Dynamic Real Estate Evaluations

Dynamic.RE by VIG HOME INVESTMENTS

Phase 1
Application Requirements

Overview/Description

The application we are developing is a Real Estate research and data platform where users can analyze properties to calculate various strategies for each property or properties.

● Home-owners can get education for different types of strategies for their property as well as how to take advantage of the strategies mentioned.

● Admin will be able to search data related to property, and also research properties in bulk.

User Types

Admin

● Admin User must be able to access the platform by visiting:
  ○ www.dynamic.re/admin
● Login Screen not visible to the public
● There will be different levels of admin users with different levels of access (admin, super-admin)

Home Owners

● Home Owners Users must be able to access the platform by visiting:
  ○ www.dynamic.re/
● Home Owner will be able to access a landing page
  ○ where they will be asked to input their information (First Name, Last Name, Phone Number, Email, Address)
● Form should be able to validate email address
● Form should be able to validate property address

API Integration

Airdna
● Documentation
Zillow
● GetUpdatedPropertyDetails API
● GetDeepSearch-Results API
Google Maps
● Google Maps Platform Documentation

Features/Functions

Navigation Bar

- Fixed in Position for all users
- Includes buttons for:
    - Home
        - Back to Landing page for homeowners
        - Admin Page for Admins
- Basics
    - Content will be provided
- Resources
    - Content will be provided
- Tools
    - Content will be provided
- My Profile
    - Allow Admin users to sign in/ Redirect to www.dynamic.re/admin

Admin Page

- Application must have an admin panel that allows admins to do the following:
    - Perform search queries per property
    - Perform Batch upload for multiple property queries at once
    - Display Property Results Summary from Favorites List, Recent Searches
    - Display Recent Batch Uploads
    - Toggle Favorite Properties from Favorites List & Recent Search List.
    - Choosing any specific property will go to respective property results page.

Search Bar

- Users must be able to search for specific property by completing a query input with property address
    - Address to be validated and auto-completed with Google Maps integration
    - Application must be able to utilize address provided for all API calls accordingly
    - When user hits enter after address is completed or chosen, that will trigger the application to pull the respective API or pull data from cached data.
        - If a previously searched addresses is inputted, application must be able to pull data from cached/stored data, to avoid repeat

charges from AirDNA API (each individual API pull results in a charge)
- Application must be able to save AirDNA Property information to access for cached data for 12 months.
- ○ Application will display results on Property Results Page

Property Results

Application must be able to pull display the following results on Results page (also summarized in admin panel):
- ○ From Zillow:
    - Status
    - MLS # (if applicable)
    - Price (if applicable)
    - Photo gallery
    - Home type
    - Bedrooms
    - Bathrooms
    - Finished square footage
    - Lot size square footage
    - Yearbuilt
    - Zestimate (in $)
        - Last updated
    - Rent Zestimate (in $)
        - Last updated
    - Last Sold Date
    - Last Sold Price
- ○ From AirDNA
    - Annual Revenue
    - Average Daily Rate
    - Occupancy projection
- ○ From Google Maps
    - Google Map result using search query of address, and showing surrounding area
- ○ Calculations
    - Rent Zestimate divided by Price or Zestimate (price if current listed or sold within 6 months.)
        - Displayed as percentage (formatted as x.x%)
        - Application will take the percentage calculated, and display respective color-coded ranges
            - IF 0.0% - 0.8%, THEN=Red
            - IF 0.8% -1.5% THEN=Yellow

- ○ IF 1.6%+, THEN=Green
  - ■ AirDNA Annual Revenue divided 12 (to show monthly amount), then divided by Price or Zestimate (price if currently listed or sold within 6 months.)
    - ● Displayed as percentage (formatted as x.x%)
    - ● Application will take the percentage calculated, and display respective color-coded ranges
      - ○ IF 0.0% - 0.8%, THEN=Red
      - ○ IF 0.8% -1.5% THEN=Yellow
      - ○ IF 1.6%+, THEN=Green
- ● Results page will display Interactive Mortgage Calculator
  - ○ Is User clicks save on Mortgage calculation, calculation will update everywhere results are shown.
  - ○ Calculator will be able to perform mortgage calculation including variables for down payment amount, mortgage amount, interest rate, and mortgage period.
  - ○ Calculator will display results.
- ● Application will be able to toggle property on and off the Favorite's List.
- ● Application will allow use to Share property results
  - ○ When user clicks share button, application will save property result page as PDF
    - ■ User will be able to Save the PDF
    - ■ Share Property result link, by clicking copy link.

Batch Upload

- ● Application must allow user to upload a CSV file populated with property addresses
- ● Application should allow user to type in Batch Name.
- ● Application must be able to run queries with previously mentioned APIs using property addresses listed in uploaded CSV files
  - ○ Address to be validated with Google Maps integration
  - ○ Application must be able to utilize address provided for all API calls accordingly
- ● If a previously searched address is inputted, application must be able to pull data from cached/stored data, to avoid repeat charges from AirDNA API (each individual call results in a charge) (this can be done by a logic check after address is entered, checking if there has been an AirDNA API call completed for that particular address before)
- ● Application must be able to Preview Results similar to Results Summary from Admin Panel
- ● Application must be able to Generate CSV File with properties and full results.
  - ○ Allow user to download CSV file with results.
- ● Application should autosave all reports for later access

- Application must be able to Save all Property information to access for Cached data for 12 months.
- Application must be able to display all Batch items in list view.
  - List of Batches with Dates and # of Files
  - List of properties with chosen batch.

Favorite's List

- Application must allow user to tag properties as favorites.
- Application must be able to display all favorite items in list view.

Mortgage Calculator

- Interactive Mortgage Calculator will be able to perform mortgage calculation including variables for down payment amount, mortgage amount, interest rate, and mortgage period.
- Settings Panel will control Global Mortgage Calculation settings
  - Override if new calculation is made and saved within property results page.
- Application will include option to put in Down Payment as a Dollar amount or Percentage of the mortgage amount.

My Profile/ Settings

- Application can control global Mortgage Calculator Settings
- Allow User to Change Password
  - Super-Admin should be able to reset and or change General Admin passwords
- Application should be able to show total # or properties searched by user.
  - Super- Admin will be able to see all users and all total searched records.