问题:
1. 我收到一张明信片，说很喜欢我的房子，想买我的房子。以下说法哪一个是不正确的?

   1. 他那么喜欢我的房子，会给高于市价的价格
   2. 他会给低于市价的价格
   3. 他可能是 wholesaler
   4. 他可能发了很多这样的明信片

2. 下面哪个不是拍卖房子的网站?

a. Auction.com

b. WilliamsandWilliams.com

c. Zillow.com
d. Hubzu.com

3. Flip 房子的利润于哪项有关?

a. 买入价

b. 卖出价
c. 维修成本

d. 上诉所有的

作业:查找距离自己家 1 个小时内目前 ACTIVE LISTING 1% 或者能找到的最高租售比的房源，并计算现金流和现金回报率。

根据康老师的 youtube 分享，决定选择研究 Irving 南边的区域。Irving 有很多大的雇主，工作机会应该很多。

Zillow

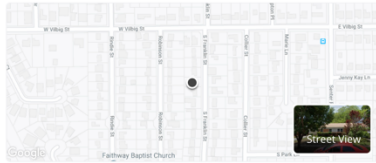**$219,500** 3 bd | 2 ba | 1,200 sqft

Price cut: $4.5K (6/2) | 1719 Franklin St, Irving, TX 75060
● For sale | Zestimate®: $219,501
Est. payment: $1,243/mo ⑤ Get pre-qualified

| Contact Agent | Take a Tour |

Overview Facts and features Home value Price and tax hist ›

Time on Zillow **35 days** | Views **2,155** | Saves **27**

This is a beautiful home in established neighborhood. Has a kitchen, dining combination with plentiful storage. You don't want to miss out on this amazing deal. Total renovation, new textures and paint, large back yard with a storage house. Close to all of the best attractions. Super amazing location.

Listing Agent

Patricia Corn
WDR Uptown

Tour with a Buyer's Agent
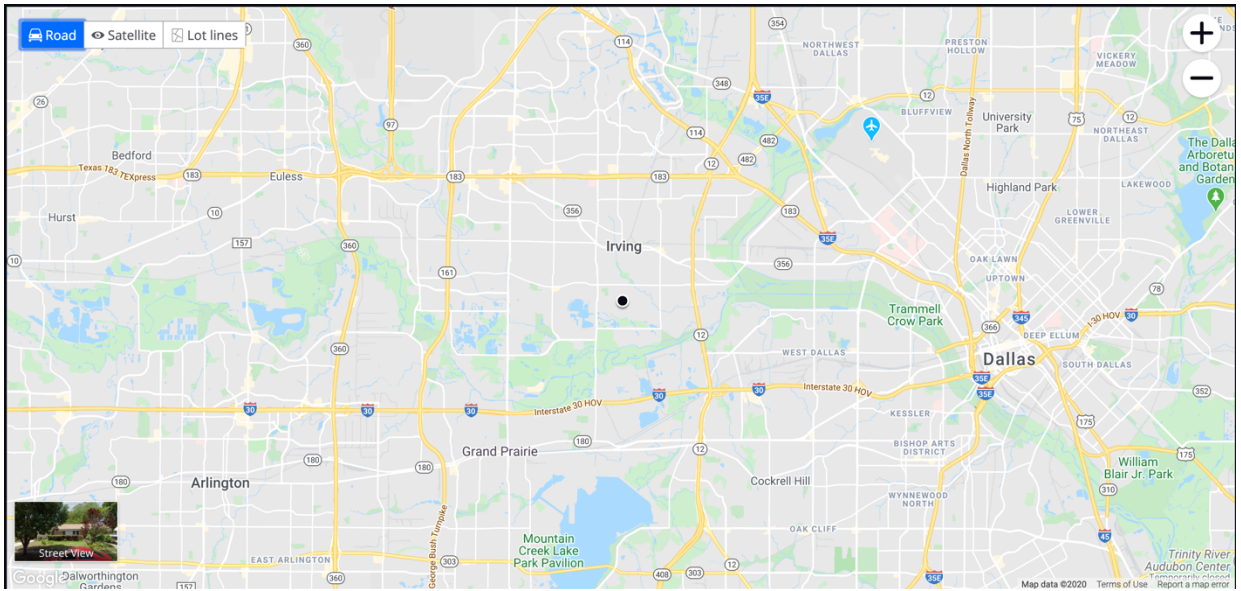
Summary：
- Strategy: positive cash flow
- B/C 区 (OK schools, low crime rate, growing population, high renter percentage, slightly below median price）
- B 类房子
- Not good enough, don't buy (cash on cash 2%)

Questions:
- 怎么快速查到 B 区 C 类的房子？

House: 3 bedrooms, 2 bathrooms, 1 parking, built 1954,
PITI: $1,243
Estimated rent: $1495 (**below 1% rule!**)
Vacancy rate: 5%
Maintenance Cost: 45 (3% rent)
Management fee: 75 (5% rent)
Cap rate: 4.55%
Cash on cash return rate: 2.11%

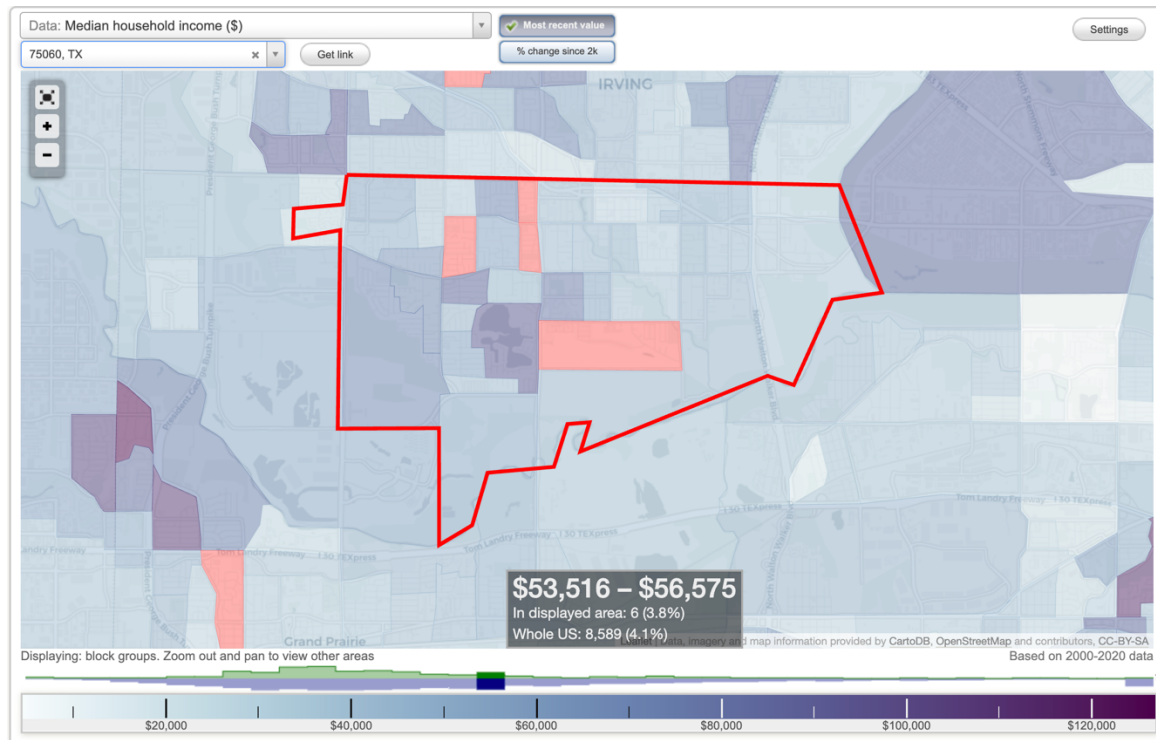Supporting info:

Population in 2017: 240,373 (100% urban, 0% rural). Population change since 2000: **+25.4%**
1-year job growth rate 3.1%
Estimated median household income in 2017: $62,837
Mean prices in 2017: detached houses: $239,187
62% renters

Rent affordability: rent x 12 / annual salary (should be less than 30%)

The median home value in Irving is $237,634.
The median rent price in Irving is $1,850,

Schools:

GreatSchools rating

6/10 **Townley Elementary School**
Grades: **K-5** Distance: **0.5 mi**

4/10 **Bowie Middle School**
Grades: **6-8** Distance: **1 mi**

3/10 **Nimitz High School**
Grades: **9-12** Distance: **0.3 mi**

Crime rate: low but not lowest

Map   Satellite

Crime   ⌄

Lowest   Highest

Reported crime in this area in the last 365 days.

Theft   Assault   Arrest   Vandalism   ›

Sat Jun 20 2020
THEFT

Fri Jun 19 2020
RECOVERED VEHICLES (OTHER
AGENCY STOLEN)

Thu Jun 18 2020
BMV. PREMISES: Parking (Business)

Thu Jun 18 2020
THEFT

Tue Jun 16 2020
THEFT

Sat Jun 13 2020
THEFT

Sat Jun 13 2020
THEFT