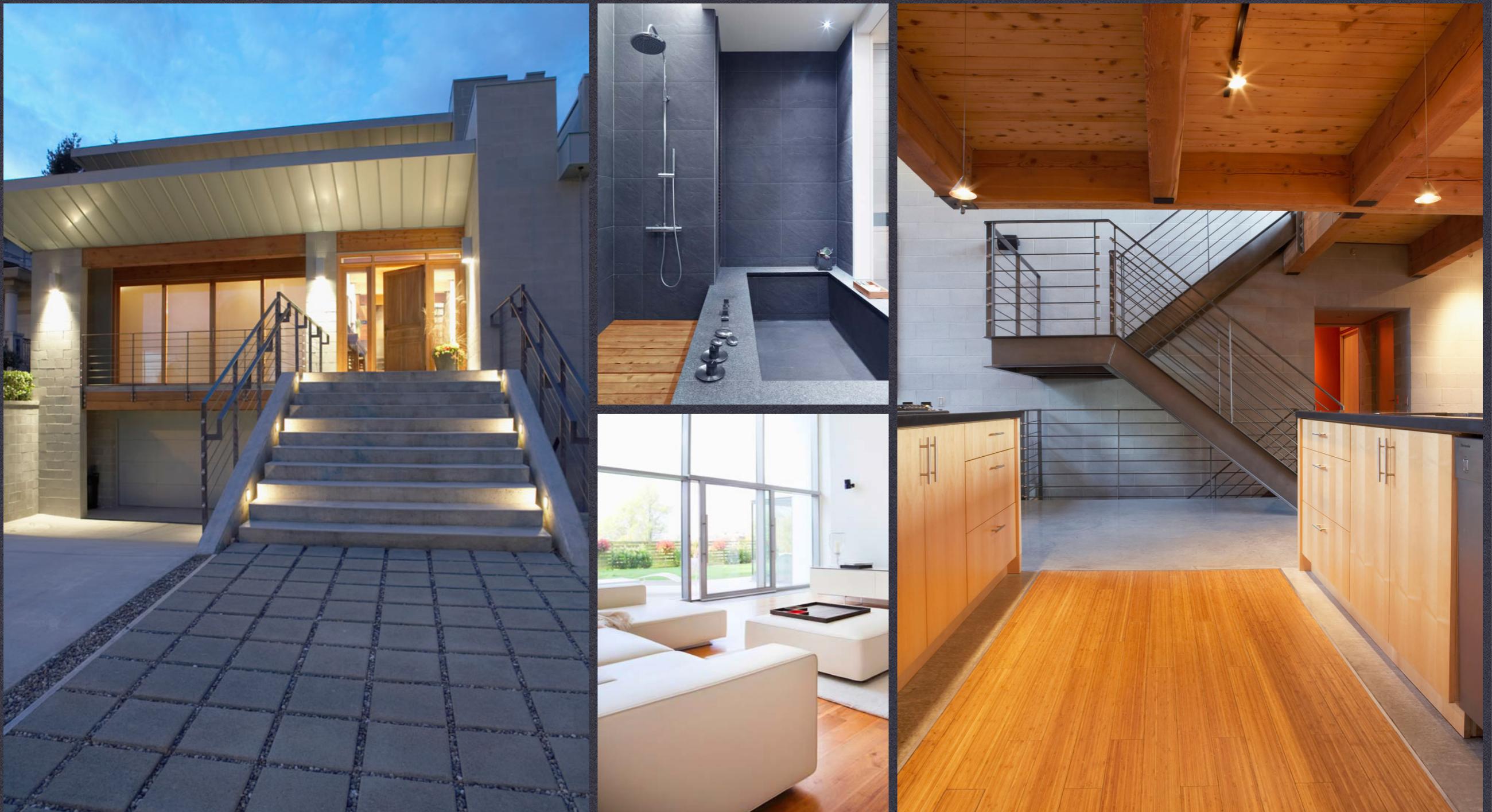




2020 COMPANY DIRECTION

THE MAIN FOCUS AND TWO ACTIONABLE STEPS TO INCREASE ROI POTENTIAL FOR INVESTORS



MAIN FOCUS: Residential Redevelopment

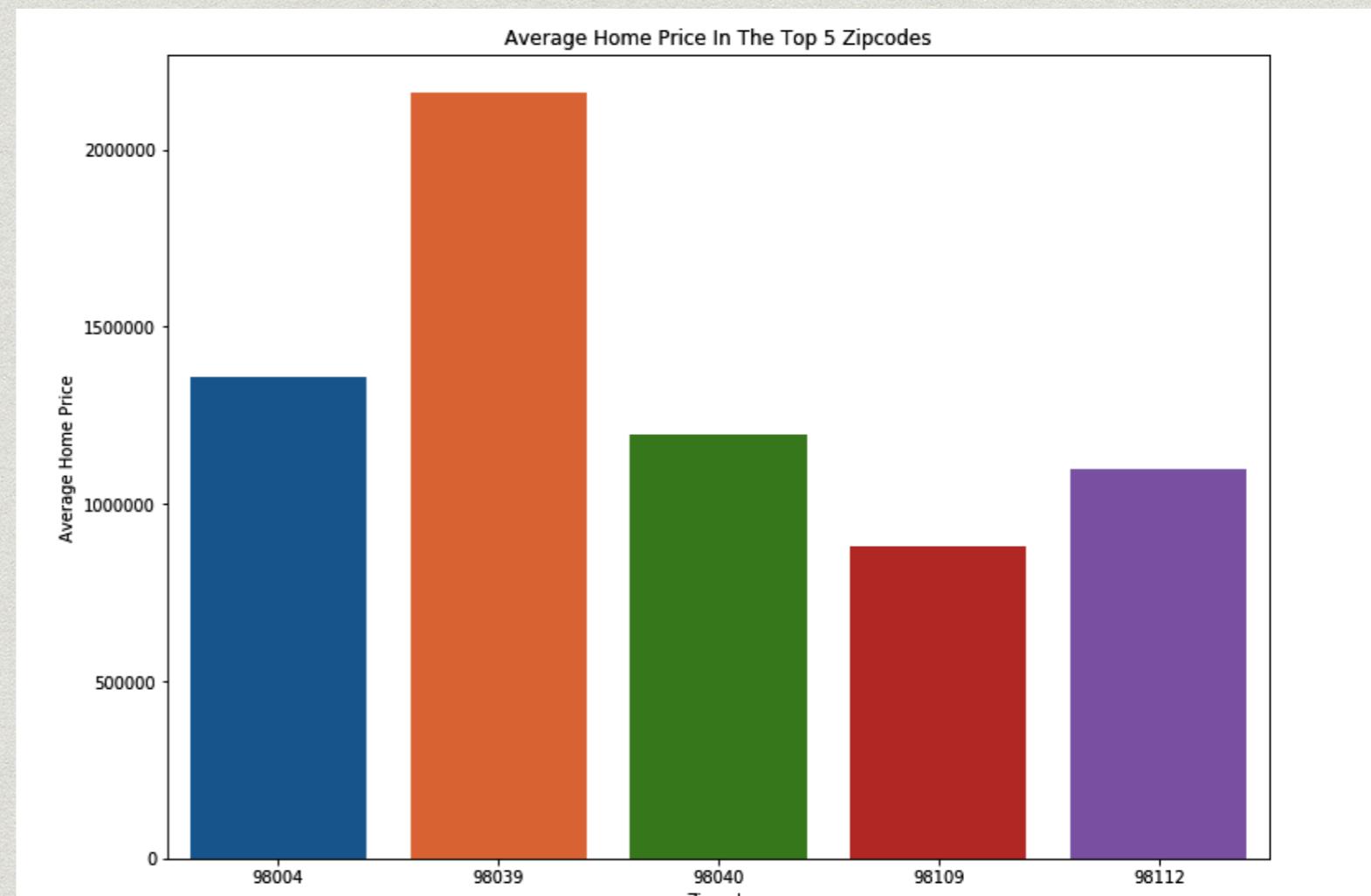
INCREASE THE KING COUNTY BUILDING GRADE

Focus On Zip Codes

Top 5 Zip codes

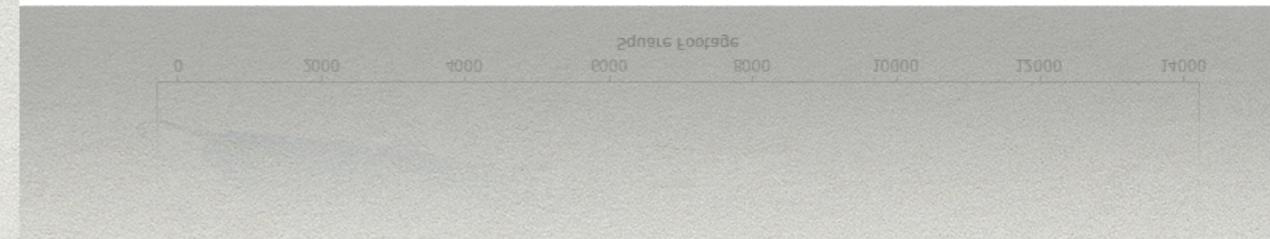
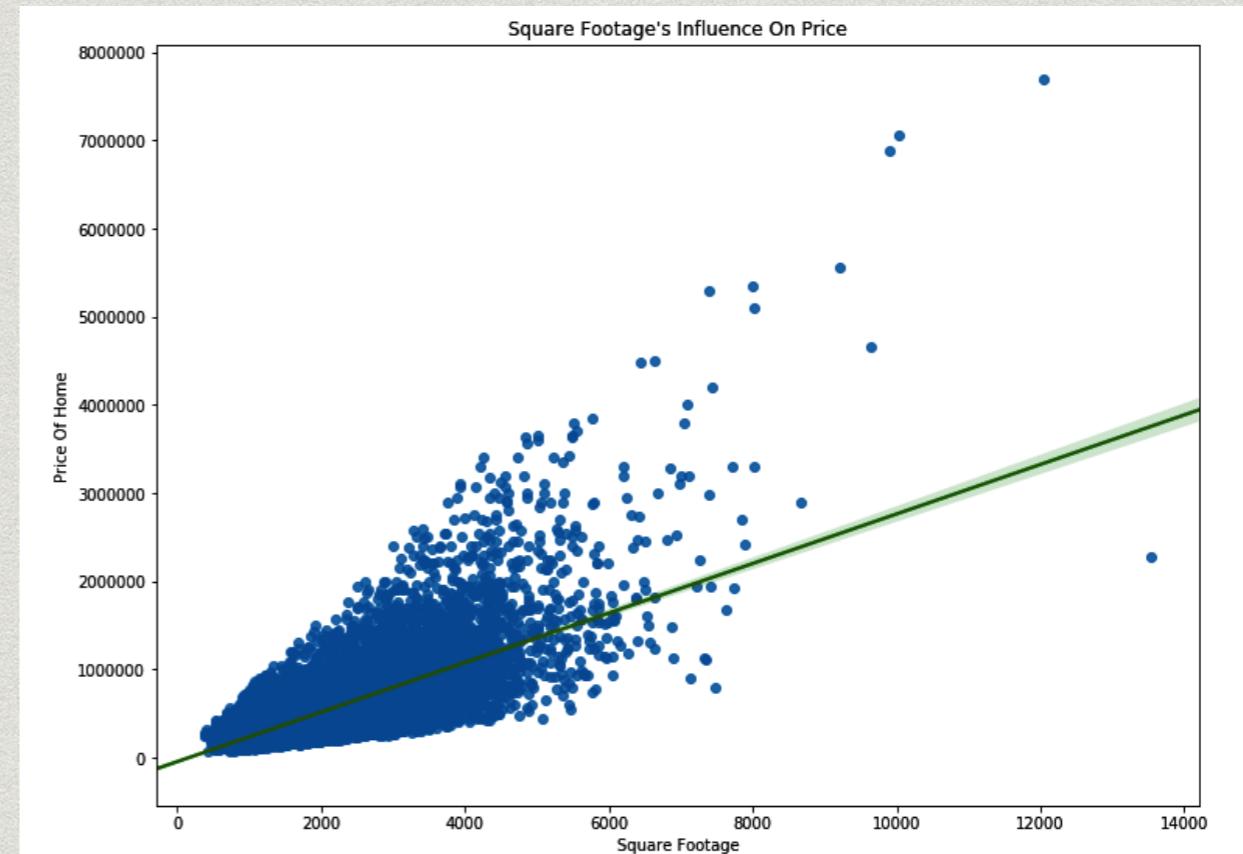
1. 98039
2. 98004
3. 98040
4. 98112
5. 98109

- Average Home Price in King County: 540,297



Focus On Square Feet

- * Specifically states that square footage is a factor in increasing the Building Grade on the King County Website.
- * What is the best way to add square footage?



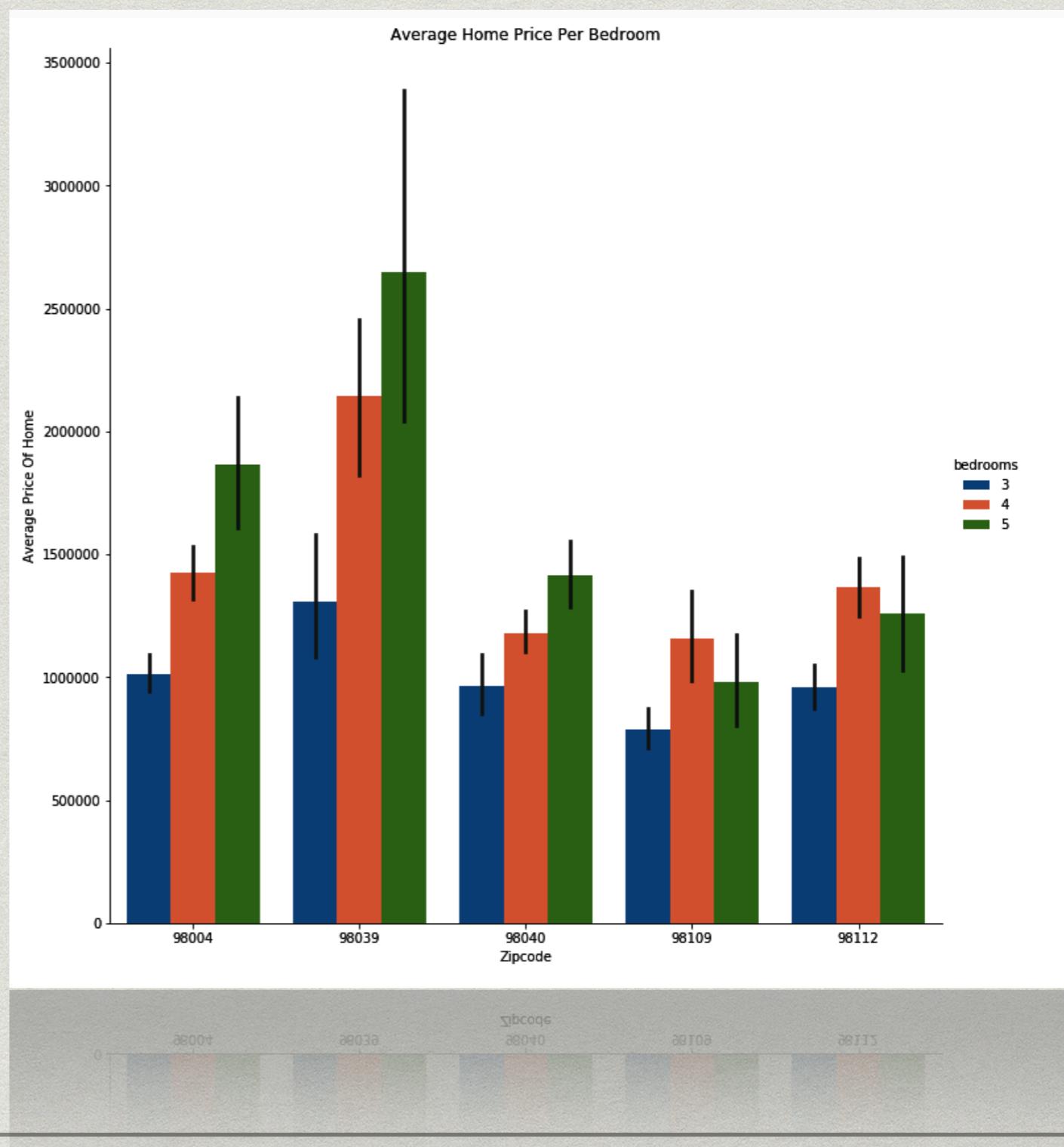
Add Bedrooms

Best Options

1. 3 to 4 Bedroom Conversion

2. 4 to 5 Bedroom Conversion

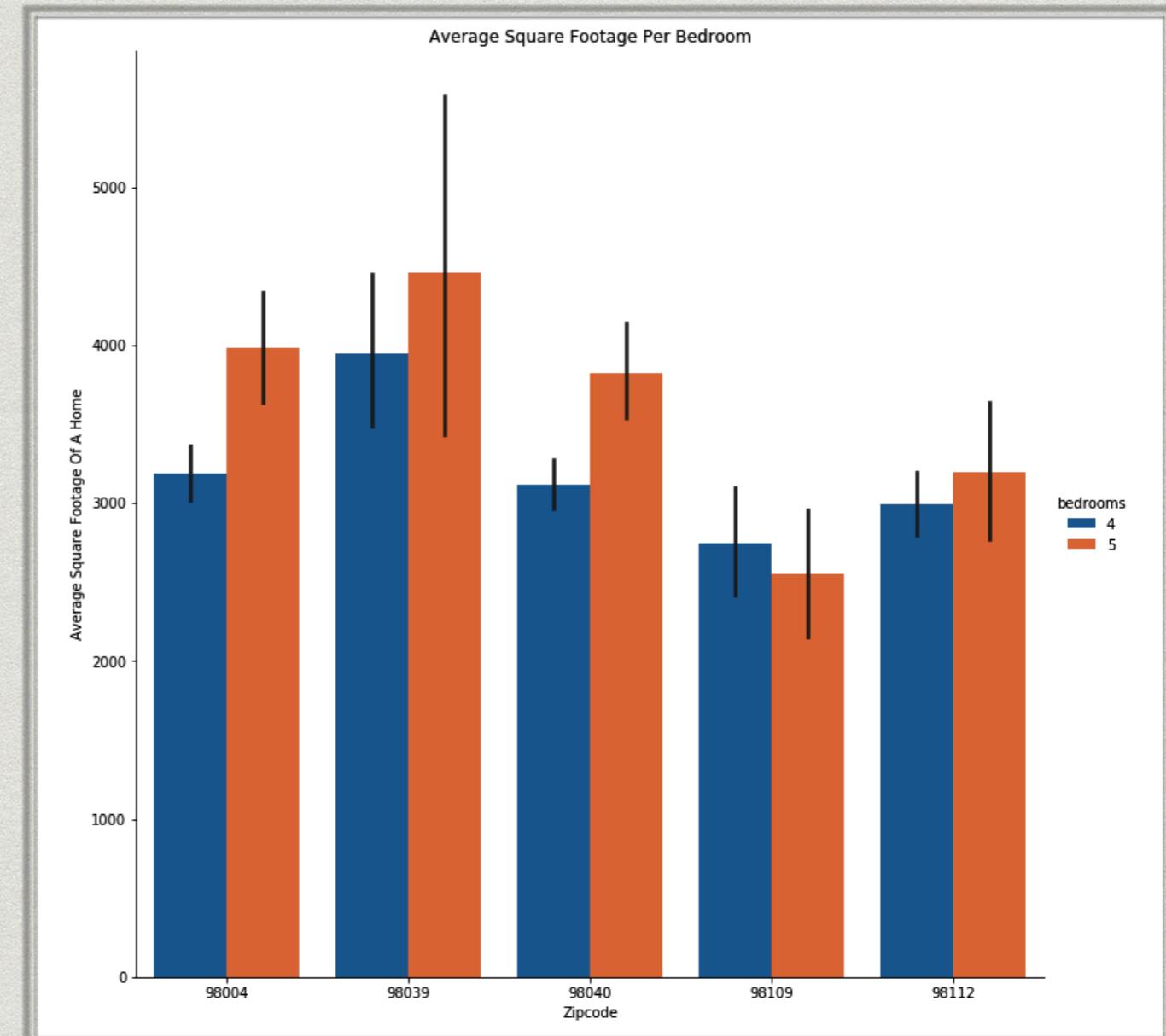
1. 98039 ~ 3 to 4: 837K Avg Increase
2. 98039 ~ 4 to 5: 506K Avg Increase
3. 98004 ~ 4 to 5: 443K Avg Increase
4. 98004 ~ 3 to 4: 409K Avg Increase
5. 98112 ~ 3 to 4: 409K Avg Increase



Don't Forget About Square Footage

The Redevelopment Must Be:

1. 98039 ~ 4 BR: 3,951 Avg Sqft
2. 98039 ~ 5 BR: 4,461 Avg Sqft
3. 98004 ~ 5 BR: 3,982 Avg Sqft
4. 98004 ~ 4 BR: 3,187 Avg Sqft
5. 98112 ~ 4 BR: 2,991 Avg Sqft



Bedrooms have a significantly smaller relationship to price than square footage.

A photograph of a modern, two-story house at dusk or night. The house features a light-colored brick facade, large windows with wooden frames and white blinds, and a prominent staircase with black metal railings. The exterior is illuminated by warm lights from the windows and under-staircase lighting. A blue car is parked in the foreground on the left.

THANK YOU
Questions?