

A photograph of a waterfront property during dusk or dawn. The foreground shows a calm body of water with a dock extending into it. In the background, there are several large, modern houses with blue roofs and white walls, surrounded by lush green lawns and numerous palm trees. The sky is clear and blue.

# Strategic Investment Report: King County

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**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..

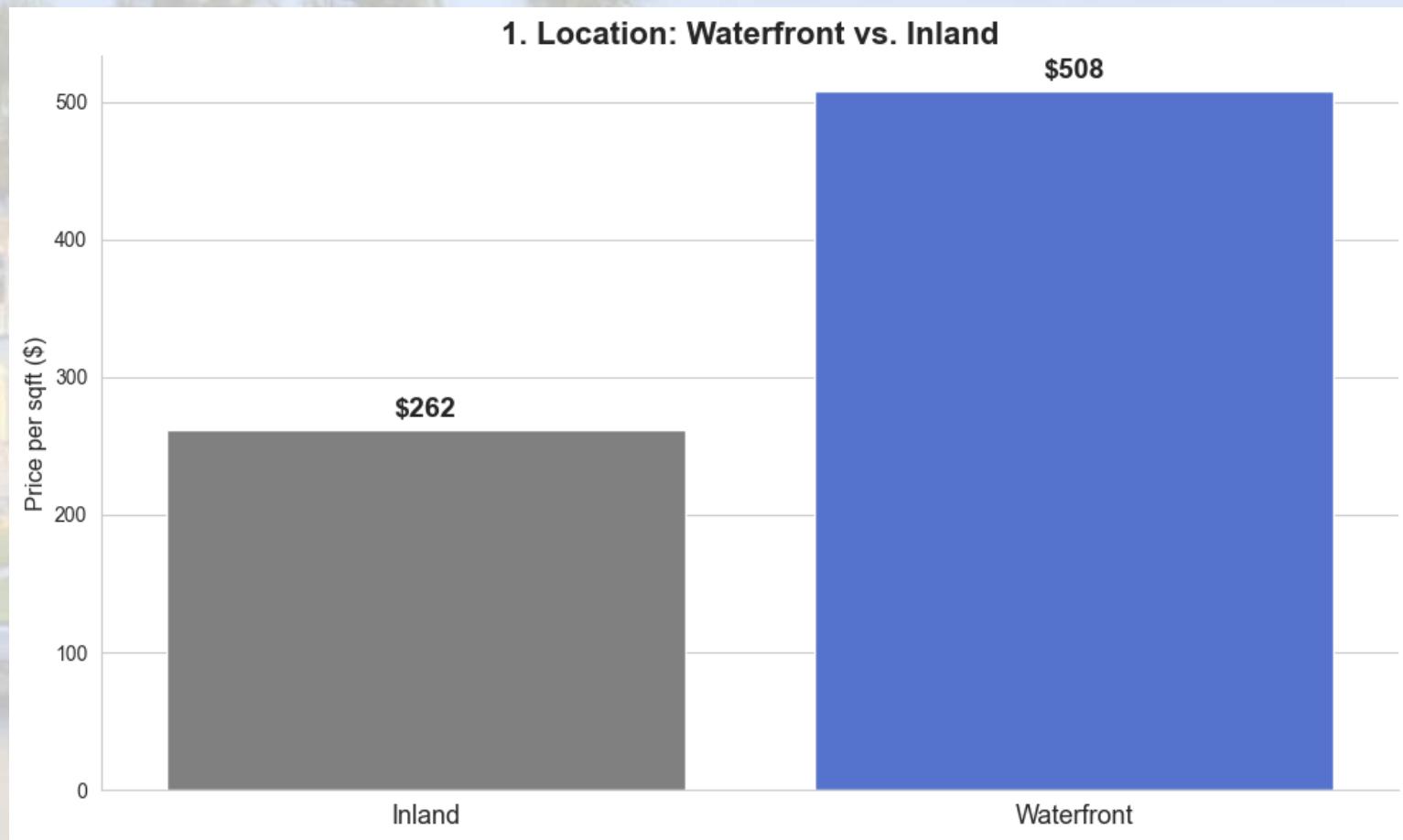
## 2. Condition: "Time is Money"

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

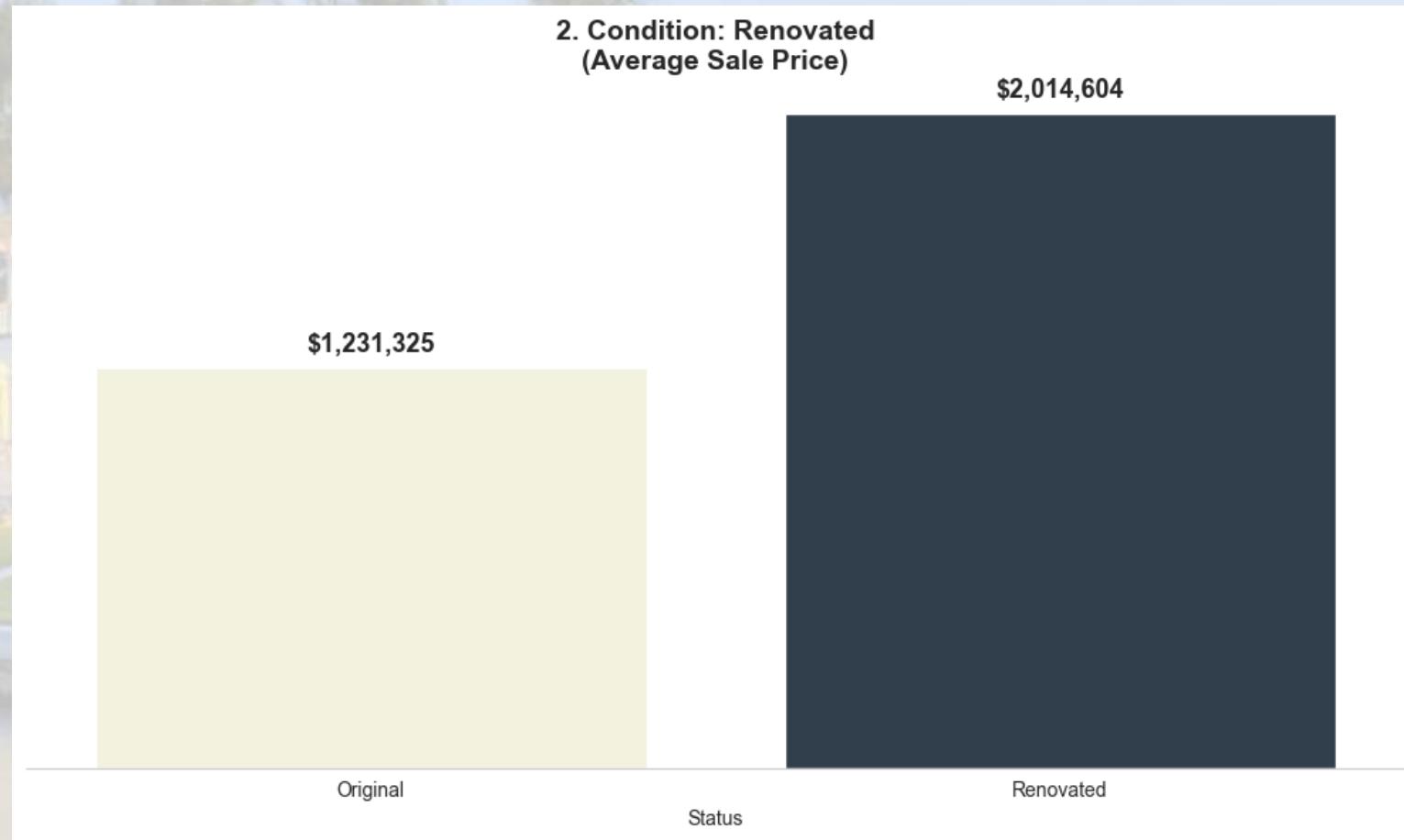
## 3. Size: "Status Scales Faster"

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

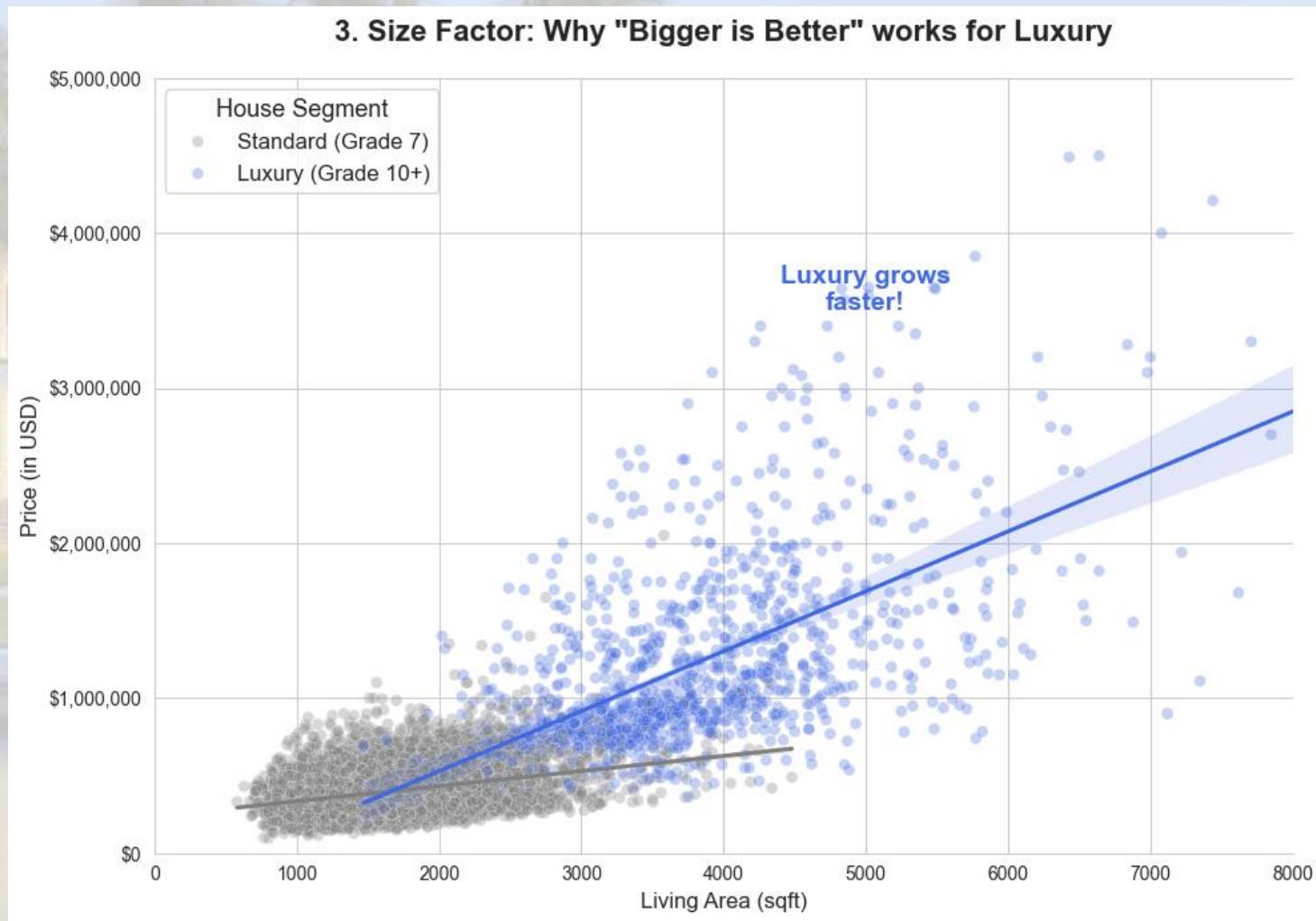
# Location (The Waterfront Factor)



# 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	