

## 找Deal课三期3组第三周作业

2020/7/29

题目：

在拍卖网站上（如hudhomestore.com, auction.com等等。。。）分析一个房子，算出可bid的价格。

Max

[https://www.auction.com/details/3000-56th-avenue-oakland-ca-94605-2686873-o\\_1302](https://www.auction.com/details/3000-56th-avenue-oakland-ca-94605-2686873-o_1302)



<https://www.redfin.com/CA/Oakland/2932-Seminary-Ave-94605/home/567728> \$590,000 3b/1b 1,188 Sq. Ft.

<https://www.redfin.com/CA/Oakland/6155-Monadnock-Way-94605/home/562358> \$640,000 3b/2b 1,262 Sq. Ft.

<https://www.redfin.com/CA/Oakland/5121-Camden-St-94619/home/1667270> \$650,000 4b/4b 2,000 Sq. Ft.

这套房是REO(Bank-owned), 风险较小,  
根据附近老房子原始屋况的comp应该在650,000 - 700,000左右,  
翻修后可能到达800,000 - 900,000,  
Oakland治安是一个考量, crime map上显示此区治安尚可,  
邻近Mills College, 可以出租给学生, 或者直接卖出, 策略上较为灵活

Yuan

一个San Mateo的REO房子, 目前还是premarket, 可能是因为这个目前别的地方还没有搜到。

<https://www.realtytrac.com/propertydetails/ca/san-mateo/94403/borden-st/109014366/>

Redfin link:

<https://www.redfin.com/CA/San-Mateo/1741-Borden-St-94403/home/1058238>

这个borden street附近的房子普遍在1.2m - 1.4m之间, redfin的estimate为1.29m。

如果按照80% Rule的话, 可以1.03m出价。

Susanqq

[https://www.auction.com/details/984-south-daniel-way-san-jose-ca-95128-2780816-e\\_16147](https://www.auction.com/details/984-south-daniel-way-san-jose-ca-95128-2780816-e_16147)

ARV 1.2M-1.3M, if flip cost 10-15万, 出价 850K

Zhe Wang

[https://www.auction.com/details/660-pinnacles-terrace-sunnyvale-ca-94085-2606876-e\\_15939](https://www.auction.com/details/660-pinnacles-terrace-sunnyvale-ca-94085-2606876-e_15939)

同小区都为1.2-3M左右 按80% 出价960k-1.04M