

# 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

**Cap Rate**

✓ +20.0%

Estimated cap rate of 8.5% exceeds target threshold

Value: 8.5 | Benchmark: 7.0

**Location Score**

● 15.0%

Location in average school district

Value: 6.5 | Benchmark: 7.0

**Condition**

✗ -10.0%

Property needs minor repairs estimated at \$15k

Value: 15000.0 | Benchmark: 5000.0

## Property Details

BEDROOMS

**3**

BATHROOMS

**2.0**

SQUARE FEET

**1,500**

YEAR BUILT

**1985**

LOT SIZE

**5,000 sqft**

PROPERTY TYPE

**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.