



Strategic Investment Report: King County

Finding the Perfect Investment for Jennifer Montgomery

Buying Client : Jennifer Montgomery

- High budget
- wants to show off
- timing within a month
- Waterfront
- Renovated
- high grades
- resell within 1 year



Investment Strategy for Jennifer

1. Location: "Waterfront is Gold"

Hypothesis: Waterfront houses have a significantly higher price per square foot than houses without a water view..

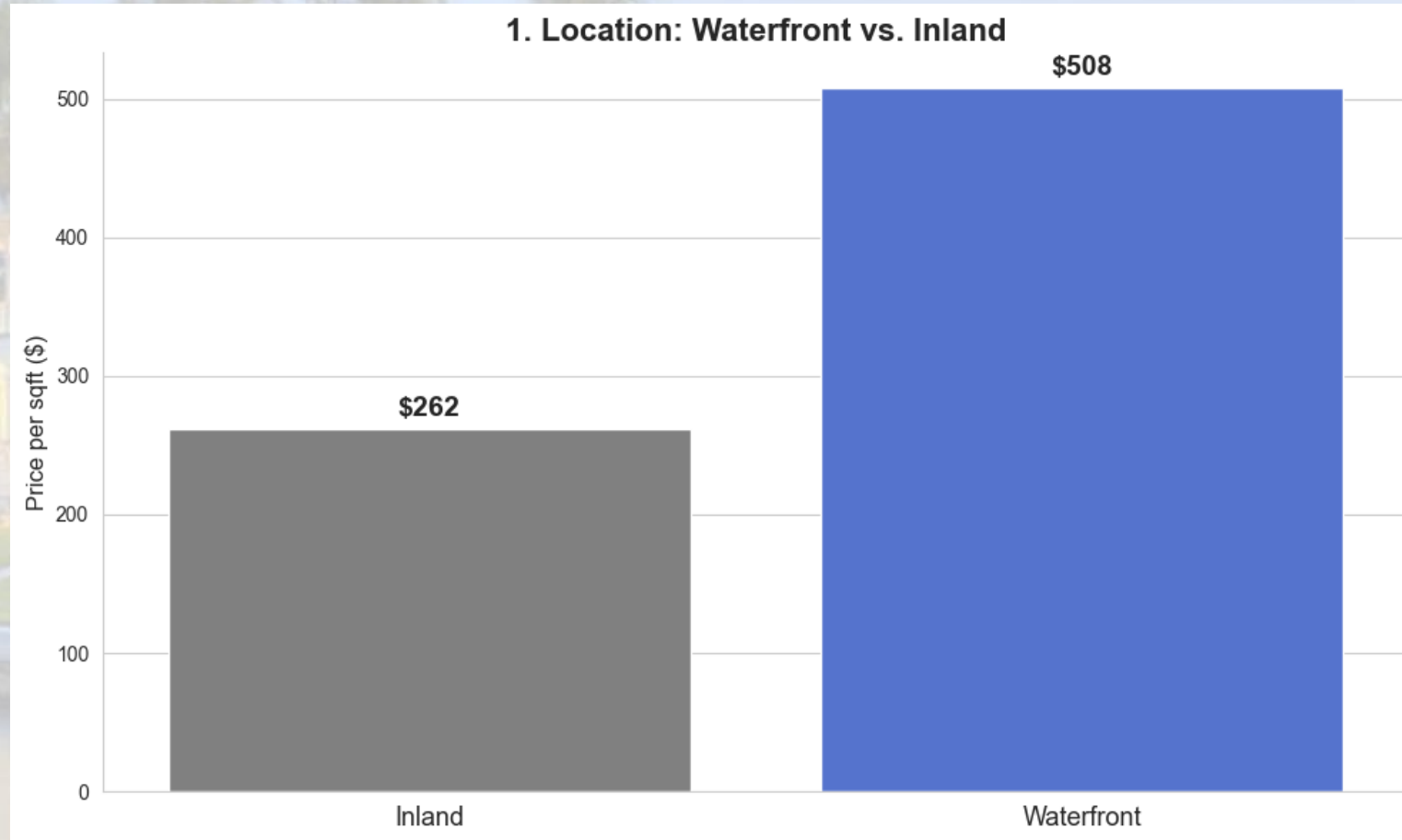
2. Condition: "Time is Money"

Hypothesis: Luxury homes that are already renovated sell for a much higher price than those in original condition

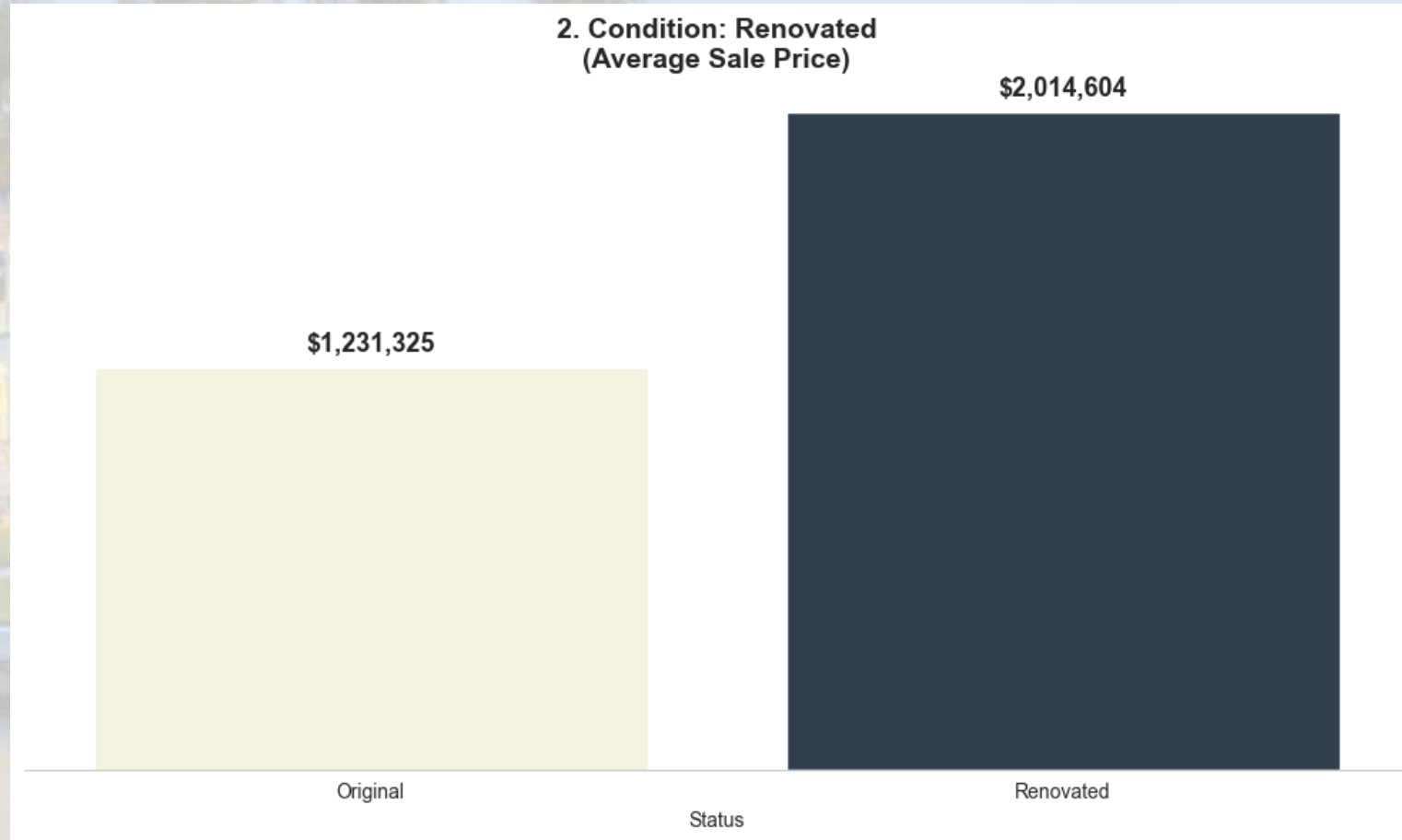
3. Size: "Status Scales Faster"

Hypothesis: For luxury homes, more size means much higher prices.

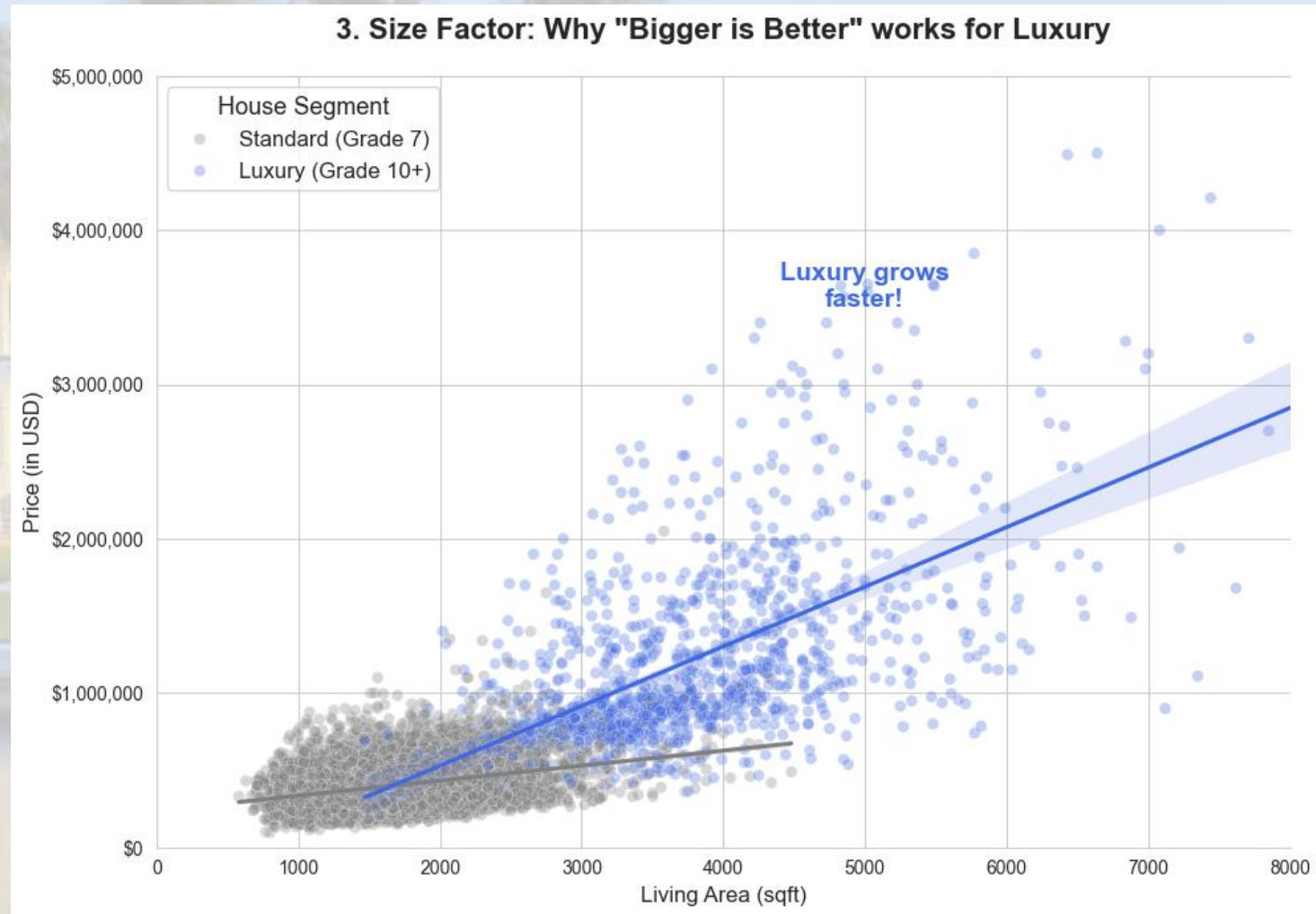
Location (The Waterfront Factor)



Condition (The Renovation Bonus)



Size (The Growth Multiplier)



Strategy Confirmed

- ✓ **Location:** Waterfront is the biggest price driver.
- ✓ **Condition:** Renovated homes earn a **\$500k** bonus.
- ✓ **Size:** Larger luxury homes offer the best profit.

Final Recommendations

JENNIFER MONTGOMERY - PROPERTY SHORTLIST

	Formatted_Price	sqft_living	Waterfront_Check	Renovated_Check	High_Grade	Resell_Safety
18185	\$3,300,000	4220.0	✓ Yes	✓ Yes	✓ Grade 11	💎 High
8775	\$1,800,000	2790.0	✓ Yes	✓ Yes	✓ Grade 10	⚖ Medium
2862	\$3,600,000	5020.0	✓ Yes	✓ Yes	✓ Grade 10	⚖ Medium
14605	\$2,230,000	3620.0	✓ Yes	⚠ No	✓ Grade 10	⚖ Medium
11245	\$3,000,000	4850.0	✓ Yes	⚠ No	✓ Grade 10	⚖ Medium
15678	\$1,640,000	4660.0	✓ Yes	✓ Yes	✓ Grade 12	⚖ Medium
6502	\$3,650,000	5480.0	✓ Yes	⚠ No	✓ Grade 11	⚖ Medium
8085	\$4,670,000	9640.0	✓ Yes	✓ Yes	✓ Grade 12	⚖ Medium