

YOUR PASSION
BROUGHT YOU HERE.
LET KRAIN'S PASSION
DO THE REST.



MEET THE FOUNDERS

Peter Breitlander is co-founder of KRAIN Costa Rica and is a founder of KRAIN Chicago, a highly successful boutique real estate brokerage located within the city of Chicago. KRAIN Chicago employs more than 30 agents and 6 full-time employees. KRAIN Corporation has multiple divisions; including a Luxury Homes Division, an REO Division, and an Investment Division. Peter Breitlander provides his clients with 15 years of expertise in "all things real estate."

Mr. Breitlander has been named in the top 1% of Chicago Realtors every year since 2009. Recently, in 2013, both Pete and his KRAIN Chicago business partner, John Federici, were recognized in *Agent Magazine*, in the "Who's Who" edition for their successes. Together, Pete and John sold over 250 homes in 2013 alone.

Sarah Breitlander, who is co-founder and co-owner of KRAIN Costa Rica, serves as In-House Legal Counsel for both the Chicago and Costa Rica offices. In that role, she brings her wealth of experience as a former real estate litigator to both KRAIN and KRAIN's clients.

Before joining KRAIN, Sarah practiced at a large Chicago law firm, where she counseled and represented clients in disputes concerning commercial and residential real estate, construction disputes, mortgage foreclosures, and development disputes.

In 2012, Ms. Breitlander was named among Chicago's top "40 Under 40" Illinois attorneys to watch. For five consecutive years beginning in 2009, Ms. Breitlander was named an Illinois "Rising Star" by her peers in *Super Lawyers Magazine*, a distinction reserved for the top 2.5% of Illinois lawyers who are under 40.



WHO IS KRAIN COSTA RICA?

KRAIN Costa Rica was founded by a highly regarded US-licensed real estate broker and a top "40 Under 40" real estate attorney who perceived a need for responsibility and professionalism in the Costa Rica real estate market.

Our professionalism, knowledge, and high quality of service is the cornerstone of our unprecedented success and is our continued promise to you. As your helpful guide throughout every step of a real estate transaction, we pride ourselves on our focus on your personal attention and complete satisfaction. Our experienced team works together to ensure that you always receive the excellent service you expect and deserve.

KRAIN'S MISSION:

To become the most respected real estate brokerage in Costa Rica by implementing our vision for a real estate company in which both the client and agent experience the highest level of customer service and support.

WHY CHOOSE KRAIN COSTA RICA FOR BUYER REPRESENTATION?



KRAIN'S SERVICES ARE PAID BY THE SELLER!

We are compensated for our services only when we successfully close on a home for you. Further, our services are paid for at the closing by the Seller—there is absolutely no expense to you.

KRAIN'S PROFESSIONAL MEMBERSHIPS & CERTIFICATIONS

Costa Rica Global
Association of Realtors
(CRGAR)

Camara Costarricense
de Corredores de
Beines Raíces (CCCBR)

National Association of
Realtors (NAR)

Chicago Association of
Realtors (CAR)

Illinois Association of
Realtors (IAR)

Graduate of Real Estate
Institute (GRI)

Certified International
Property Specialists
(CIPS)

ANYONE CAN CLAIM TO BE A REAL ESTATE AGENT.

This is important to us, and it should be important to you. The Costa Rican government does not monitor the actions of the real estate industry, meaning that anyone—regardless of education, experience, ethics, or even a criminal record—can claim to be a real estate agent. Thus, regardless of the “brand name” of a real estate brokerage, these brokerages do not require their agents to be licensed and accredited when selling real estate in Costa Rica, and they offer no protection from an unscrupulous or inexperienced real estate agent. As a result, it is imperative that buyers conduct their own due diligence to ensure they are represented by an ethical, professional real estate team.

KRAIN HAS THE KNOWLEDGE AND EXPERIENCE.

When using KRAIN, you can rest assured that you are using qualified, professional agents who are working hard to locate and obtain the perfect property for you. KRAIN only sponsors agents who hold active, government-issued real estate licenses in their country of origin or are members of the Costa Rica Global Association of Realtors (“CRGAR”) or the Cámara Costarricense de Corredores de Bienes Raíces (“CCCBR”). By refusing to hire agents who fail to meet these highest standards, KRAIN cuts out the riff-raff and ensures that you are represented by quality agents having the highest ethical and professional presence in Costa Rica. KRAIN agents know the right questions to ask and have the confidence and strength to negotiate the best possible purchase price for



KRAIN HAS THE LARGEST NETWORK OF AGENTS COUNTRYWIDE.

KRAIN has acquired and developed one of the strongest and largest network of real estate agents throughout the country, ensuring that, no matter where in Costa Rica your dream property is located, a KRAIN agent will be there for you.

KRAIN HAS ACCESS TO ALL LISTINGS.

Unlike the United States and other countries, Costa Rica does not have a unified Multiple Listing Service (“MLS”). This is a big problem for agents, as they do not have access to all of the properties for sale. Due to the lack of a united MLS, it is crucial for a buyer’s agent to have an extensive network of agents throughout Costa Rica. KRAIN is a member of both the CCCBR and the CRGAR and has local agents across the country that contribute to and supplement KRAIN’s listings. This ensures that KRAIN has access to all of the listings. If a property is for sale, we know about it.

KRAIN’S EXTENDED PROFESSIONAL NETWORK IS HERE FOR YOU.

KRAIN knows there is more to buying a home than scheduling a closing. To that end, KRAIN has a trusted network of accountants, tax advisors, attorneys, architects, structural engineers, and municipal liaisons to help you with any aspect of the buying process. On the ground, KRAIN also works closely with local banks, home inspectors, contractors, and subcontractors to give you the assistance you need in making your real estate dreams come true.

MORE SOPHISTICATION. BETTER RESULTS.

Our agents are sophisticated in their knowledge, aggressive in their efforts and have a proven track record. Buy with KRAIN because we’re the best at what we do. Period.

Experience. KRAIN was founded by two of Chicago’s most successful Realtors® and a top 40 under 40 attorney. Their track records of excellence speak volumes about their commitment to their agents, to their company, and to you.

Savvy. KRAIN agents have the confidence and strength to negotiate the best possible purchase price. They have the responsiveness and the resourcefulness to help you reach your goals.

Reliability. Our agents are there for you, every step of the way. KRAIN agents involve you in all facets of the selling process and communicate your options clearly and candidly.

Attention to Detail. Keeping the details of a real estate transaction organized can be a daunting task, but KRAIN is up to the challenge. Our follow-through and attention to detail ensure that your transaction is efficient, easy, and trouble-free.



COSTA RICA AREA TOURS.

KRAIN is committed to finding the right property for you no matter where that property is located. Since we have the largest network of agents in the country, we can arrange for you to see properties in multiple areas of Costa Rica. In addition, KRAIN offers 2-day “Real Estate and Lifestyle Tours” that are designed to give you all of the information you need to determine whether Costa Rica is right for you. The tour is affordable, is personalized and tailored to the area that best fits your desired lifestyle, climate, and budget, and is fully refundable at closing if you purchase a property with KRAIN. Our knowledge and personalized attention toward our clients is what makes us the best.

KRAIN COSTA RICA

Playa Potrero, Guanacaste

Office: 506-2654-4010

info@KrainCostaRica.com

www.KrainCostaRica.com



KRAIN CHICAGO

1003 N Damen Ave.

Chicago, IL 60622

Office: 773-235-0111

US Toll Free: 1-866-994-9163

info@Krain-Chicago.com

www.Krain-Chicago.com

KRAIN'S COMMUNITY PLEDGE

We love Costa Rica; it's our home, too. That's one of the reasons KRAIN contributes back to its local communities. KRAIN's Community Pledge was created out of a desire to give back to Costa Rica and help support the country that has allowed our company to grow and prosper during even the most challenging of economic times.

We believe that together with our clients and agents, we can create change and growth in the communities in which we live and work.

KRAIN Costa Rica works to improve the quality of life for those less fortunate by supporting programs that focus on education, youth development, and community. **Pure relationships. Pure Karma. Pura Vida.**