the exact audience you want to reach, to deliver the right message on the right device at the right time.



TARGETED DISPLAY PRODUCTS INCLUDE:

Complete optimization including strategy, ad serving, and reporting. We provide you with full transparency, giving you the assurance your budget is allocated efficiently.

The ability to target specific audiences, rather than only specific sites, by leveraging the data collected by our algorithms.

The power to implement advanced testing to ensure you are maximizing the click-through-rate (CTR) and conversion rate of your advertising and landing pages.

We track impressions, clicks, view-throughs, and conversions!

We implement Retargeting campaigns to target people who have been to your website but didn't convert.

Keyword Targeting using the keywords and phrases your customers are searching for and contained on webpages they are reading.

With A.I. Targeting we are showing your display or video ads to people across all devices, using machine learning to target consumers based on who is engaging with the ad.

We can target from thousands of Behavioral Categories and show your ads to the people most likely to want your products and services.

We geo-target every campaign, showing your ads just to the people in the areas you want to reach.

Cross Platform Targeting available from Mobile Conquesting. Custom Audience Matching & Lookalike.

Audiences- target people on your list of emails, addresses, or phone numbers and show them display ads when they browse websites and apps.

PRICE: STARTING AT \$1,500 PER ONE MONTH

Comprehensive Digital

SOCIAL MIRROR ADS

Social Mirror ads look like your social media display or video posts but appear on other websites and apps, linking back to the social media platform and your website, and run across all devices using our targeting strategies.

We are "mirroring" the exact look of your social post as an ad that runs on thousands of websites and apps, targeted just to the people you want to reach across all devices.

Social Mirror ads can be done with any organic or paid posts from your business account on these 8 social media platforms: Facebook, Instagram, Twitter, LinkedIn, TikTok, Pinterest, Snapchat, or YouTube.

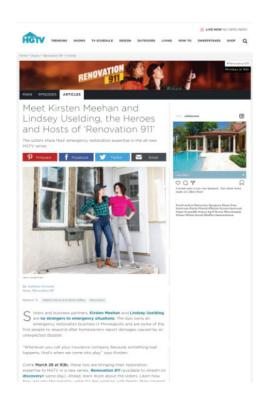
Ads can be display, video, OTT across connected TVs or carousel.



TARGETING ABILITIES:

- Behavioral Thousands of targeting categories including demographics, on-line and off-line behaviors, and interests.
- Keywords Target a list of up to 500 keywords related to your business, and show ads on the web pages where they appear.
- A.I. Targeting Show your display or video ads to people across all devices, using machine learning to target consumers based on who is engaging with the ad.
- Retargeting Following people after they leave your website and showing them your Social Mirror ad, on other websites and apps they go to, across all devices.
- Custom Audience Matching Target people on your list of emails, addresses, or phone numbers and show them Social Mirror ads when they browse websites and apps.

PRICE: STARTING AT \$1.500 PER MONTH



Google AdWords

With Google's online advertising program, you can reach people exactly when they're interested in the property you're selling or the real estate services you offer. Target customers who are active in your local real estate market, when they are searching and motivated to take action.

No other medium can target as effectively. Pay only when people click through to your listing or website.



CAMPAIGN SETUP, OPTIMIZATION, & MONTHLY MANAGEMENT

Which can include:

- Keyword Research
- Keyword List Set Up
- · Campaign and Ad Group Implementation
- Monitor and Implement Urgent Search Terms/ Phrases of Client and Competitors
- Run Fresh Estimates for New Keywords
- Write/Edit Ad Copy
- Ensure Tracking is in Place
- Set Bids and Allocate/Pace Budgets
- Optimize Geotargeting, Audience Targeting, Demographics, and Ad Schedule
- · Periodical Campaign Reviews
- · Campaign Adjustments
- · Monthly Performance Reporting

DIGITAL PPC PROGRAM \$750 CAMPAIGN SET UP \$950/MONTH



Crain's New York Business

REAL ESTATE DAILY ENEWSLETTER

Crain's New York Business is the trusted voice of the New York business community – connecting businesses across the five boroughs by providing analysis and opinion on how to navigate New York's complex business and political landscape.

CRAINS HAS AN INFLUENTIAL AUDIENCE OF DECISIONMAKERS

- 78% are Top Management Professionals
- 60% are C-Suite Level Executives
- 41% serve on a Corporate or Non-Profit Board
- 87% influence Capital Expenditures, Leasing, or Purchasing

REAL ESTATE DAILY E-NEWSLETTER

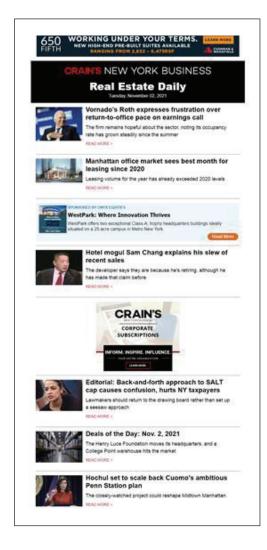
• Subscribers: 15,000

· Average Open Rate: 42%

• 33% SOV + 25K ROS display impressions

Featured Placement Property Listing

PRICE: \$3,150/WEEK (MON-FRI, 5 SENDS)





jamesedition.com

ROTATING GALLERY

Founded in 2008, JamesEdition.com features the largest collection of luxury goods worldwide. The exquisite items curated by JamesEdition.com range from celebrity-owned luxury real estate to rare supercars. An affluent audience of 25,000 per day is browsing for the finest the globe has to offer.

With more than 10 million monthly page views from around the world, JamesEdition.com is the quintessential marketplace for ultra-high net worth individuals. With users evenly spread throughout the Americas, EMEA and Asia, JamesEdition.com is the only truly global site to market luxury.

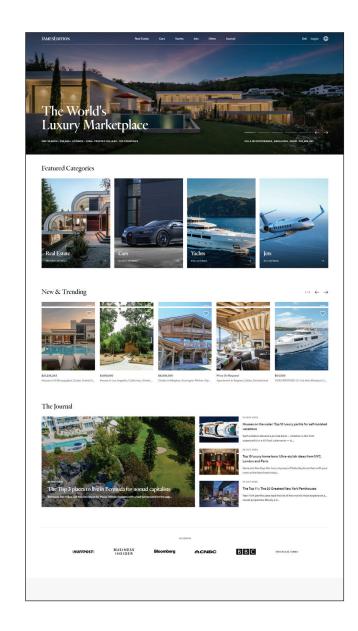
Showcase your office and properties and bring increased visibility to capture the attention of the UHNW in the James Edition rotating Gallery. The Rotating Gallery is a carousel of selected listings that automatically changes every 5 seconds on the Home Page and the Real Estate Page.

HOME PAGE

FEATURED BANNER: \$2.000

REAL ESTATE PAGE

FEATURED BANNER: \$1,600



jamesedition.com

SOCIAL MEDIA POST

Showcase your office and properties and bring increased visibility to capture the attention of the UHNW with a Social Post

- Instagram 74.8K
- Facebook 31.3K













PHOTO

- 1 featured listing
- 1-5 photos
- Short caption
- Listing info box
- 1 tag on pictures & caption
- Link in bio

PHOTO PLUS

- 1-5 featured listings
- 1-10 photos & text
- Long caption
- Listing info box
- 1-3 tags on pictures & caption
- Link in bio
- Repost on stories

VIDEO

- 1-5 featured listings
- 5-30 seconds video
- Reels & TikTok format
- · Short caption
- · Listing info box
- 1-3 tags on caption
- Link in bio

PHOTO PLUS: \$1,000 PHOTO PLUS VIDEO: \$1,800

PHOTO: \$500

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Ocean Home

Ocean Home magazine showcases the best in luxury coastal design—from Caribbean bungalows to Malibu's modern masterpieces to Montauk's shoreline cottages to Palm Beach's Spanish Revival villas—and, in turn, celebrates the top architects, interior designers, and craftspeople creating these waterfront dream homes from coast to coast and beyond.



SOCIAL MEDIA POST

Target our dedicated friends and followers across Ocean Home social platforms. We will post your images and copy on our Facebook, Instagram and Twitter channels and leverage our brand to enhance your exposure and amplify engagement.

• 60,000+ Followers.

FACEBOOK POST: \$575 PER POST INSTAGRAM POST: \$700 PER POST

FACEBOOK/INSTAGRAM AD: \$1,300/MONTH



The Wall Street Journal Online (WSJ.com)

FEATURED PROPERTY UPGRADES

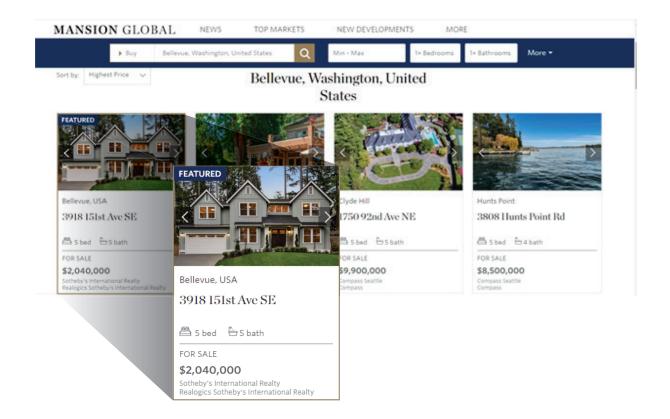
WSJ.com and Mansion Global Featured Property
Upgrades place your listings at the top of the search
results pages in the town where the property is located.
The property you wish to feature comes directly from
your brand's WSJ.com feed and click-throughs go to the
website of your choice.

Multiple properties can be featured and will be rotated equally. Each property appears for one month. The window to redeem Property Upgrades is valid for one year after purchase.

10 PROPERTIES: \$1,200 25 PROPERTIES: \$2,070 100 PROPERTIES: \$5,500

Included with print placment





The Wall Street Journal Online (WSJ.com)

MANSION GLOBAL HOMEPAGE HERO

With 3,000,000 affluent unique visitors on Mansion Global, the Homepage Hero immediately entices readers as the first listing seen on the Mansion Global homepage. It provides premium, full-page visibility and the best opportunity for your listing to reach the most qualified buyer.

- **164,000** Unique Visitors
- 1.75% Click-Through Rate
- 2.5% Share of Voice
- Can rotate up to 5 properties

PRICE: \$2,150/MONTH OR \$2,650/W VIDEO



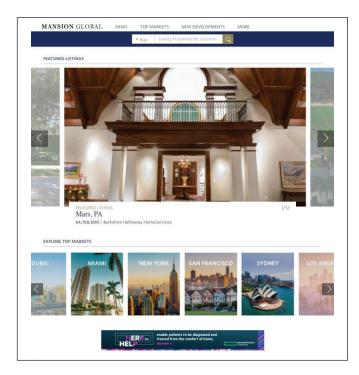


The Wall Street Journal Online (WSJ.com)

THE HOMEPAGE FEATURED LISTING

Module offers prominent positioning on the Mansion Global homepage and showcases listings regardless of region.

PRICE: \$1,275/MONTH



Print Offerings



The Wall Street Journal

The Wall Street Journal represents credibility and influence and continues to be the leading environment for luxury real estate clients to connect with the world's most affluent home-buying audience. With new and exciting content alignment opportunities in "Mansion" WSJ's luxury real estate section, we are able to further strengthen our brand, expand visibility and deliver our message with more resounding results than ever before.

Circulation: 644,424
E-newspaper: 194,000
Readership: 4,234,000
Male / Female: 62% / 38%
Average HHI: \$404,217

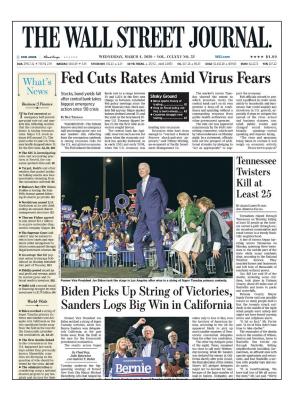
• Average age: 50

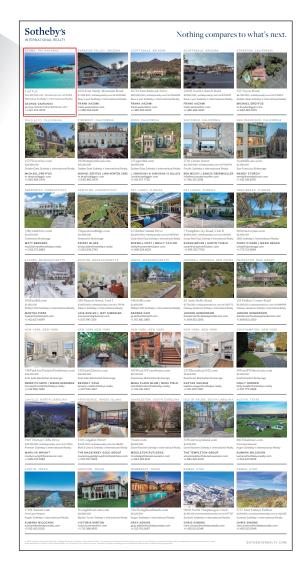
PRICE: \$650 SINGLE SPOT, COLOR

Includes Bonus 30 Day Digital -Featured Property Upgrade

2X7, NORTHEAST REGION, COLOR: \$1,510







The New York Times

IN THE FRIDAY MAIN NEWS SECTION

The New York Times is widely recognized as the most influential news source for many of the world's most sophisticated and loyal readers. Today's Times is influential in more ways than ever, with sections devoted to everything from the arts and entertainment to sports and science, business and technology to dining and home design. The Main News section provides extensive coverage of the leading events and issues of the day, global and national. It features the editorial page and Op-Ed articles contributed by leaders in every field. The Main News section is the most well-read section and it sets the agenda for the most important news of the day. This is an essential environment to give your luxury properties the ultimate exposure.

• Circulation: 483,701

Male / Female ratio: 62.2% / 37.8%Average household income: \$381,464

• Median age: 45.2

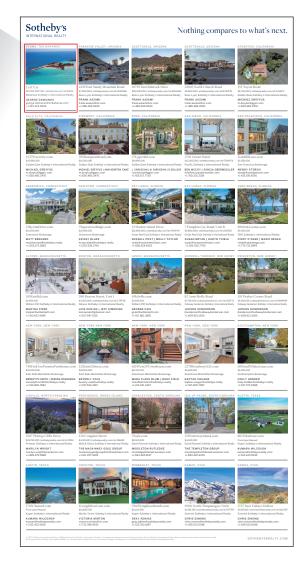
• Over one half have liquid assets valued at \$1 million+

• Over 1 in 4 have a household net worth of \$3 million

PRICE: \$760







The New York Times Takeover

Promote your brand and properties in style with this 96 page tabloid insert devoted to Sotheby's International Realty and Delivered high-net worth zip codes.

Generous, full-page ad space on heavy, bright white paper ensures an elegant presentation and shelf life.

• Circulation: 160,000

• Distribution: NYC Metro Area

PRICE: \$750 FULL PAGE, COLOR

Includes Digital promotion and Digital Flipbook









Architectural Digest Regional Pages

INSPIRE AFFLUENT BUYERS

With over 60 local and feeder market regions available with exclusive rates, you can reach these high-income, luxury buyers when they're inspired to buy.

Inspire the decisions and feed the fantasies of your potential buyers with a full-page, full-color ad in Architectural Digest.

FULL PAGE, COLOR:

• Circulation Per Region: up to 16,000

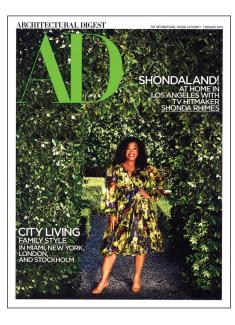
· Readership Per Region: up to 117,390

· Median Household Income: \$134,318

• Median Age: **54**

• Male / Female: 46% / 54%

FULL PAGE, COLOR SOUTH FLORIDA: \$2,875









Financial Times

The Financial Times showcases the finest residential properties on the market and provides sage advice to a discerning audience of high-end private owners, as well as investors, every Saturday in its stand-alone "House & Home" section. Targeting upscale readers who are passionate about home and living, this full-color supplement is the world's only weekly property and lifestyle section, which is internationally focused and globally-distributed every weekend.

• Circulation: 214,131

· Geographic distribution: Global

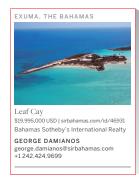
• Readership: 1,993,418

• Male / Female ratio: **86% / 14%**

• Average household income: \$338,000

• Median age: 51

PRICE: \$730 PROPERTY SPOT







Schedule, Pricing & Reach



Proposed Schedule, Pricing & Reach 2023

Plan 1											
Media	Ad Description	De	cember	Jar	nuary	Fel	bruary	Mar	ch	Med	lia Total
Sotheby's Auction House: Digital											
Sotheby's Bespoke Geo-Targeted Emails	Email										
Sotheby's Bespoke Geo-Targeted Emails	Florida, New York, Connecticut, New	Ş	2,500.00							\$	2,500.00
Digital											
Million Impressions*											
Million Impressions	Digital Banner Program	\$,	\$	1,195.00	\$	1,195.00			\$	3,585.00
Million Impressions	Targeting - Northeastern US, Miami,	Palr	n Beach Ga	rden	s, Jupter						
Google Adwords											
Google Adwords	Digital PPC program	\$	1,700.00	Ş	950.00	Ş	950.00			\$	3,600.00
Comprehensive Digital											
Social Mirror	Behavioral Custom program	\$	1,500.00	\$	1,500.00	\$	1,500.00			\$	4,500.00
Display	Behavioral Custom program	\$	1,500.00	\$	1,500.00	\$	1,500.00			\$	4,500.00
Geofencing - Event and Location	Tourst and the second s			,	4 500 60						4 500 60
Geofencing - Event and Location	Target specific events and locations			\$	1,500.00					\$	1,500.00
JamesEdition Rotating Gallery Real Estate Page	Featured Banner	\$	1,600.00							\$	1,600.00
Social Media	Listing Feature	Ş	1,600.00	\$	500.00					\$	500.00
NSJ.com	Listing reature			Ç	300.00					Ş	300.00
Mansion Global Homepage	Mansion Global Homepage	\$	2.150.00							\$	2.150.00
roperty upgrades	Property upgrades	Bor	,			Bor	niic			\$	2,130.00
lansion Global Homepage	Featured Listing Module	DOI	103	\$	1,275.00	DOI	ilus			\$	1,275.00
cean Home	reatured Listing Woodale			Y	1,275.00					Ÿ	1,275.00
acebook Post	Facebook Post			\$	575.00					\$	575.00
stagram Post	Instagram Post			Ś	700.00					\$	700.00
cebook/Instagram Ad	Facebook/Instagram Ad	\$	1,300.00	•						\$	1,300.00
ain's New York Business	· J										
ain's New York Business	Daily E-Newsletter M-F			\$	3,150.00					\$	3,150.00
	•										
rint											
he Wall Street Journal											
he Wall Street Journal - Northeast Region	2 x 7	\$	1,510.00	\$	1,510.00	\$	1,510.00			\$	4,530.00
ne Wall Street Journal - National	Property Spot w/Digital Featured Pr	\$	650.00			\$	650.00			\$	1,300.00
ne New York Times											
he New York Times	Property Spot - Weekday/Saturday	\$	710.00			\$	760.00			\$	1,470.00
e New York Times Takeover	Full page w/ Digital promotion							\$	750.00	\$	750.00
onde Nast Magazines Regional Pages											
rchitectural Digest -South Florida	Full Page							\$	2,875.00	\$	2,875.00
nancial Times											
inancial Times	Property Spot	\$	730.00							\$	730.00
OTAL										\$	43,090.00
After 6 months the Impressions Program ma	ay be adjusted after evaluation of budg	get a	ind strategy								

Pricing Subject to Change

Proposed Schedule, Pricing & Reach 2023

Respoke Geo-Targeted Emails Florida, New York, Connecticut, New \$ 2,500.00 \$ 2,500.00	Plan 2											
Respoke Geo-Targeted Emails Findida, New York, Connecticut, New \$ 2,500.00 \$ 2,500.00	Media	Ad Description	De	cember	Ja	nuary	Feb	oruary	March	1	Me	dia Total
Sepoke Geo-Targeted Emails Florida, New York, Connecticut, New \$ 2,500.00 \$ 2,500.00	otheby's Auction House: Digital											
Digital Banner Program \$ 1,195.00 \$ 1,195.00 \$ 1,195.00 \$ 3,585.00	otheby's Bespoke Geo-Targeted Emails											
Digital Banner Program \$ 1,195.00 \$ 1,195.00 \$ 1,195.00 \$ 3,585.00	otheby's Bespoke Geo-Targeted Emails	Florida, New York, Connecticut, Nev	\$	2,500.00							\$	2,500.00
Digital Banner Program \$ 1,195.00 \$ 1,195.00 \$ 1,195.00 \$ 3,585.00	Digital											
Digital Banner Program \$ 1,195.00 \$ 1,195.00 \$ 1,195.00 \$ 3,585.00	Aillion Impressions*											
Targeting - Northeastern US, Miami, Palm Beach gardens, Jupter words words bords Digital PPC program \$ 1,700.00 \$ 950.00 \$ 950.00 \$ 3,600.00 nsive Digital or Behavioral Custom program blery Real Estate Page Eeatured Banner Listing Feature Bonus	fillion Impressions	Digital Banner Program	Ś	1 195 00	Ś	1 195 00	\$	1 195 00			\$	3 585 00
Nords	lillion Impressions						Ψ.	1,133.00			Ÿ	3,303.00
Nort Section	pogle Adwords	rangeting Wortheastern ob, Wilding	,	in beach ga	· uc·	o, supec.						
### Digital Page Behavioral Custom program \$ 1,500.00 \$ 1,500.00 \$ 3,000.00	oogle Adwords	Digital PPC program	Ś	1 700 00	Ś	950.00	\$	950.00			\$	3 600 00
Seminary	comprehensive Digital	Digital 11 c program	,	2,700.00	,	330.00	Ÿ	330.00			Ť	3,000.00
Idlery Real Estate Page Featured Banner \$ 1,600.00 \$ 1,600.00 Idlery Real Estate Page Featured Banner \$ 1,600.00 \$ 500.00 Idlery Real Estate Page Featured Listing Feature \$ 500.00 \$ 500.00 Ingrades Property upgrades Bonus Bonus \$ 1,275.00 Ingrades Featured Listing Module \$ 1,275.00 \$ 1,275.00 Ingrades Featured Listing Module \$ 1,275.00 \$ 1,275.00 Ingrades Featured Listing Module \$ 1,275.00 \$ 575.00 Ingrades Facebook Post \$ 575.00 \$ 575.00 Instagram Post \$ 575.00 \$ 750.00 Instagram Post \$ 700.00 \$ 700.00 Instagram Post \$ 700.00 \$ 700.00 Ingrades Facebook Post \$ 700.00 \$ 700.00 Instagram Post \$ 700.00 \$ 760.00 \$ 1,470.00 Ingrades Facebook Post \$ 750.00 \$ 750.00 Instagram Post \$ 750.00 \$ 750.00 Instagram Post \$ 730.00 Ingrades Facebook Post \$ 730.00 Instagram Post	ocial Mirror	Behavioral Custom program	Ś	1.500.00	Ś	1.500.00					Ś	3.000.00
Listing Feature \$ 500.00 \$ 500	amesEdition		-	_,	-	_,					-	-,
Listing Feature \$ 500.00 \$ 500	totating Gallery Real Estate Page	Featured Banner	Ś	1.600.00							Ś	1.600.00
pagrades Property upgrades Bonus Bonus \$ pagrades Featured Listing Module \$ 1,275.00 \$ 1,275.00 pagrades Featured Property Spot Work	ocial Media		-	_,	Ś	500.00						
Debail Homepage Featured Listing Module \$1,275.00 \$1,275.00	/SJ.com											
Debail Homepage Featured Listing Module \$1,275.00 \$1,275.00	roperty upgrades	Property upgrades	Boi	nus			Bor	nus			\$	-
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