

# Jennifer Montgomery Property Investment Project

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*"Turning Data into Investment Insight"*

## ✓ 1. Executive Summary: A Data-Driven Selection

This presentation outlines our tailored analysis for Jennifer Montgomery, focusing on high-prestige, short-term investment properties. By aligning market data with her specific goals—a quick, profitable resale driven by "show off" appeal—we've identified three prime waterfront opportunities. Our primary recommendation is a "trophy property" that maximizes market impact and ensures a strong return within a one-year horizon.



## 2. Top 3 Property Recommendations

### 1. The Trophy Property

ID: 1924059029

**Price:** \$4,670,000

**Location:** 98040 (Mercer Island)

**Specs:** 5 Bed, 9,640 sqft

**Grade:** 12 (Luxury Tier)

**View Score:** 4/4 | Waterfront: Yes

#### Why Jennifer Should Buy It:

This is the quintessential statement piece. Its massive size, perfect grade, and luxury renovation in a top-tier zip code deliver unmatched prestige. For a 1-year flip, this property is a headline-grabber that will attract high-net-worth buyers seeking the absolute best.

### 2. The Strategic High-Grade Flip

ID: 6117502230

**Price:** \$1,640,000

**Location:** 98166 (Burien/Three Tree Point)

**Specs:** 3 Bed, 4,660 sqft

**Grade:** 12 (Luxury Tier)

**View Score:** 4/4 | Waterfront: Yes

#### Why Jennifer Should Buy It:

An incredible value proposition. It offers the same top-tier Grade 12 construction as the Trophy Property at a more accessible price. This makes it a highly liquid asset, perfect for a strategic flip capitalizing on its luxury specs and growing market appeal.

### 3. The Location Play

ID: 4114601570

**Price:** \$3,600,000

**Location:** 98144 (Mt. Baker, Seattle)

**Specs:** 3 Bed, 5,020 sqft

**Grade:** 10 (High Quality)

**View Score:** 4/4 | Waterfront: Yes

#### Why Jennifer Should Buy It:

A strong contender that perfectly matches the core criteria in a steadily appreciating zip code. While its Grade 10 is excellent, it lacks the elite "show off" factor of a Grade 12, making it a slightly higher-risk play for a prestige-focused 1-year flip.

### 3. Key Analytical Insights

**Primary Value Drivers:** Price shows a strong positive correlation with the property's square footage, construction grade, and the quality of its view.

**Renovation Impact:** While a prerequisite, the recency of a renovation does not automatically guarantee a higher price point compared to other factors.

**Location is Key:** Homes located in the top-tier zip codes are demonstrating strong and consistent appreciation trends.

**The Power of Grade:** Grade 12 properties are consistently top-tier investments, indicating superior build quality, which strongly correlates with higher resale value.

### 4. Final Strategic Recommendation

For a high-prestige, short-term investment designed to be shown off and resold within a year, the data points to a clear winner. The optimal strategy is to acquire the property with the most significant market presence and "trophy" status.

**Our primary recommendation is **\*\*House ID 1924059029\*\***. It is the only property that satisfies all aspects of the client's profile: it's the largest, has the highest grade, and carries the undeniable prestige that will facilitate a high-profile, profitable resale.**