

MIAMI RELOCATION GUIDE

YOUR HOME IN FLORIDA



POLARIS
ADVISORS

COMPASS



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I've been immersed in the world of real estate since childhood, growing up surrounded by my parents' real estate office.

This early exposure instilled in me a deep appreciation for the transformative power of a home, not just as a physical structure but as a cornerstone of community and personal fulfillment.

Over the years, I've witnessed the ever-changing landscape of the real estate industry, navigating both its soaring highs and challenging lows. Through it all, my unwavering commitment to my clients has remained steadfast. I believe in providing exceptional service, going beyond the standard transaction to truly understand their aspirations and guide them towards their real estate goals.

My passion for real estate extends beyond helping individuals and families find their dream homes. I'm also an active investor, constantly seeking new opportunities to enhance the communities I serve. This dual perspective allows me to bring a unique blend of knowledge and experience to every client interaction, ensuring that they receive the most informed and personalized guidance possible.

MY STATS

\$55+ Million in Team Sales 2025

45% Sales growth year over year

1000+ Transactions to date

\$7,5M Record sale

20+ Collective years in real estate

INTRODUCING MIAMI

A city full of flavor.

People are often drawn to Miami for the lifestyle — the light, the water, the energy — but what keeps them here is how easily daily life begins to work.

Some move for business opportunities, others for flexibility, climate, or international connectivity. Many expect a change of scenery and end up discovering a different rhythm of living, where work and personal time blend more naturally than in most major cities.

Within a relatively small area, the environment shifts quickly — from urban districts to quiet residential streets, from walkable neighborhoods to more private settings. Because of this, relocating to Miami is less about choosing a property and more about choosing how you want your days to feel.

The city also acts as a gateway between North America, Latin America, and Europe. That influence shapes not only culture, but routines, services, schools, and social life. Two homes only a few miles apart can offer entirely different living experiences.

This guide is meant to help you understand the city before you begin searching within it — so when you arrive, things feel intuitive rather than unfamiliar.



MIAMI IN THE NEWS

The Magic City is consistently ranked among the best in the world for its culture, convenience, global reach and much more. Here are just a few of the honors Miami has brought home in the past year.

2024-2026 RECOGNITIONS

Global Standing

- Top 30 Cities in the World — World's Best Cities Index (2025–2026)
- One of the World's Best Cities — Time Out Global City Ranking (2024)
- One of the Leading Financial Centers in the Americas — Global Financial Centres Index (2025)

Business & Economic Growth

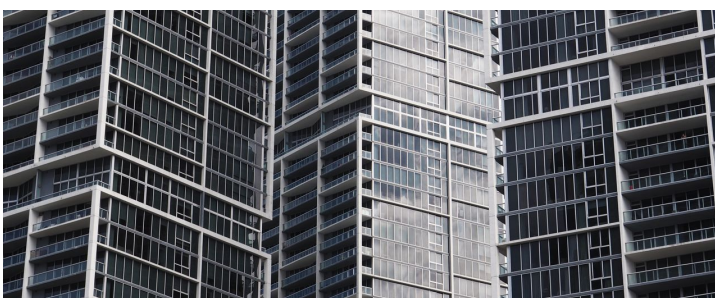
- One of the fastest-growing tech hubs in the U.S. — Multiple venture capital & migration reports (2024-2025)
- Top U.S. city for international business relocation — Financial Times reporting

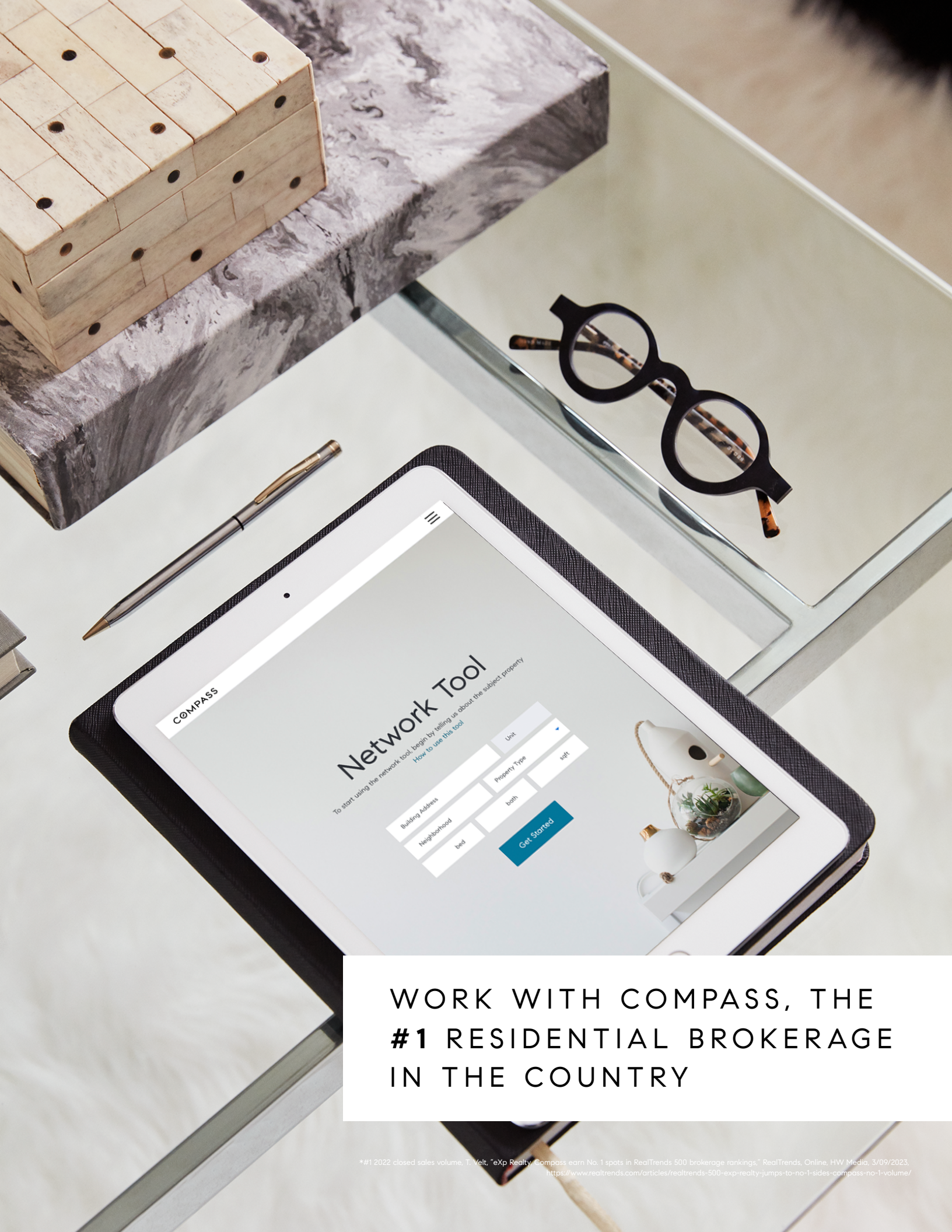
Lifestyle & Culture

- Top Food City in the United States — WalletHub Foodie Cities Report (2025)
- Among the Healthiest Cities in America — CoworkingCafe Wellness Study (2025)
- One of the most searched travel destinations worldwide — Google Year in Search (2024)

Tourism & Global Connectivity

- World's busiest cruise port — PortMiami global passenger volume statistics
- One of the most visited international U.S. destinations — U.S. travel industry reports





COMPASS

Network Tool

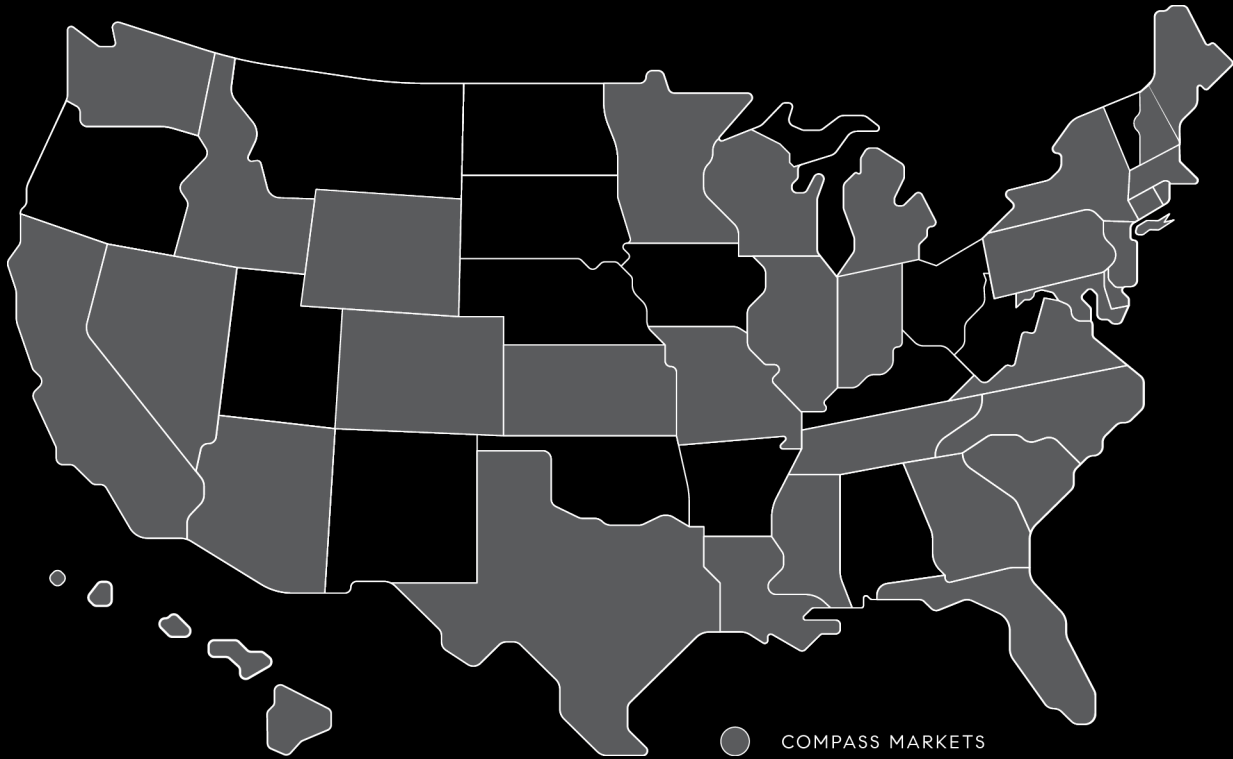
To start using the network tool, begin by telling us about the subject property
How to use this tool

Building Address	Property Type	List
Neighborhood	both	split
bed		
<input type="button" value="Get Started"/>		

WORK WITH COMPASS, THE
#1 RESIDENTIAL BROKERAGE
IN THE COUNTRY

*#1 2022 closed sales volume. T. Velt, "eXp Realty, Compass earn No. 1 spots in RealTrends 500 brokerage rankings," RealTrends, Online, HW Media, 3/09/2023, <https://www.realtrends.com/articles/realtrends-500-exp-realty-jumps-to-no-1-sides-compass-no-1-volume/>

THE COMPASS ADVANTAGE



37,000+

Top Agents Nationwide¹

A national network maximizing exposure and connecting your home with ready-to-act buyers.

643B

Annual Digital Impressions²

A dedicated in-house marketing agency that reaches your buyer how, when, and where it counts.

\$1B+

Invested in Technology³

One integrated platform built to keep you informed before, during, and after your sale.

\$216.8B

Annual Gross Transaction Value⁴

A leader in delivering unmatched real estate results for every client.

¹During the first quarter of 2024, the Company began to report its agent statistics as of quarter end. The Company's Number of Principal Agents and Number of Total Agents reported here are based on the quarter-end count. Excludes approximately 1,000 principal agents located in Texas who joined Compass during the second quarter of 2024 as part of the Latter & Blum Holdings, LLC acquisition. These agents operate with a flat fee / transaction fee-based model, which is different from the Company's standard compensation model. ²Muckrack, a media intelligence firm, 11/8/2023-11/8/2024. ³Includes equity compensation. ⁴Gross Transaction Value is the sum of all closing sale prices for homes transacted by agents on the Compass platform. We include the value of a single transaction twice when our agents serve both the home buyer and home seller in the transaction. This metric excludes rental transactions and includes a de minimis number of new development and commercial brokerage transactions.

RELOCATION, SIMPLIFIED

Your Home. A thoughtful process.

People relocate to Miami at very different moments in life — starting a career, expanding a business, raising a family, or entering a new phase after years in the same city. What they often share is the same challenge: understanding how daily life will actually function once the move is complete.

Relocating is rarely just a real estate transaction. It involves timing, neighborhoods, commute patterns, building differences, schools, and routines that are difficult to evaluate from a distance. The goal is not simply to find a property, but to land in the right environment from the beginning.

Through the Compass network, I'm able to coordinate the logistical side of the move while we focus on the decisions that matter — where you'll feel comfortable, how your days will flow, and which areas truly fit your priorities.

That may mean narrowing the search before visiting, adjusting strategy in a competitive situation, or positioning a property correctly so it attracts the right buyer. The process changes depending on the client, but the intention remains the same: clarity before commitment.

Compass provides the national reach and infrastructure; my role is to translate the city locally — from housing choices to practical recommendations that help life settle quickly once you arrive.

The objective is simple: when you land in Miami, the transition should feel natural rather than disruptive.



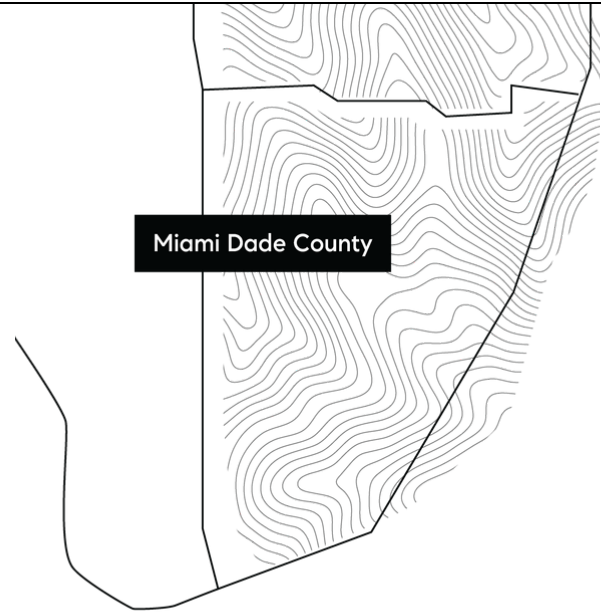
OVERALL POPULATION + CLIMATE

MIAMI-DADE POPULATION

2,838,461

and counting!*

Miami-Dade County is the most populated area in the state of Florida.



Sources: Sources: U.S. Census Bureau, Annual Estimates of Resident Population, July 2024

MIAMI CLIMATE

Miami does not have four traditional seasons. Instead, the year is divided into a warmer period and a milder period, which changes how people structure their routines more than their wardrobes.

Spring

Comfortable temperatures and lower humidity make this one of the easiest times to adjust to the city. Outdoor activities, walking neighborhoods, and exploring different areas tend to happen most during these months.

Summer

Hot and humid, with brief afternoon rain showers that usually pass quickly. Many residents plan outdoor activities earlier in the morning or later in the evening, and buildings, parking, and walkability become more relevant factors when choosing where to live..

Fall

Feels similar to summer at first, gradually cooling toward November. This period overlaps with hurricane season, which residents adapt to easily but newcomers should understand when evaluating building types and locations

Winter

The most comfortable time of year, with mild temperatures and very little rain. Daily life shifts outdoors — restaurants, parks, and waterfront areas become part of normal routines rather than occasional activities.



Average Summer Temperature = 90°



Average Sunny Days per year = 241



Average Winter Temperature = 78°



Average Annual Rainfall = 61.9"

Sources: [U.S. Climate Data for Miami, Florida](#)

BUSINESS ENVIRONMENT + LIVABILITY

Miami's growth in recent years has been driven less by tourism and increasingly by business relocation and remote work. Many individuals and companies choose the region not only for lifestyle, but for operational flexibility and international accessibility.

Florida's tax structure plays a significant role. The absence of state personal income tax and comparatively lower operating costs influence long-term financial planning for both professionals and business owners.

The city also serves as a gateway between North America, Latin America, and Europe, supporting industries that operate across multiple markets and time zones. As a result, the local economy is not dependent on a single sector, but supported by finance, trade, healthcare, technology, hospitality, and creative services.

WHAT THIS MEANS IN PRACTICE

For residents

Daily routines often integrate work and lifestyle more closely — commute times, walkability, and proximity to services frequently matter more than distance alone.

For business owners and remote professionals

Location decisions tend to prioritize accessibility, travel convenience, and environment rather than proximity to a single office district.

For investors

Housing demand is influenced by migration and employment growth, not only seasonal tourism, which helps support rental stability and resale timing.

STRUCTURAL ADVANTAGES

- No state personal income tax in Florida
- Direct global connectivity through Miami Intl. Airport
- Diverse, multi-industry economy
- Continuous domestic and international migration

CORPORATE BUSINESS CLIMATE

- Corporate Income Tax Rate | 5.5%
- Personal Income Tax Rate | 0%
- Sales Tax Rate | 7% (6% State, 1% local)



BUSINESS ENVIRONMENT + LIVABILITY

QUALITY OF LIFE

Many people relocating to Miami expect a change in weather and lifestyle, but what often makes the biggest difference is predictability in daily life.

Compared to higher-tax states, Florida's structure allows individuals and businesses to plan more clearly. The absence of state personal income tax and a generally simpler regulatory environment affect long-term decisions — from where to base a company to how families allocate time and resources.

This doesn't necessarily mean life moves slower; rather, it tends to feel more manageable. Commutes are often shorter, services more accessible, and outdoor spaces part of everyday routine rather than occasional escapes.

For many residents, the result is not just lower cost, but greater flexibility — the ability to prioritize work, family, and personal time without needing to separate them completely.



ACCESSIBILITY, TRANSPORTATION + TRAVEL

Miami functions as a regional and international hub rather than a single-center city. Daily movement depends more on where you live relative to your routines than on total distance.

Because of this, accessibility is less about mileage and more about positioning — living near work, school, or frequent destinations can dramatically change daily convenience.

The city’s connectivity is one of its defining advantages. Direct flights, regional rail, and walkable districts allow many residents to balance local living with frequent travel.

KEY ASPECTS OF ACCESSIBILITY

- **Miami International Airport (MIA):** One of the primary international gateways in the United States, with direct connections throughout North America, Latin America, and Europe.
- **Brightline:** High-speed rail connecting Miami, Aventura, Fort Lauderdale, Boca Raton, West Palm Beach, and Orlando, making regional travel practical without driving.
- **Major Highways:** I-95, US-1, Palmetto Expressway, and Dolphin Expressway form the main commuting grid. Travel time varies significantly by neighborhood, which is why location selection matters more than distance.



MIAMI TRANSIT

Metrorail

Connects Miami International Airport with Downtown, Brickell, Coral Gables, and Dadeland areas.

Metrobus

Citywide coverage reaching residential neighborhoods, schools, and commercial areas beyond the rail corridors..

Metromover

Free elevated system serving Downtown and Brickell — commonly used for daily local movement once living in these districts.

SCHOOLS

For many families, education is one of the primary factors influencing where to live in Miami. The county is large and school options vary significantly by neighborhood, which makes early planning important during a relocation.

Miami offers a mix of public, charter, private, and international programs. Rather than one centralized system, families typically choose an area first and then evaluate the schools that serve it.

Because priorities differ — academic rigor, language programs, extracurricular focus, or commute convenience — the right fit depends more on lifestyle than on a single “best” option.

HIGHER EDUCATION

The region is also home to several established universities and specialized institutions:

- University of Miami
- Florida International University
- Miami Dade College
- Barry University
- St. Thomas University
- Nova Southeastern University
- Florida Memorial University
- Miami International University of Art & Design



GOLF AND COUNTRY CLUB OFFERINGS

In many parts of Miami, residential communities are organized around lifestyle amenities rather than simply location. Golf and country club neighborhoods are a good example — offering not only recreation, but privacy, security, and a more structured day-to-day environment.

Some residents choose these areas for the sport itself, others for quieter streets, controlled access, and social atmosphere. The appeal is often as much about the setting as the activity.

Below are several well-known clubs across the region:

Miami Springs Golf & Country Club

Miami Shores Country Club

Miccosukee Golf & Country Club

Costa Greens Golf Club

Crandon Golf At Key Biscayne

The Biltmore Golf Course

Heritage Club

Riviera Country Club

Miami Lakes Golf Club

Trump National Doral Golf Club

La Gorce Country Club

Deering Bay Yacht and Country Club

Normandy Shores Golf Club

Miami Beach Golf Club

La Gorce Country Club

Turnberry Isle Resort and Club

Presidential Estate Golf Course

Indian Creek Country Club

Country Club of Miami

Turnberry Isle Resort and Club

Presidential Estate Golf Course

Normandy Shores Golf Club

Miami Beach Golf Club



EXPERIENCING THE CITY

Beyond work and daily routines, much of life in Miami happens outdoors and within neighborhoods. Residents tend to develop favorite areas rather than visiting the entire city at once — each part offers a different atmosphere depending on the day or time.

ACTIVE & ADVENTURE

- Jungle Island
- Everglades Airboat Tours
- Biscayne Bay Boat Tours

NEIGHBORHOODS PEOPLE RETURN TO

- South Beach & Miami Beach
- Little Havana
- Wynwood
- Miami Design District
- Brickell
- Downtown Miami

PARKS & GARDENS

- The Kampong
- Japanese Garden on Watson Island
- Miami Beach Botanical Garden
- Oleta River & coastal nature parks
- Pinecrest Gardens

WEEKEND ROUTINES

- Vizcaya Village Farmers Market
- Legion Park Farmers Market
- Coconut Grove Organic Market



THE MUSIC SCENE

Music in Miami ranges from large concerts and festivals to small neighborhood venues. Rather than existing in a single district, it's spread throughout the city — some areas quieter during the week and active in the evenings, others consistently lively.

For residents, this means entertainment is usually close to home. People tend to find a few preferred places and return regularly rather than traveling across the city for every event.

LARGE VENUES

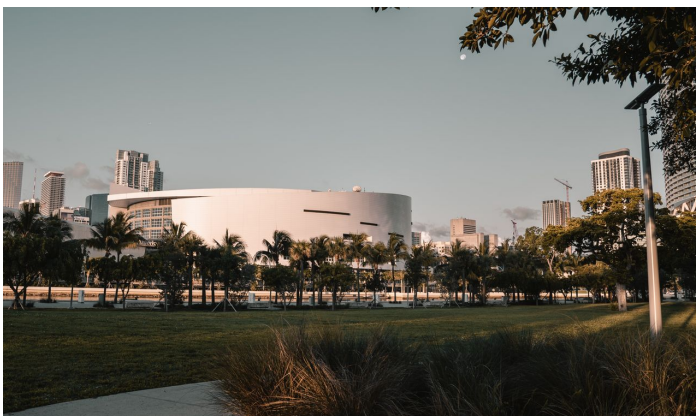
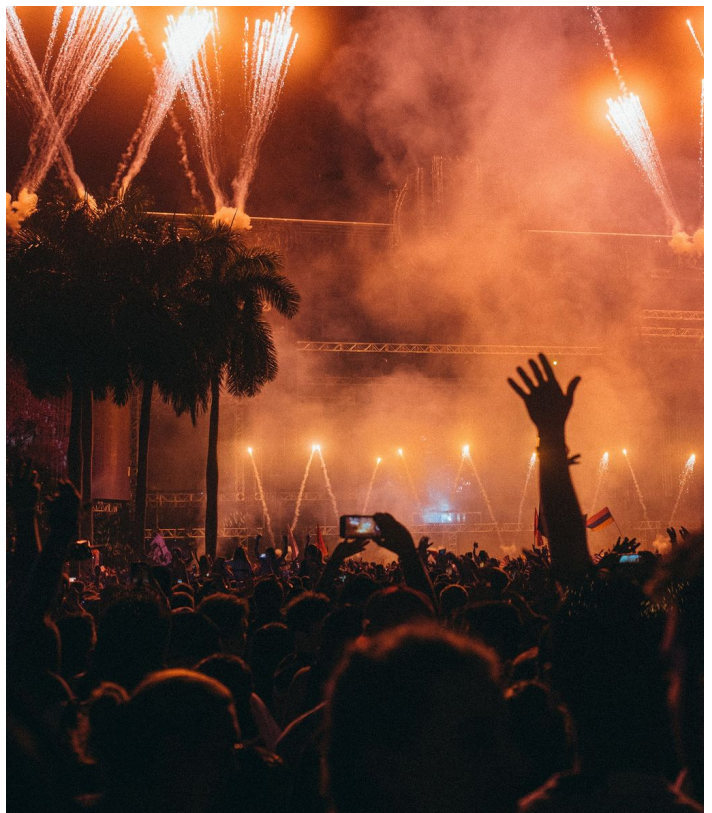
Hard Rock Stadium
Kaseya Center
FPL Solar Amphitheater
Adrienne Arsht Center for the Performing Arts
The Fillmore Miami Beach at the Jackie Gleason Theater
James L. Knight Center

MEDIUM AND SMALL VENUES

Klipsch Amphitheater at Bayfront Park
Magic City Amphitheater
New World Center
Miami Beach Bandshell
Olympia Theater

LIVE MUSIC LOUNGES & BARS

Dante's Hifi
Gramps
The Betsy Hotel
Lagniappe House
Ball & Chain
The Broken Shaker



THE FOOD SCENE

Miami's so much more than beaches, gators, and sunshine. While the sun-kissed shore is still worth a visit, neighborhoods off the beach and into the mainland have been booming with delicious activity. The Magic City proudly holds the most Michelin stars in the state. Visit some of our favorites, and be sure to ask your Compass agent for their own top spots:

MIAMI CLASSICS

Joe's Stone Crab
La Camaronera
Versailles
La Carreta
Islas Canarias
Christy's Restaurant
Tropical Chinese
Arbetter's Hot Dogs
Frankie's Pizza
Captain's Taven
Knaus Berry Farm
El Rey De Las Fritas
Sanwicherie

MIAMI BEACH

Carbone
Milos
Azabu
Taquiza
Lucali
Macchialina
Stubborn Seed
Milos
Smith & Wollensky
27 Restaurant & Bar
Tropezon
Barceloneta
Pubelly Sushi
True Loaf Bakery
Abbalé

MIAMI

Boia De
Cote Miami
Itamae
Mandolin Aegean Bistro
Lung Yai Thai Tapas
Michael's Genuine
Ghee Indian Kitchen
El Bagel
Zak The Baker
Red Rooster Overtown
Sanguich De Miami
Hometown Barbecue
Phuc Yea
Old Greg's Pizza
Amara at Paraiso
Leku
Mignonette
Cafe La Trova
La Natural
Uchi
Kyu
Hiyakawa

DOWNTOWN MIAMI

NIU Kitchen
Zuma
Jaguar Sun
Over Under
All Day
Eleventh Street Pizza

BRICKELL

La Mar by Gaston Acurio
La Petite Maison
Edge Steak & Bar
Dirty French
Komoto
Gekko
The River Seafood Oyster Bar

COCONUT GROVE

Ariete
Krüs Kitchen
Los Felix
Chug's Diner
Sapore Di Mare
Monty's
Greenstreet Cafe

CORAL GABLES

Zitz Sum
Fiola Miami
Luca Osteria
Madruga Bakery
Lion & The Rambler

SURFSIDE & BAL HABOUR

The Surf Club
Josh's Deli
Makoto
Le Zoo

SHOPPING

If you've come to Miami to shop, you are in the right place. Your home and wardrobe are set to get a stunning boost as you shop the best designer clothing and international offerings Miami has to offer.

SHOPPING MALLS + DISTRICTS

- Aventura Mall
- Lincoln Road Mall
- Miami Design District
- Brickell City Centre
- Bal Harbour Shops
- Bayside Marketplace
- Miracle Mile Shopping District
- The Falls
- Dolphin Mall
- Dadeland Mall
- Mall of the Americas
- CityPlace Doral
- The Shops at Merrick Park



SPORTS, MUSEUMS, PARKS + RECREATION

SPORTS

From the Miami Dolphins to the Miami Heat, there's enough teams in the city to keep even the most avid sports lover happy. Year-round sporting events keep residents and visitors alike entertained. With contentious collegiate athletics like the renowned Miami University Hurricanes, there are also many local teams, there's something for everyone.

NBA | Miami Heat

WNBA | Miami Sol

NFL | Miami Dolphins

NASCAR | Homestead-Miami Speedway

MLB | Miami Marlins

College Sports | University of Miami

MLS | Inter Miami CF

College Sports | Florida International University

Formula 1 Miami Grand Prix

MUSEUMS

City planners and residents alike have committed themselves to preserving the unique history and culture of the Miami region. That tradition is proudly on display in today's museums, art centers, science centers, and well-cared-for historical sites.

Pérez Art Museum

Institute of Contemporary Art, Miami

Museum of Contemporary Art

Phillip and Patricia Frost Museum of Science

Rubell Museum

Miami Children's Museum

Vizcaya Museum and Gardens

Coral Gables Museum

The Wolfsonian

Deering Estate

The Bass Museum

Wings Over Miami Air Museum

PARKS + RECREATION

The unmatched beauty of the American South is in the outdoors, Miami embraces that beauty with hundreds of parks, golf courses, trailways, playgrounds, zoos, and lakes. Add the great weather and climate, and Miami is a great place to be outside

Crandon Park

Morningside Park

Surfside Beach

David T. Kennedy Park

Peacock Park

Zoo Miami

Bill Sadowski Park

Canopy Park

Miami Seaquarium

Oleta River State Park

Matheson Hammock Park

Butterfly World

Bill Baggs Cape Florida State Park

Lummus Park

Lion Country Safari

Margaret Pace Park

Bal Harbour Beach

Monkey Jungle

South Pointe Park

South Beach

Jungle Island

Biscayne National Park

Haulover Beach Park

ANNUAL EVENTS

Greater Miami plays host to an exceptional lineup of annual events and festivals offering visitors and locals alike exciting things to do. The city gets a chance to take advantage of Miami's four seasons of amazing weather at some of the best open-air events.

JANUARY

South Beach Jazz Festival
Art Deco Weekend
Lifetime Miami Marathon and Half
Capital One Orange Bowl College
Football Playoff Quarterfinal

FEBRUARY

Miami International Boat Show
South Beach Wine and Food Festival
Coconut Grove Arts Festival
Carnival Miami
Winter Party Festival

MARCH

Art in Bloom
Carnival on the Mile
Miami Open
Miami Sailing Week
Winter Music Conference
Jazz in the Gardens Music Fest
Ultra Music Festival

APRIL

Miami Beach Pride
Miami Beach Polo
Outshine Film Festival
The Youth Fair
Deering Seafood Festival

MAY

Miami Fashion Week
Formula 1 Miami Grand Prix
PARAISO Miami Swim Week

JUNE

Wynwood Pride

JULY

International Ballet Festival of Miami

AUGUST

Orange Blossom Classic

SEPTEMBER

Miami International Auto show

OCTOBER

Miami Carnival
Celebrate ORGULLO
Redland International Orchid Festival

NOVEMBER

Miami Book Fair
Miami Beach Polo World Cup

DECEMBER

Art Basel Miami Beach

AREAS WE COVER

Miami-Dade is less a single city and more a collection of distinct communities, each with its own pace, density, and daily rhythm. Living near the water, in a walkable district, or in a quieter residential neighborhood can create entirely different routines even within a short distance.

Because of this, the search usually begins by identifying the environment that fits your priorities — lifestyle, commute, schools, privacy, or proximity to activity — before narrowing into specific properties.

Through the Compass network, I assist clients across Miami-Dade and surrounding areas, helping evaluate not only homes but how each location functions once you begin living there.



WHICH MIAMI FITS YOU?

Different parts of Miami function almost like separate cities. Choosing the right one usually depends less on price or size and more on how you want your routine to work — walkability, quiet streets, proximity to activity, or a balance between them.

URBAN & WALKABLE DISTRICTS

These areas are active throughout the day and evening. Residents often walk to restaurants, offices, and daily errands, and buildings tend to be vertical rather than residential blocks.

Common areas: Brickell · Downtown Miami · Edgewater · Midtown · parts of Miami Beach

Often chosen for:

Close proximity to work

Easy daily movement without driving

Access to restaurants and nightlife

Short-term or flexible living arrangements

RESIDENTIAL & COMMUNITY-ORIENTED AREAS

Quieter streets, more space between homes, and routines centered around schools, parks, and neighborhood activities. Life tends to be scheduled rather than spontaneous.

Common areas: Coral Gables · Key Biscayne · Coconut Grove · Aventura · Upper East Side (Morningside)

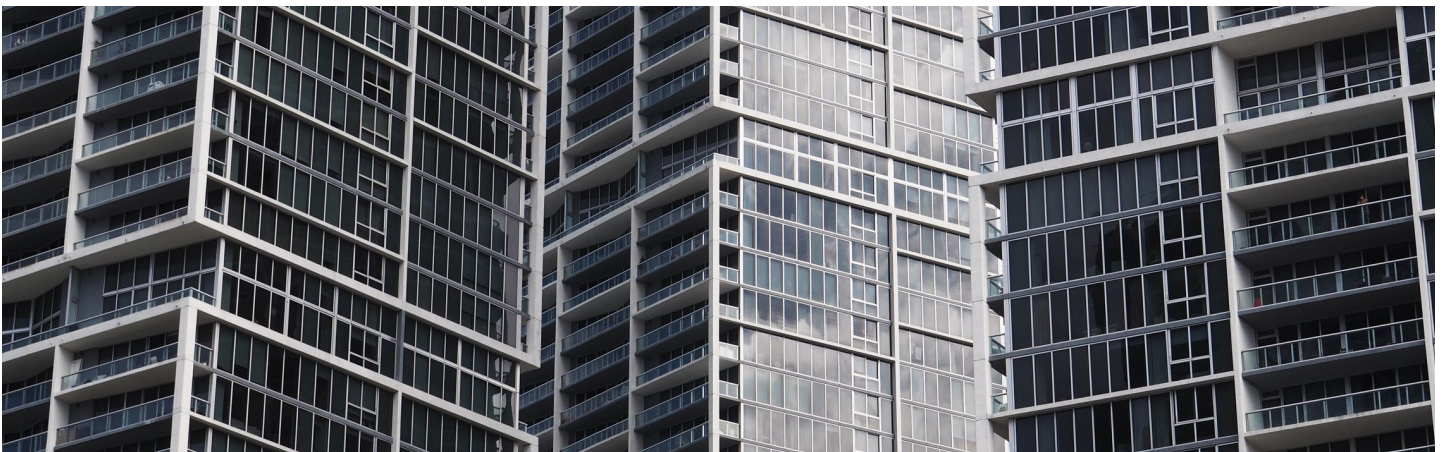
Often chosen for:

Longer-term living

Outdoor space and greenery

Proximity to schools and recreation

More predictable daily pace



WHICH MIAMI FITS YOU?

Beyond urban and residential environments, some areas are defined more by atmosphere than density — cultural activity, privacy, waterfront living, or balance between them.

CULTURAL & ACTIVE AREAS

These neighborhoods stay animated throughout the week, with galleries, cafés, restaurants, and events integrated into daily routines. The environment feels social and spontaneous rather than scheduled.

Common areas: Wynwood · Midtown · Edgewater · Upper East Side · South Beach · parts of Downtown

Often chosen for:

- Walking between activities
- Dining and cultural venues nearby
- Active evenings without long drives
- Urban energy outside business hours

PRIVATE & WATERFRONT SETTINGS

Quieter environments centered around views, space, and controlled access. Activity exists, but it is intentional rather than constant.

Common areas: Bal Harbour · Key Biscayne · Coconut Grove · Aventura · select Mid Beach locations

Often chosen for:

- Water proximity and open views
- More private residential patterns
- Low-density surroundings
- Longer-term comfort and stability



WHICH MIAMI FITS YOU?

BEACH-ORIENTED LIVING

Here daily life revolves around the outdoors — morning walks, waterfront dining, and year-round use of outdoor spaces.

Common areas: South Beach · Mid Beach · Bal Harbour · Key Biscayne · Sunny Isles corridor

Often chosen for:

- Immediate beach access
- Outdoor routines year-round
- Seasonal flexibility
- Resort-style residential buildings

BALANCED ENVIRONMENTS

Areas close to activity but calmer at home — often chosen by people who want access without constant intensity.

Common areas: Edgewater · Upper East Side · Coconut Grove · Coral Gables

Often chosen for:

- Short drives to central districts
- Green spaces and neighborhood identity
- Mix of residential and urban convenience
- More predictable daily pace





OUR TEAM

A local perspective, supported by a collaborative team



Real estate decisions rarely involve only one step. Behind each move is coordination — scheduling, documentation, communication, and follow-through — so the experience feels organized rather than overwhelming.

At Polaris Advisors, our structure allows me to stay focused on advising clients while the team manages the operational side of the process. This keeps conversations centered on judgment and strategy instead of logistics.

Each member plays a specific role, from preparation to closing, ensuring continuity from the first conversation through the final details after the move.

Our goal is simple: clear guidance, consistent communication, and a transition that feels planned rather than rushed.

Our Stats

\$55+

Million In Sales 2025

1000+

Transactions Sellers/Buyers closed

Over 98.1 %

List to Sold average on our listings

Over 2 Decades

Of Experience in Real Estate

5 Stars

Zillow Premier Agent & Google

80%

of Our Bussines comes from Refferals

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I hope this guide gives you a clearer sense of how Miami functions and how different areas may fit your daily life.

Relocation decisions rarely happen all at once — they take conversation, context, and sometimes time in the city itself. When you're ready to explore further or compare specific options, I'll be here to help you navigate the next step.

We look forward to helping you make Miami your next home!

COMPASS

 @miltonmiamirealty

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