

You're all rich people that don't really know what to do with your money. You want to invest, but want something simple, and headache free.

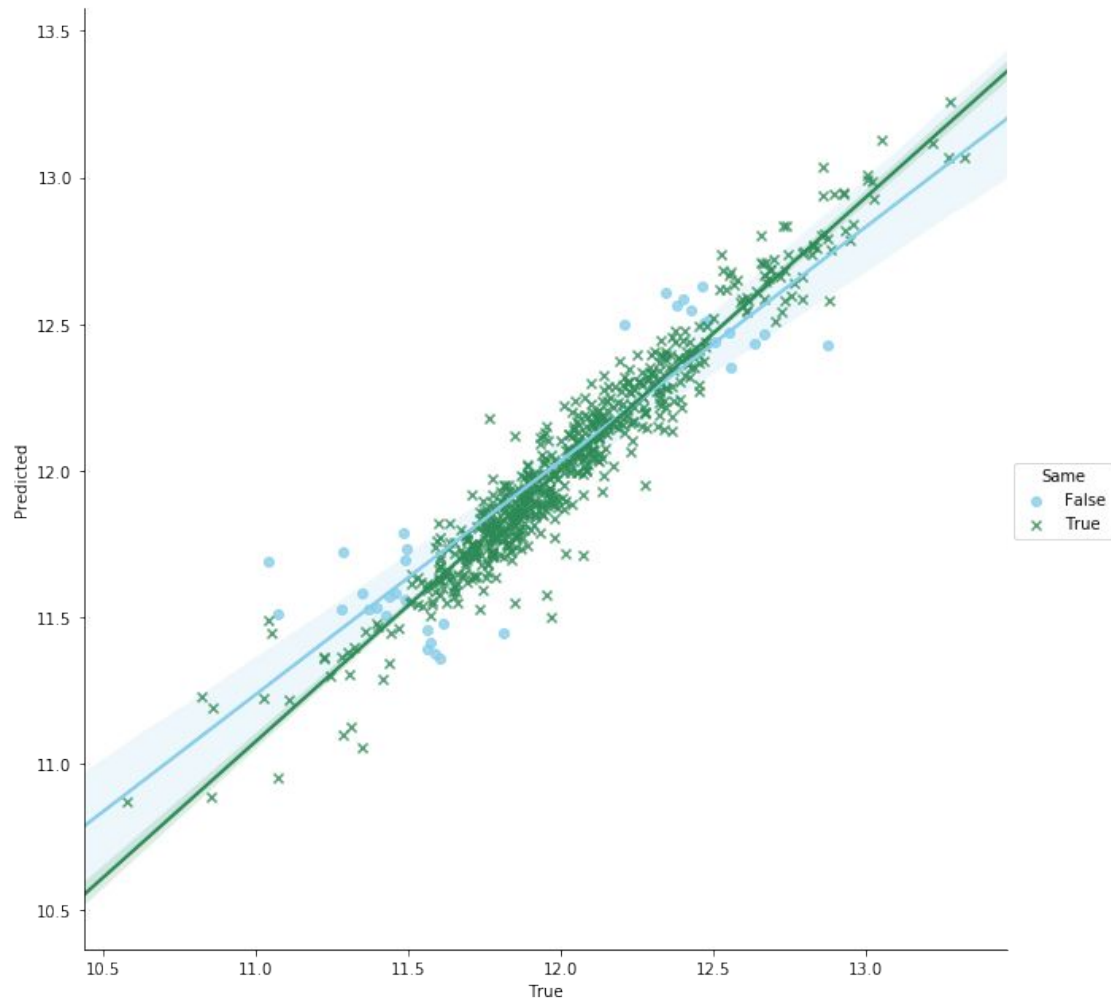
I'm here to present to you the 2nd phase of my plan for mass property acquisition for renting and flipping.

It's up to you if you wanna be ☐ or 🌐.

Targeting Undervalued Properties & Maximizing Demanded Features

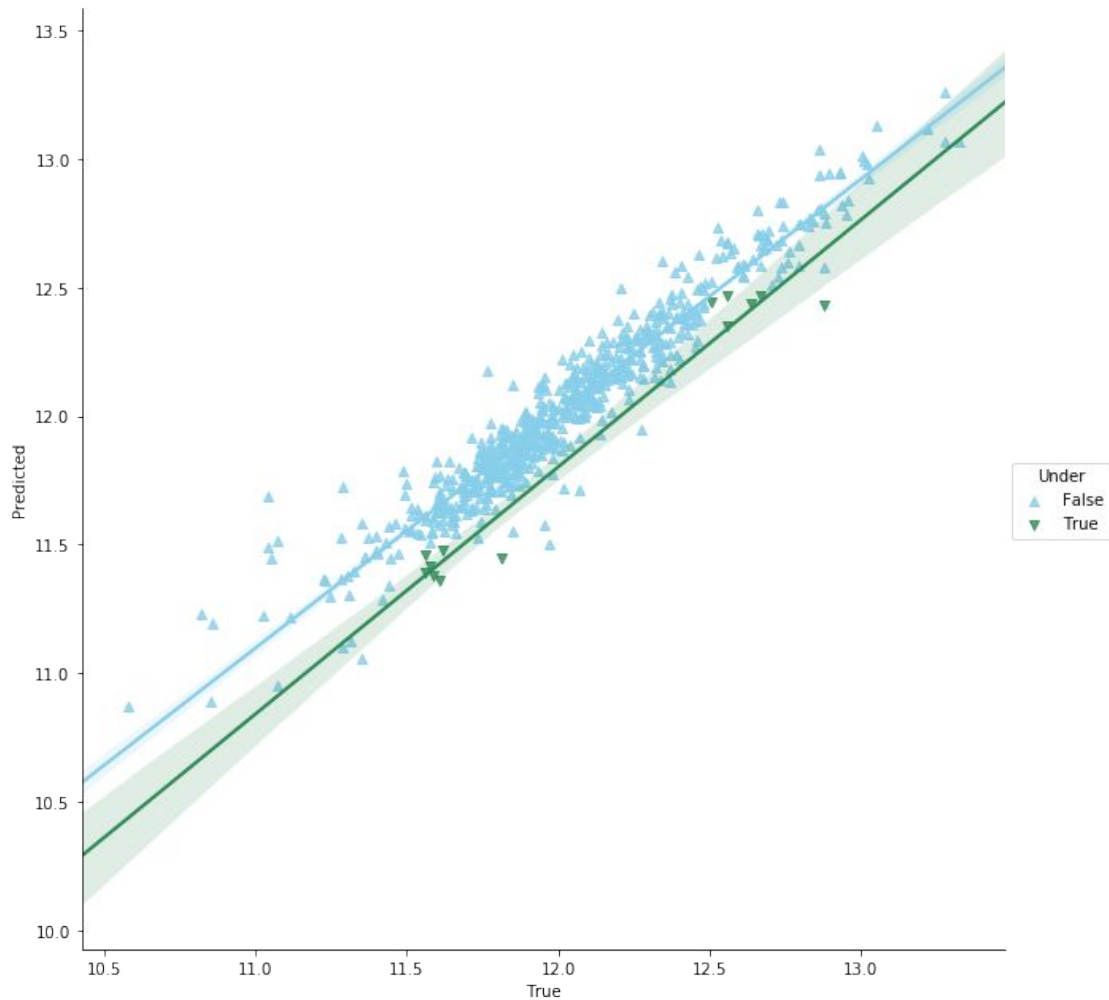
Mudassir Mayet

A dark blue diagonal gradient bar that starts from the bottom left corner and extends towards the top right corner, covering the lower half of the slide.



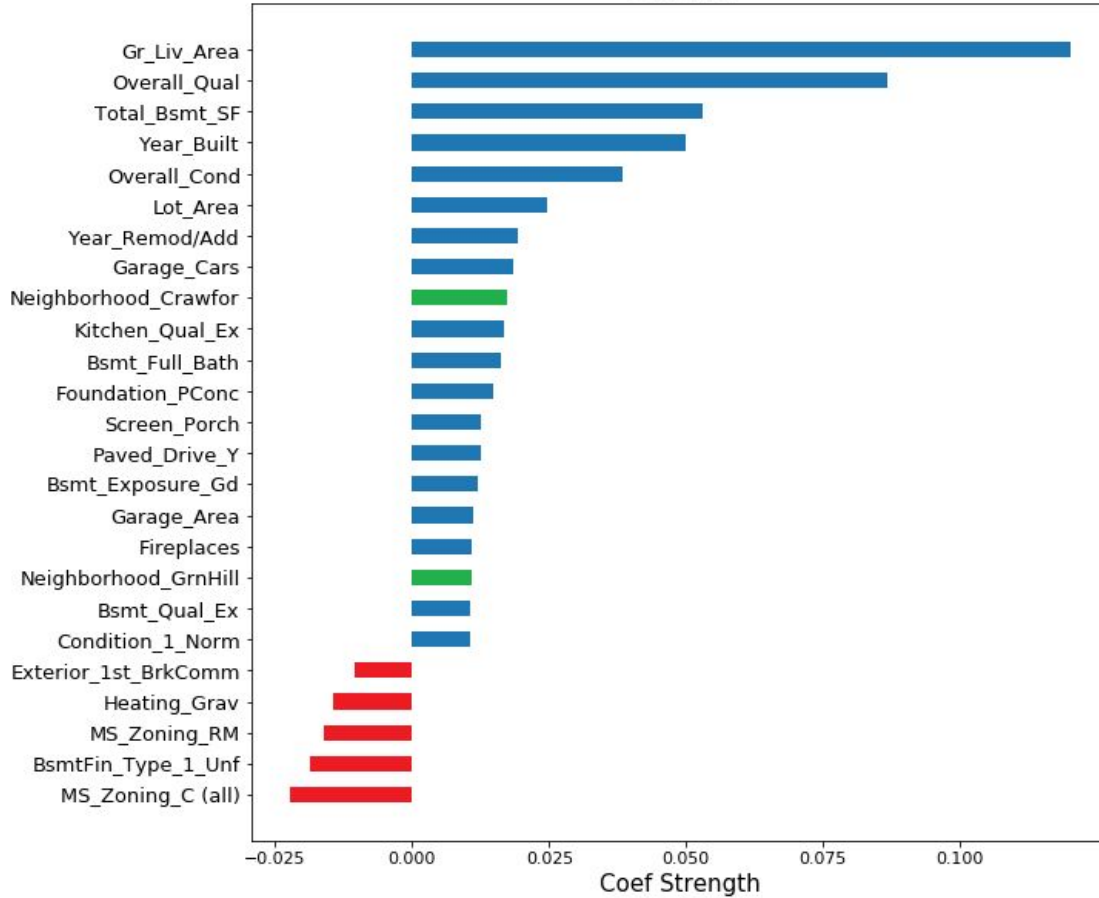
95%
Near Actual Price

* When estimating to the 10,000. This is fine because this is balanced by offers and negotiation.



~5%
Under Valued
Perfect Buy

Coefs



Best & Worst Features

We want *upgradable* features.

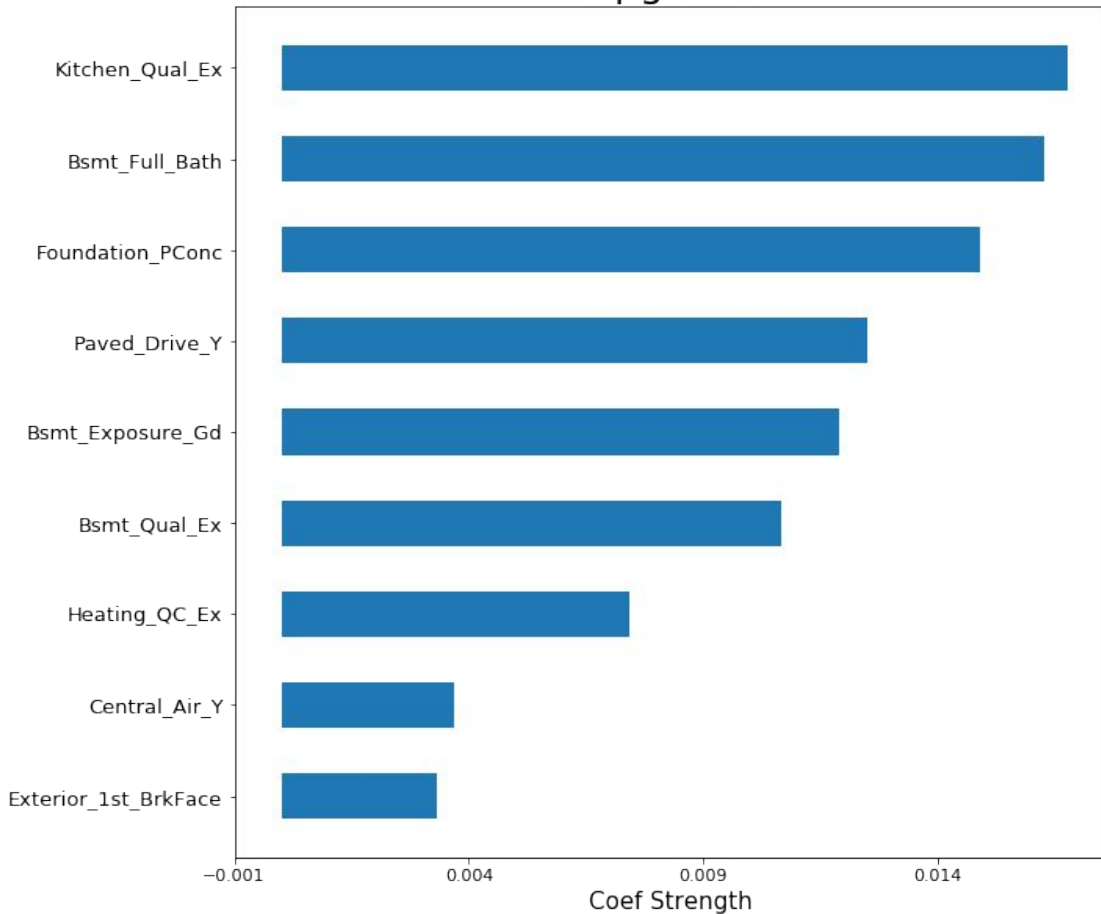
Can't Upgrade:

- Size
- City
- Garage
- # of rooms

Can Upgrade:

- Quality
- Materials
- Basement
- Heat/Cool

Upgrade



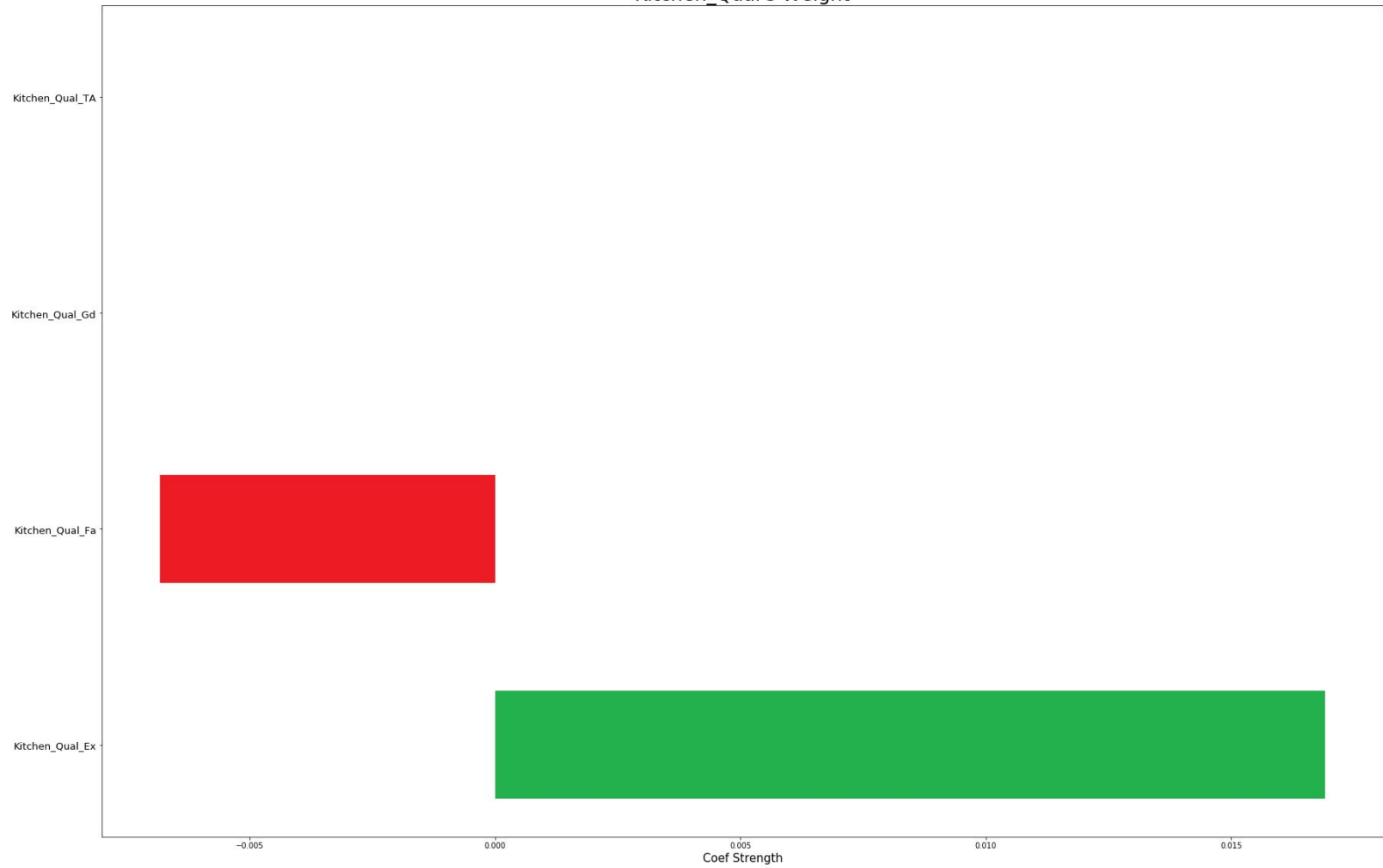
**Best
Features
To Upgrade**

1. Buy undervalued homes already containing the most impactful features.
2. Buy homes in high impact areas, **Crawford & GreenHill**, with mid-range features.
3. Upgrade homes with negative features that add more than invested cost on **flip**.

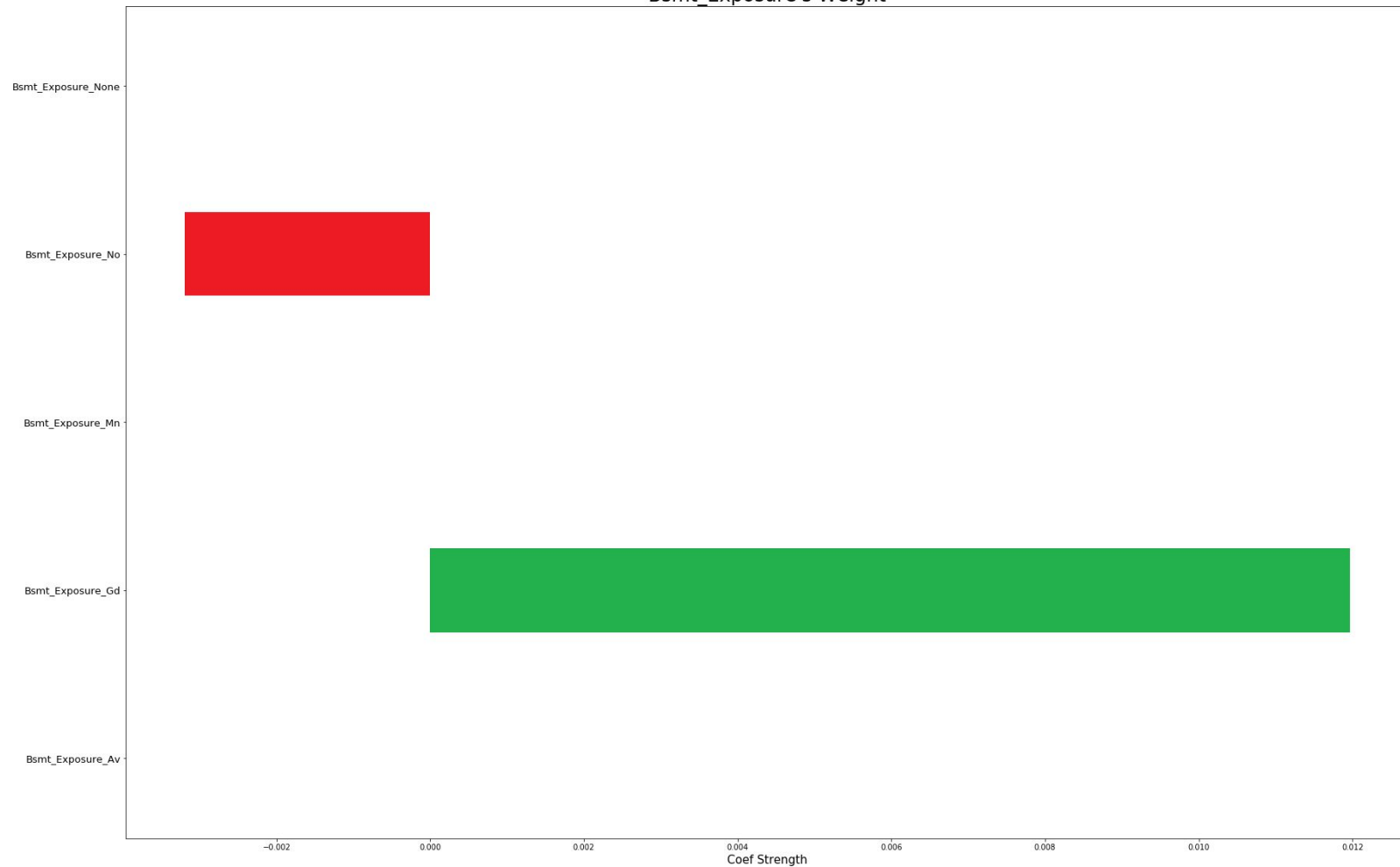
Which Features?

* See boxplots for further explanation

Kitchen_Qual's Weight



Bsmt_Exposure's Weight



What to upgrade:

1. Remodel the **kitchen**
2. Remodel the **basement**
 - a. Add a bathroom
3. Pave the **driveway**
4. Add central **heating** and **cooling**