

## Homework week 1 – From 苏菲 (Team 1)

Target Area : South Brooklyn, NY

Target property type: two-family house (small to medium size), need some TLC

Search Criteria: set up zipcode, price min & max, bedroom, bathroom and property type to narrow down the target properties

- zipcode 11214, 11229, 11223 and 11235 (I am familiar with this area)
- price 600K to 1.25M (including houses with low prices to attract potential buyers and the houses overpriced)
- bedroom 3-6; bathroom: 2+ (target two-family house with totally at least 3 bedrooms and 2 baths)
- property type: House, townhouse, multy-family (exclude condo, co-op and others)

Investment strategy: flipping or rental

The screenshot shows the Redfin website interface. The browser address bar displays the URL: <https://www.redfin.com/zipcode/11214/filter/property-type=house+townhouse+multyfamily,min-price=600k,max-price=1.25M,min-beds=3,n>. The Redfin logo is visible at the top left. The search filters are set to Price: \$600k to \$1.25M, and the search results show 20 of 168 homes. The map on the left shows the target area in South Brooklyn, NY, with various properties marked with price tags. The right side of the screen displays a list of properties with details such as price, beds, baths, and square footage.

Price	Beds	Baths	Sq. Ft.	Address	Listing Agent
\$998,000	4	2.75	1,975	2037 Cropsey Ave, Brooklyn, NY 11214	Michelle Zhang
\$1,149,998	4	5	1,875	2948 Brighton 1 St, Brooklyn, NY 11235	Mei Fong Yeung



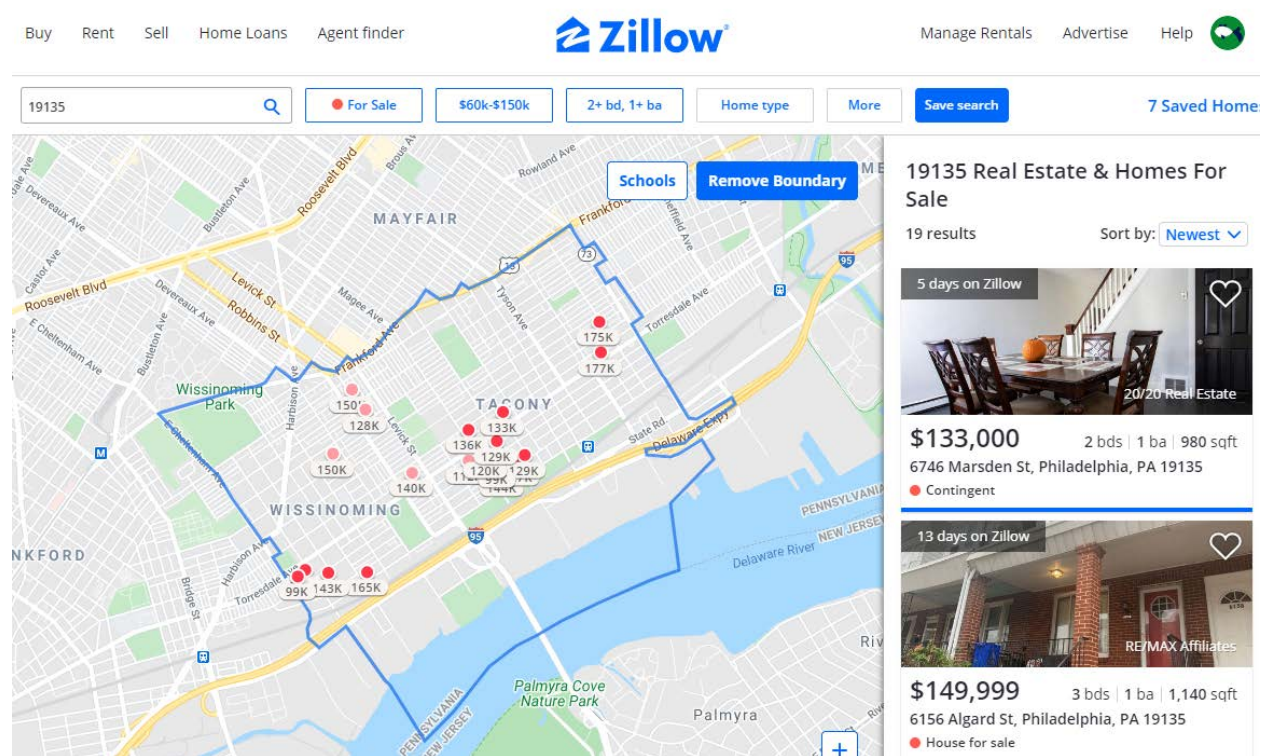
第一周作业:

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



The screenshot shows the Zillow website interface. At the top, there are navigation links: Buy, Rent, Sell, Home Loans, Agent finder, Zillow logo, Manage Rentals, Advertise, Help, and a green speech bubble icon. Below the navigation bar, there is a search bar with the zip code '19135' and a magnifying glass icon. To the right of the search bar are filters: 'For Sale' (red dot), '\$60k-\$150k', '2+ bd, 1+ ba', 'Home type', 'More', 'Save search', and '7 Saved Home'. The main content area is divided into two sections. The left section is a map of Philadelphia, PA 19135, showing various streets and property listings with price tags. The right section is a list of properties. The first listing is titled '19135 Real Estate & Homes For Sale' and shows '19 results'. It includes a photo of a dining room and a heart icon. The price is '\$133,000' and the details are '2 bds | 1 ba | 980 sqft'. The address is '6746 Marsden St, Philadelphia, PA 19135'. The status is 'Contingent'. The second listing is titled '13 days on Zillow' and shows a photo of a house. The price is '\$149,999' and the details are '3 bds | 1 ba | 1,140 sqft'. The address is '6156 Algard St, Philadelphia, PA 19135'. The status is '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



- 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

**REDFIN** | 1 more | Coram x | Enter another... [Search]

### Coram Homes for Sale

Price: No min to \$300k Fewer Filters

Beds: No min to No max Baths: — No min +

Property Type

House	Condo • co-op	Townhouse
Multi-family	Land	Other types

Listing Status  
For Sale ☒

Reset 35 Homes **Apply Filters**

Remove Outline Draw Layers - +

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**REDFIN** City, Address, School, Agent, ZIP [Search]

1-844-759-7732 Buy • Sell • Mortgage • Feed Real Estate Agents Jasmine •

**583 Starlight Dr**  
Shirley, NY 11967  
Status: Active

**\$160,000**  
Price  
Redfin Estimate: \$162,934 On Redfin: 68 days

3 Beds  
2 Baths  
— Sq. Ft.

Favorites X-Out Share

Overview Property Details Sale & Tax History Schools Public Facts Redfin Estimate Neighborhood Similar Homes

**How do I see this home?**

Redfin is currently unable to show this property due to our minimum price limit. We still recommend that you get a buyer's agent to represent you. [See why.](#)

**Contact this home's listing agent:**

**Philip Donnellan**  
Realty Connect USA LLC  
888-236-6319

Street View