

Midwest Investor Services

Deal Criteria (Quick Screen)

Use this as a fast filter for submissions and underwriting.

Target Strategy

- Buy-and-hold rentals (stabilized or value-add).
- Prioritize durable cash flow and long-term ownership fundamentals.

Basic Fit

- Location: St. Louis + surrounding Midwest submarkets with consistent rental demand.
- Property types: Single-family and small multifamily (duplex/4-plex where applicable).
- Avoid: major functional obsolescence, severe foundation issues (case-by-case).

Numbers We Look At First

- All-in basis (purchase + rehab + carrying) vs. realistic rent.
- Scope realism: rehab plan must match neighborhood rent ceiling.
- Timeline: speed + discipline; avoid open-ended rehabs.

Submission Must Include

- Property address + asking price.
- Estimated rehab (or recent inspection/photos).
- ARV (if known) and realistic rent comps (or target rent).
- Access details + timeline to close.

Next Steps

- If a deal meets criteria, we request photos/inspection details and schedule a quick call.
- Deals are reviewed based on investor criteria and current pipeline capacity.