

# MAFIA GROUP

A dramatic, high-contrast photograph of a man in a suit and sunglasses smoking a cigar, with a woman in a leather outfit in the background. The image is overlaid with a grid of green lines and a diagonal line pattern, giving it a high-tech, presentation-like feel.

New Business Opportunity  
Investor Presentation



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# HYPOTHESIS:

*Which Cities Offer the Best Basement Value?*

*Properties located in South King County municipalities, specifically SeaTak, Auburn, and Federal Way, exhibit a significantly higher 'Basement Efficiency' ratio (basement square footage per dollar spent) compared to the overall King County average.*



# OBJECTIVE:

*To identify where we get the maximum underground utility for every dollar spent. Our organization requires space for storage and operations that remains out of sight.*

## KEY FINDING:

*As shown in the bar chart, SeaTac, Auburn, and Federal Way dominate the efficiency rankings. These South King County cities offer significantly more basement square footage per dollar compared to the regional average.*

## STRATEGIC TAKEAWAY:

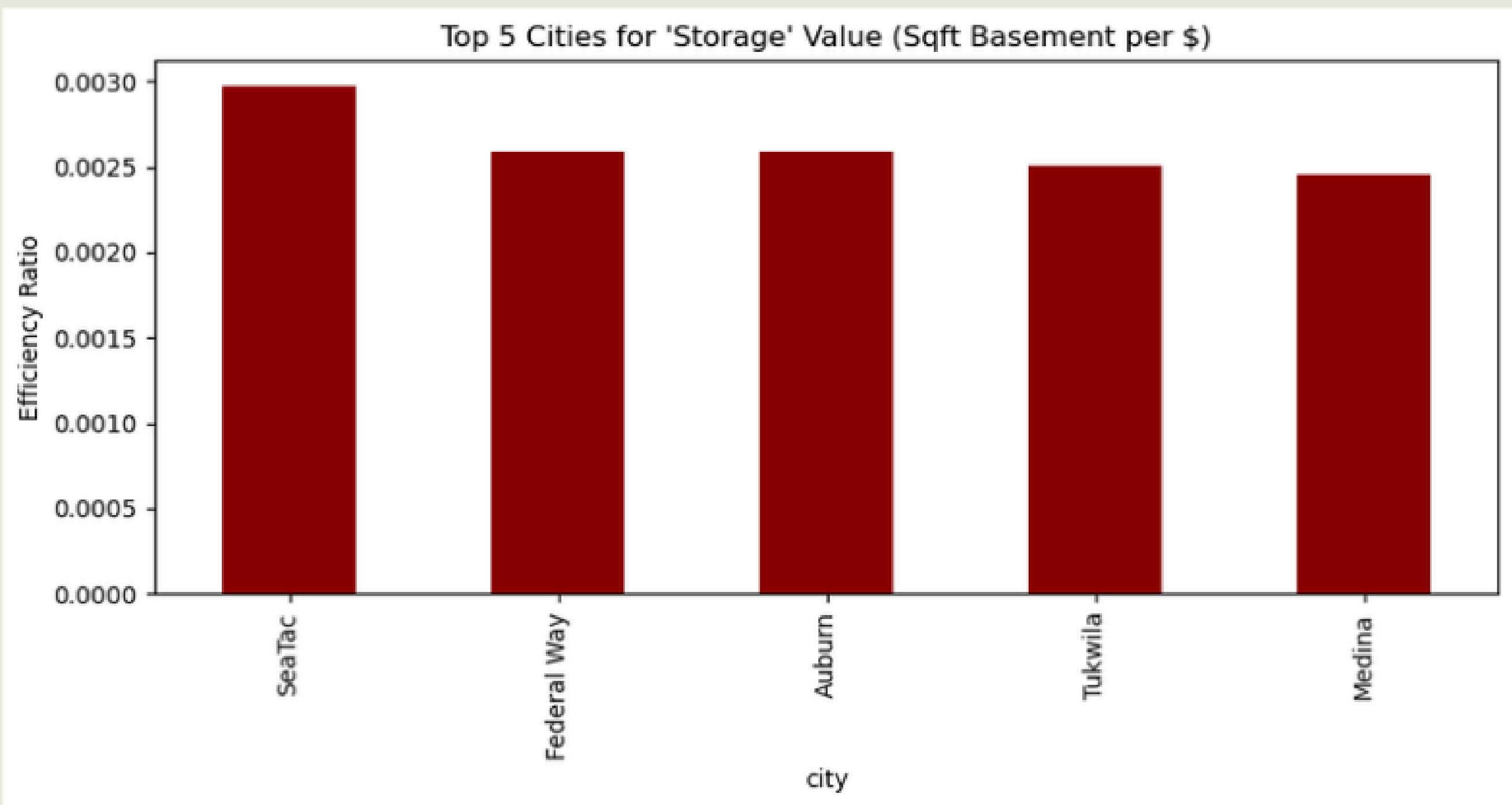
*These locations should be our primary targets for bulk equipment storage and laboratory setups where space and cost-efficiency are paramount.*





Adobe Stock | #322198388

$$\text{Basement Efficiency} = \frac{\text{Basement Sqft}}{\text{Price}}$$

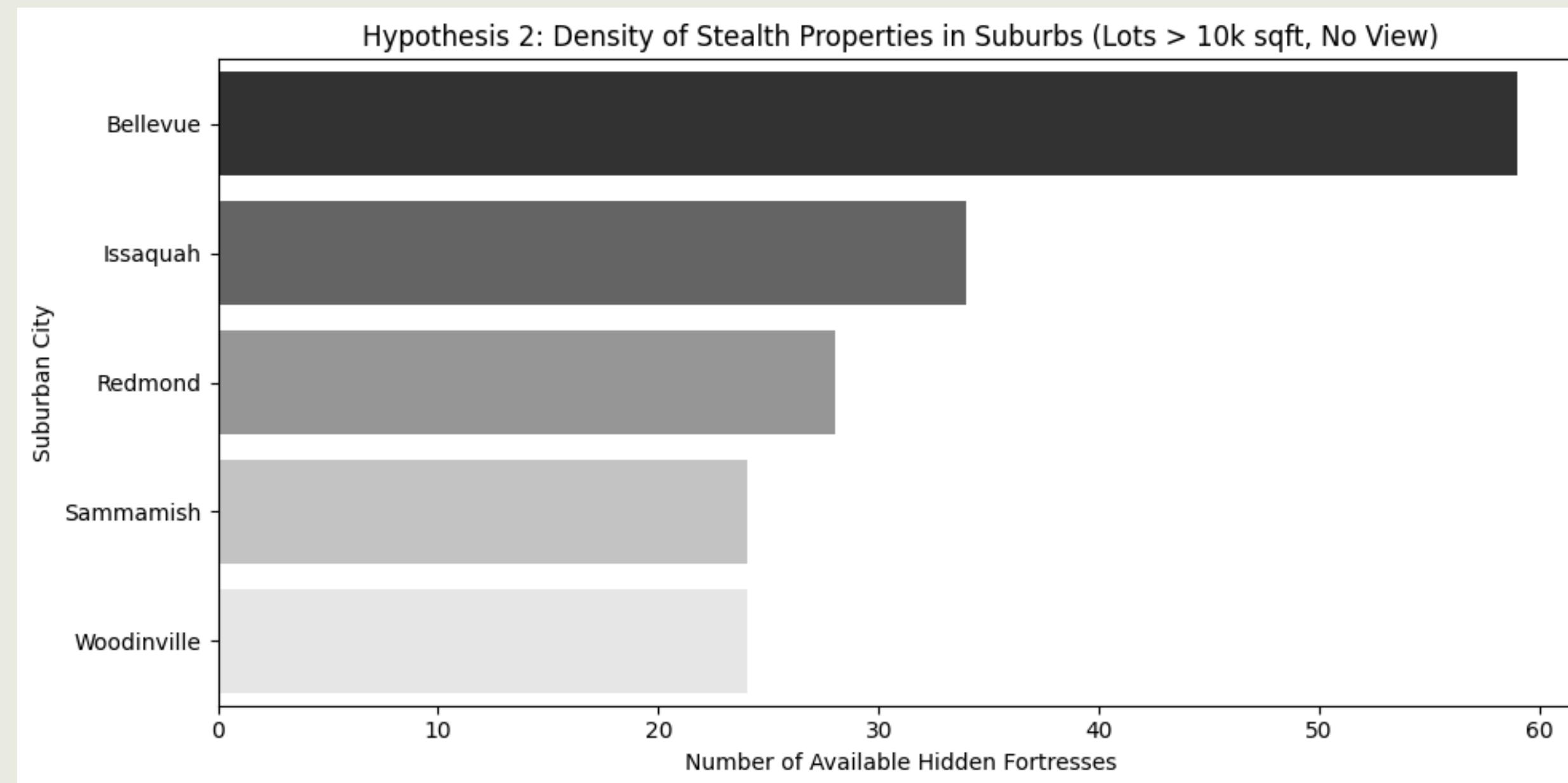


# HYPOTHESIS:

## *The "Stealth/Privacy" Cluster*

There is a high density of 'Stealth Properties' in the suburbs, which allows for large-scale operations without surveillance risk."





# OBJECTIVE:

*We defined these targets using strict data parameters: massive lots to provide a physical buffer zone from neighbors, combined with a zero "view" and zero "waterfront" score to ensure the property remains unremarkable.*

# KEY FINDING:

*When we filtered the market for these exact stealth parameters, the data revealed massive, dense clusters of these properties located almost exclusively in the suburban outskirts.*

# STRATEGIC TAKEAWAY:

*We must focus strictly on the suburban outskirt cities, where we can establish large-scale operational footprints in plain sight without triggering surveillance risks*



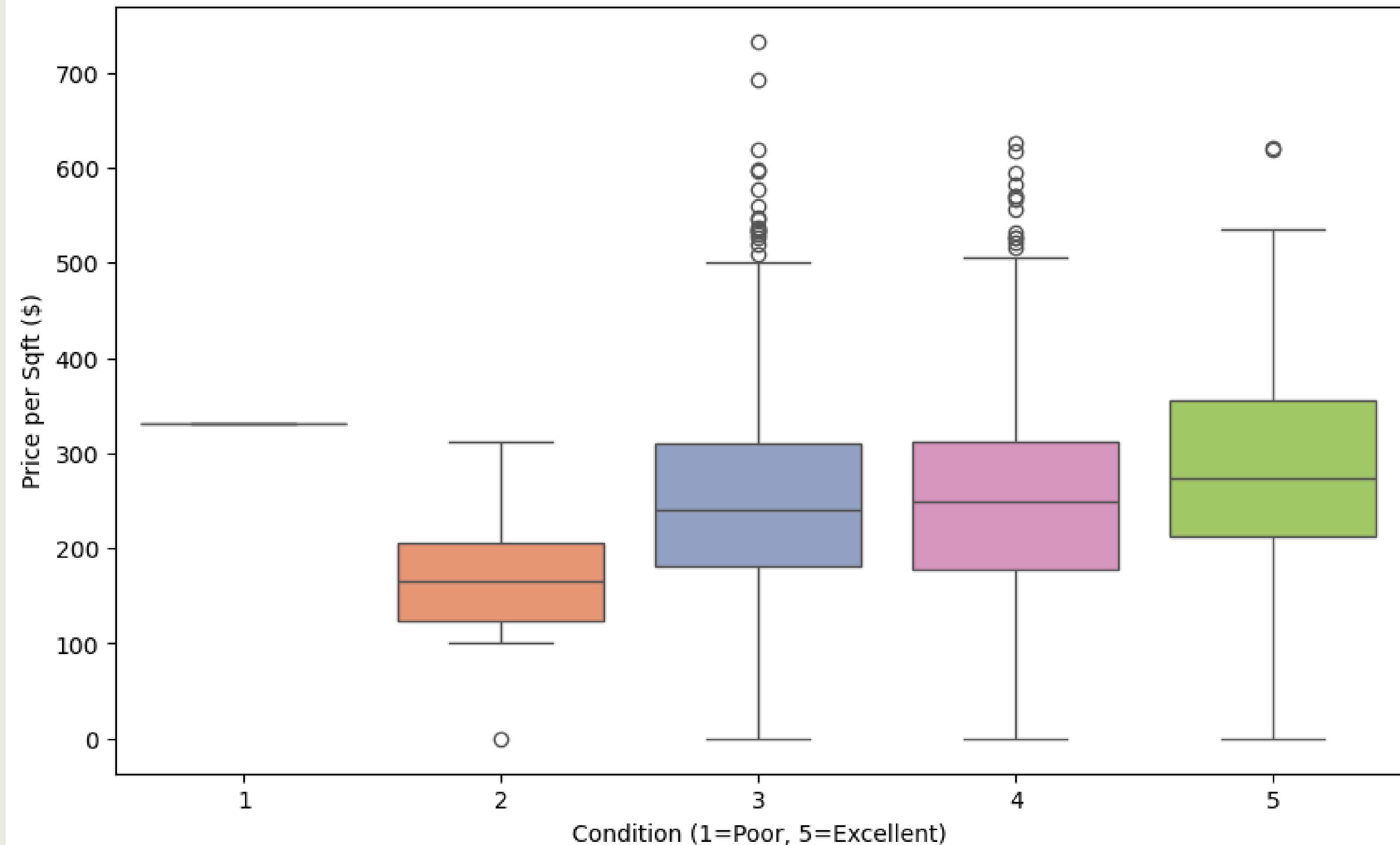
# HYPOTHESIS:

## THE RENOVATION LAUNDERING TARGET

"Properties in 'Condition 2' provide the lowest price-per-square-foot in the dataset, offering the best opportunity for cash-heavy renovations."



## Price per Sqft by Condition (Identifying Value-Add Targets)



# OBJECTIVE:

*Prove that Condition 2 properties offer the lowest entry price-per-square-foot making them the ideal vessel for cash-heavy renovation projects where maximum capital can be injected.*

## KEY FINDING:

*Condition 2 properties have the lowest median price at ~\$191/sqft even lower than Condition 1 teardowns. They are structurally sound yet dilapidated enough to justify massive renovation budgets.*

## STRATEGIC TAKEAWAY:

*Condition 2 is the 'sweet spot.' Acquire at lowest cost-per-sqft, inject large cash sums as renovation capital, and exit with a fully legitimized, high-value real estate asset.*



# HYPOTHESIS: THE HIGH-CAPACITY SAFE HOUSE

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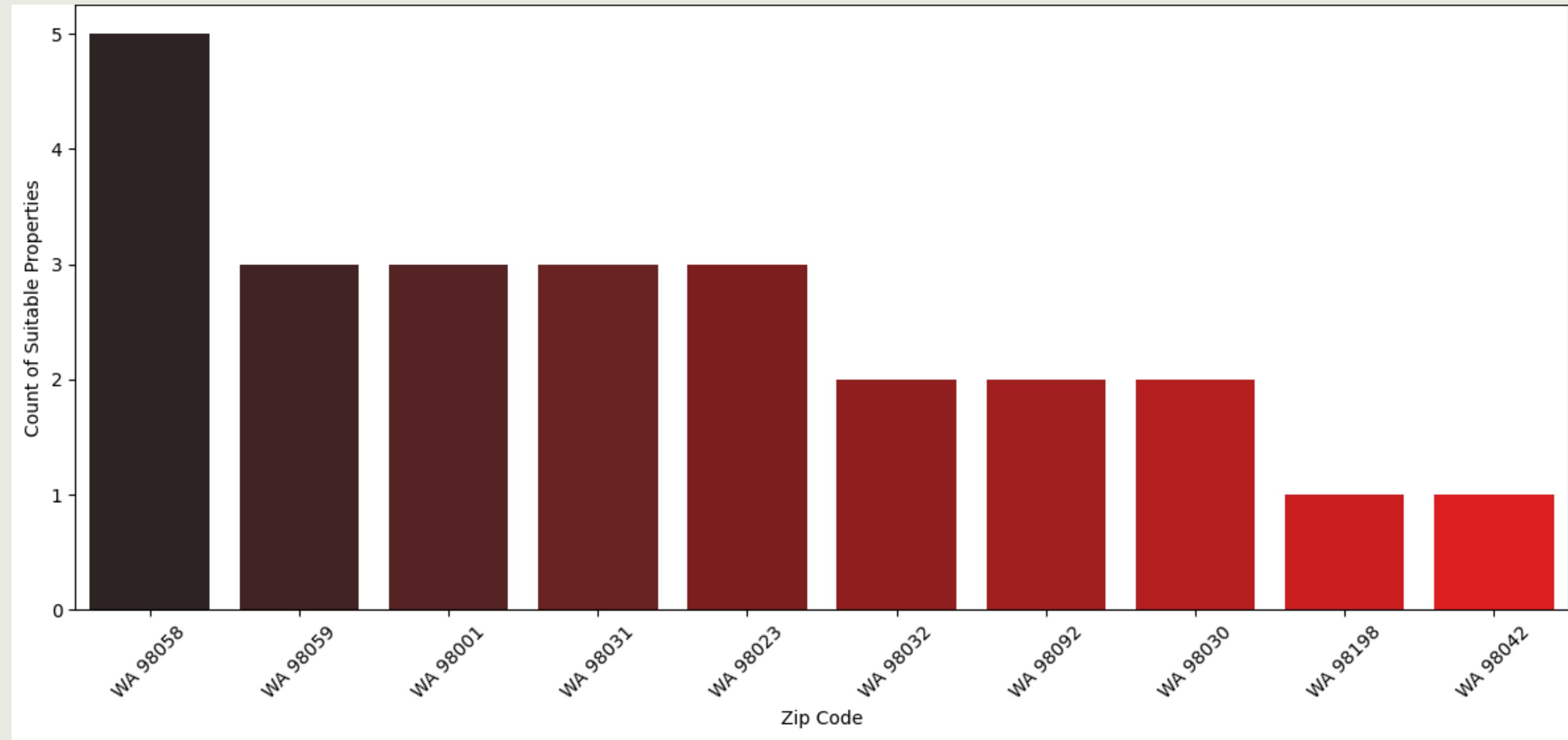
Specific outskirt zip codes in the southern region, particularly Renton, provide the highest concentration of 'High-Capacity' operational hubs at below-market prices, satisfying our need for 4 or more bedrooms and 1,000+ square foot basements

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The goal is to find multiple properties in one area so the client can buy 4–5 houses discreetly

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After filtering the data, the top zip code is WA 98058 (Renton). There are 5 suitable houses, which is enough to meet the client's requirement. Other outskirts zip codes have fewer options but could serve as backup locations

Target Acquisition Hub: WA 98058

🏡 FINAL RECOMMENDED ACQUISITION LIST (5 UNITS)

street	city	price	sqft_basement	bedrooms	condition
1809 Glenwood Ave SE	Renton	279000	1100	4	3
13038 SE 184th Pl	Renton	359900	1000	5	3
18820 129th Pl SE	Renton	299000	1110	5	4
16423 126th Pl SE	Renton	305000	1050	4	4
15224 SE 175th Pl	Renton	288500	1640	5	5



# WHY THIS WORKS

- The hub has enough houses to buy 4-5 properties at once
- Locations are quiet outskirts, keeping the purchases low-profile
- Using zipcode-level clusters helps plan efficiently and reduces risk
- Next, the client can prioritize top hubs like WA 98058 and secondary hubs later

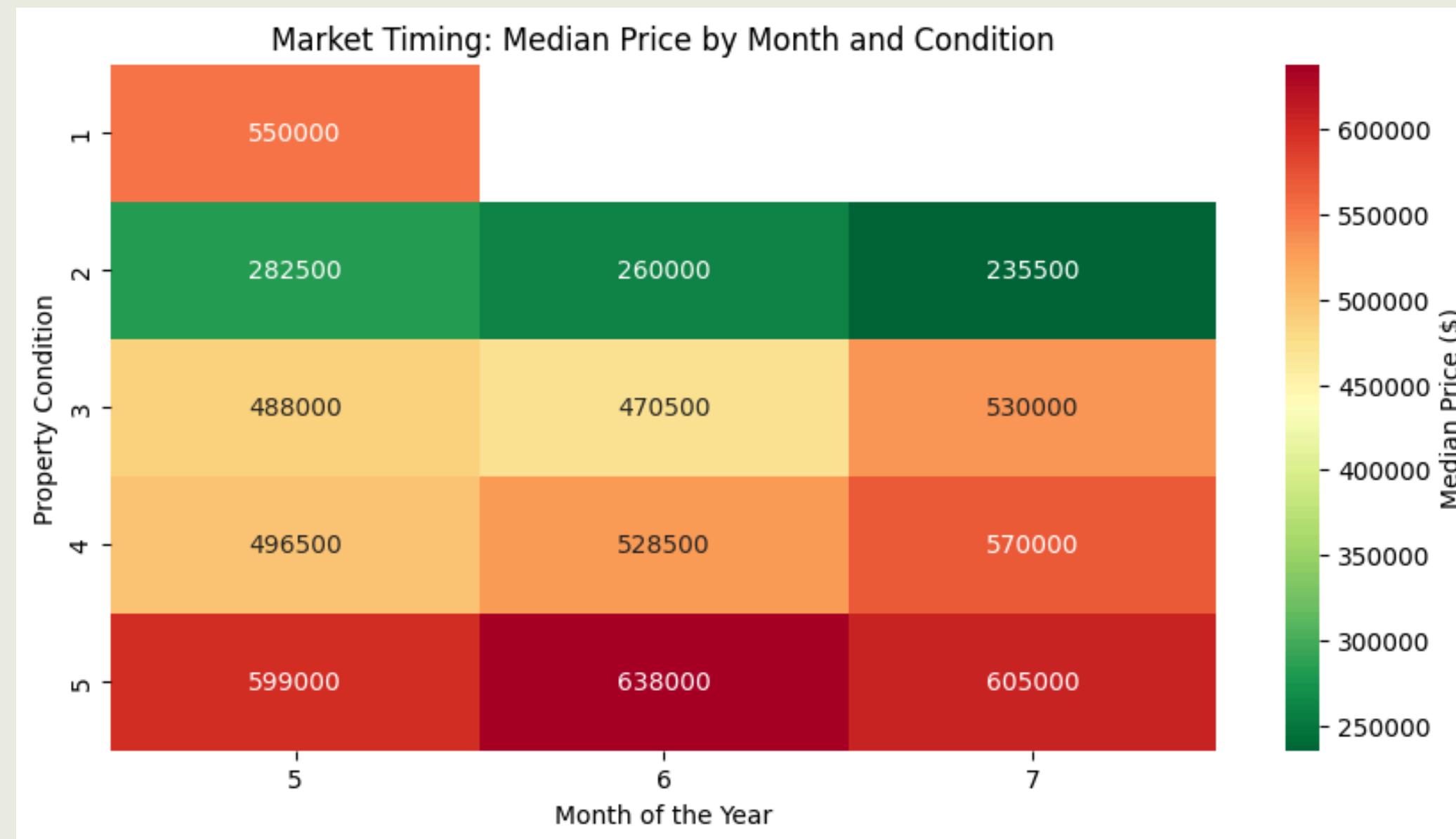
This strategy ensures maximum storage space per dollar spent while staying discreet



# WHEN TO BUY:

To answer the client's need for timing, we tracked the median price of underground properties over the available months to identify the optimal window for acquisition. By charting the transaction dates against the final sale prices, we were able to map the pulse of the market, looking for vulnerabilities in seller pricing.





Based on the tight market window captured in our data, we advise immediate investment.



# Thank you.



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