

# Property Investment Memo

Generated 2025-11-02 23:39 UTC | Tenant: da80a964... | APN: 123-456-789

78

Investment Score (0-100)

Model: deterministic-v1 | Computed: 2025-11-02T23:39:04.095185+00:00

## Property Information

123 Main St  
Springfield, CA 90210



Map: 34.0522, -118.2437

## Score Analysis

### Price Sqft

✓ +30.0%

Price per sqft is 15% below market average

Value: 250.0 | Benchmark: 295.0

### Days On Market

✓ +25.0%

Property has been on market for 45 days, indicating motivated seller

Value: 45.0 | Benchmark: 30.0

<b>Cap Rate</b>	✓ +20.0%
Estimated cap rate of 8.5% exceeds target threshold	
Value: 8.5   Benchmark: 7.0	
<b>Location Score</b>	● 15.0%
Location in average school district	
Value: 6.5   Benchmark: 7.0	
<b>Condition</b>	✗ -10.0%
Property needs minor repairs estimated at \$15k	
Value: 15000.0   Benchmark: 5000.0	

### Property Details

BEDROOMS	BATHROOMS
3	2.0
SQUARE FEET	YEAR BUILT
1,500	1985
LOT SIZE	PROPERTY TYPE
5,000 sqft	N/A

### Owner Information

Owner Name	John Doe
Owner Type	OwnerType.PERSON

### Discovery Metadata

APN (Assessor Parcel Number)	123-456-789
Source	county_scraper
Source ID	prop_001
Discovered At	2025-11-02 23:39:04.095100+00:00

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**Source URL**

<https://example.com/property/123>

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This memo is generated by Real Estate OS for internal analysis purposes only.

Property data is sourced from public records and third-party data providers.

Investment scores are algorithmic estimates and should not be the sole basis for investment decisions.