

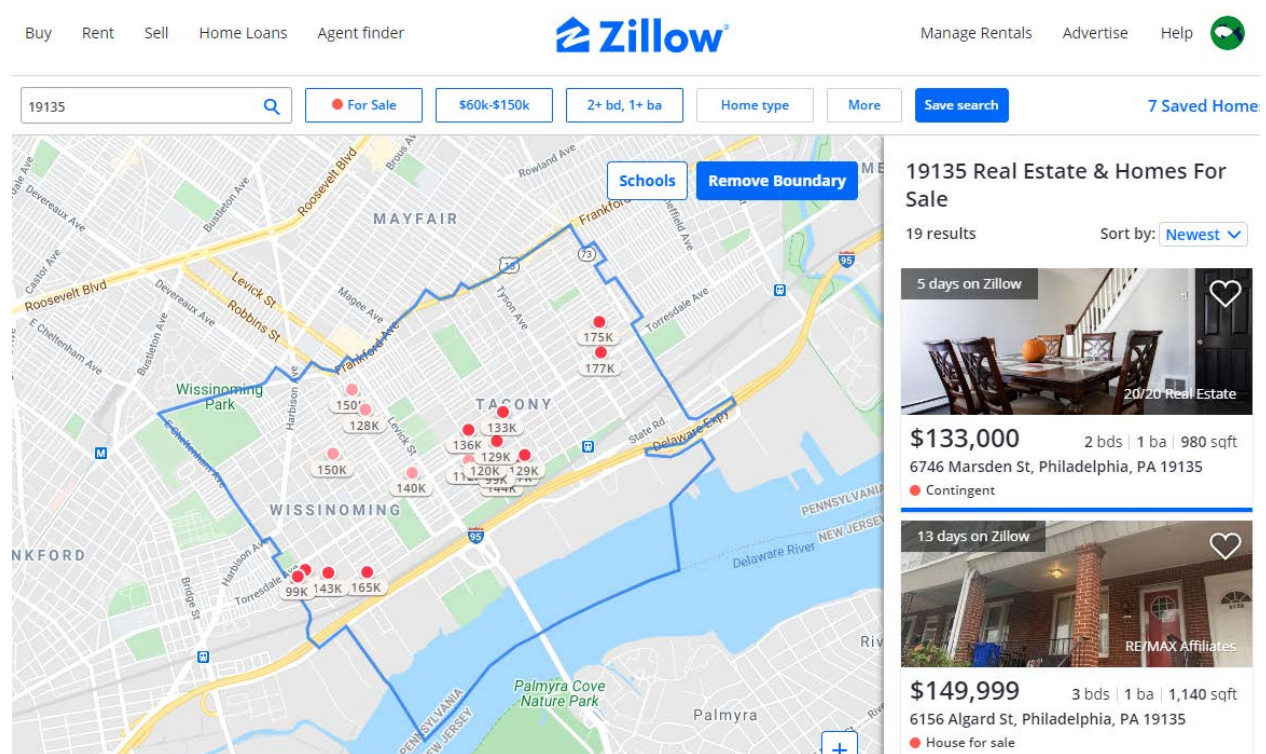
第一周作业:

1. 确定选房标准，如邮编，城市，几室，几卫，面积，楼龄，等等。。。
2. 在 Redfin 根据 Search Criteria 设置自动 Email。或请中介在 MLS 上根据 Search Criteria 设置自动 Email。

I use Zillow to find the candidates of properties that I am interested in buying for my rental business investment.

I am living in suburban of Philadelphia. I search for my investment properties in Philadelphia with the following criteria:

1. Zip code: 19111, 19135, 19136 and 19149
2. Price range: \$60k-\$150k
3. # of bedrooms and bathrooms: 2+ bd, 1+ ba



Buy Rent Sell Home Loans Agent finder Zillow Manage Rentals Advertise Help

19135 For Sale \$60k-\$150k 2+ bd, 1+ ba Home type More Save search 7 Saved Home

19135 Real Estate & Homes For Sale

19 results Sort by: Newest

5 days on Zillow

\$133,000 2 bds | 1 ba | 980 sqft  
6746 Marsden St, Philadelphia, PA 19135  
Contingent

13 days on Zillow

\$149,999 3 bds | 1 ba | 1,140 sqft  
6156 Algard St, Philadelphia, PA 19135  
House for sale

My primary focus is the cash flow and the second consideration is the property appreciation

Homework (find-deal ) Group 1 Stacy Zhou

New Brunswick, NJ

Mutli-family 2-3 family, every family have 3 bed room, 1-2 bath. No oil tank.

Setup Redfin for mutli-family, location: New Brunswick

Joan Chan 第一周作业:

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我住在 Braintree 旁边的城市，Braintree 是一個以白人为主的社區。学校也相當不錯，是亞裔喜歡居住的地方之一。Median 的收入較整體大区略高，是一個白、蓝领混合的區，個人評價為 A-B+之間。

因為波士頓大區房價已经太高，现金流是不大可能，所以投資目的，主要是 Flipping,不介意重建或加蓋再賣，也考慮稍作裝修，然後放租。

考慮到重建或裝修後的價值，我選在較好社區進行搜尋。因为有可能重建的關係，不介意小房子，所以从 2 至 4bedroom,750 呎到 2500 都在考慮範圍, sfh, condo, multi family 都会考慮。Braintree Median house age 是 70 年，如果重建，樓齡就不是問題，所以設在 1900 年以後。我再把 house price 定在 55 萬，因為這是此地區的 Median house price，再高就不考慮了。

## Saved Searches

Searching with someone?

Share your favorite homes with your spouse or agent.

**Email Me**

[Braintree - 2-4 beds, 1.25+ baths, <\\$550K](#)

2-4 beds, 1.25+ baths, <\$550K, 750 sq. ft.-2500 sq. ft., Built: >1900

## Find Deal Homework #1

- Target Area: Coram NY and Shirley NY
- Characteristic: popular fix-upper area and section 8 rental
- Search Criteria: Price Max 300K and House
- Investment Goal: flipping

## Results with print screen

The first screenshot shows the Redfin website's search interface. The map on the left displays the Long Island area with a search filter for Coram, NY, and a maximum price of \$300k. The right sidebar shows the search results for Coram Homes for Sale, with filters for Price (No min to \$300k), Beds (No min to No max), Baths (No min to +), Property Type (House, Condo + co-op, Townhouse, Multi-family, Land, Other types), and Listing Status (For Sale). The search results show 35 Homes.

The second screenshot shows the details for a property at 583 Starlight Dr, Shirley, NY 11967. The property is listed for \$160,000, has 3 beds, 2 baths, and 1,196 sq. ft. The Redfin Estimate is \$162,934, and it has been on Redfin for 68 days. The property is currently active. The listing agent is Philip Donnellan, Realty Connect USA LLC, with a phone number of 888-236-6319. The property is a single-story house with a white exterior and a dark roof, surrounded by trees and a lawn.