



Buy Box Guide

Your Buy Box defines the investment criteria that matter most to you. MultifamilyOS uses your criteria to search for properties and deliver weekly personalized recommendations that match your investment style.

How It Works

When you set up a Buy Box, you select a market (city, county, or zip code) and define your investment criteria. Properties must meet **ALL** of the criteria you set to be included in your results. This ensures that every property recommended to you aligns with your complete investment profile.

Search Criteria

Each criterion you set acts as a filter. Only properties that satisfy every active filter will appear in your results.

Criteria	What It Does
Unit Range	Filters properties by the number of units (e.g., 2 to 10 units). Set both Min and Max to target a specific range.
Year Built Range	Filters properties by the year they were constructed. Useful for targeting newer builds or value-add older properties.
Assessed Value Range	Filters by the tax-assessed value of the property. Helps you stay within your target acquisition price range.
Estimated Value Range	Filters by the estimated market value. Use this to find properties within your budget or identify undervalued opportunities.

Tip: Set the Units Min to 0 to include properties with unknown unit counts. Some counties do not report unit data, and setting Min to 0 ensures those properties are not excluded from your results.

Tip: All criteria work together using AND logic. For example, if you set Units to 2-4 and Year Built to 1990-2020, only properties with 2-4 units AND built between 1990-2020 will appear. The more criteria you set, the more targeted your results will be.

Property Count Indicator

As you adjust your criteria, the property count indicator shows how many properties match. Use this to fine-tune your filters:

- **Too few properties:** Widen your ranges or remove a filter to increase results.
- **Too many properties:** Narrow your ranges to get more targeted recommendations.
- **Sweet spot:** Aim for a count that gives you a healthy selection without overwhelming your weekly recommendations.

Weekly Recommendations

When you enable weekly recommendations for a market, MultifamilyOS delivers curated properties to your home page every Thursday night. The system uses machine learning to get smarter over time based on the properties you favorite and the ones you pass on.

Learning Phases

- **Discovery:** The system is learning your initial preferences based on your early property choices.
- **Learning:** Patterns are being identified in your favorites to build your investment profile.
- **Mastery:** Recommendations become more targeted and aligned with your investment style.
- **Production:** The system is fully tuned to your preferences and delivers highly relevant properties each week.

Tips for Getting the Best Results

- Start with broader criteria and narrow down as you see results.
- Use the property count indicator to find the right balance.
- Set up multiple markets if you invest in more than one area.
- Review your weekly recommendations and favorite the ones you like. This trains the system to find better matches.
- Revisit and adjust your criteria as your investment strategy evolves.