

# REdevly Leads Sample Report

This report describes the contents of a sample multifamily search. In addition to the criteria used, we explain our approach for identifying leads for development. Then provide an overview of the search results. Finally, we include a small sample of results.

## Search Criteria

In this case, the investor was looking for multi-family opportunities within a three mile radius of the SE Division corridor in Portland, OR. They were interested in existing single family homes with no max unit specification given, making the search inclusive of all RMX zoning.

## Finding Undervalued Properties

We start with estimating the development potential for each property by integrating zoning and tax lot information along with intelligent defaults (e.g. development cost, opex, rent potential, etc) into our proforma system. This yields the land value for a profitable multifamily development assuming market cap rate. The development score is the ratio of this land value to the present day estimate. A result above 1.0 indicates the potential of an undervalued property, and when taken across entire areas can provide valuable insight to untapped opportunities.

## Search Overview

Properties matching search criteria:

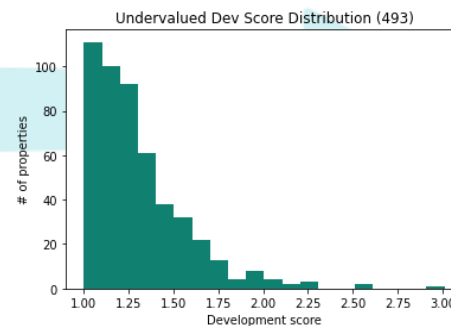
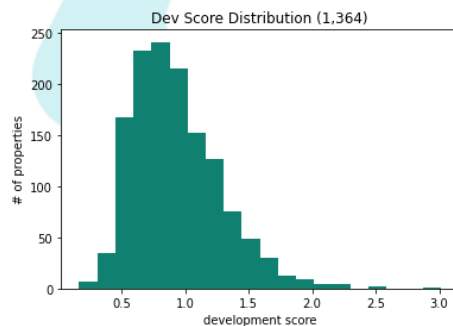
1,648

Properties with complete information:

1,364

Properties with development score > 1:

493



## Sample Report

These are 10 randomly chosen leads from the above described sample search, sorted by development score.

Address	Zip code	Zone	Lot size (sf)	MBA (sf)	Links			Score
616 NE 64TH AVE	97213-5046	RM2	5,259	7,888	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.69
2037 SE HAROLD ST	97202-4936	RM2	6,191	9,287	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.68
6134 NE WILLOW ST	97213-4371	RM2	5,010	7,515	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.62
2704 SE 52ND AVE	97206-1432	RM2	4,750	7,125	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.44
835 NE 30TH AVE	97232-2421	RM2	5,115	7,672	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.30
6030 SE WOODSTOCK BLVD	97206-6745	RM1	4,832	4,832	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.23
7060 SE DIVISION ST	97206-1141	RM1	5,696	5,696	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.22
3016 NE OREGON ST	97232-2450	RM2	5,000	7,500	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.20
7754 SE MILWAUKIE AVE	97202-6117	RM2	4,890	7,336	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.15
1215 NE 63RD AVE	97213-4903	RM1	5,000	5,000	<a href="#">REdevly</a>	<a href="#">Google street</a>	<a href="#">Portland Maps</a>	1.01

Note - Actual report will be provided in an excel document.

## Your Leads Search

In your own search, if you choose to, you can define:

- Central search location
- Zoning requirements
- Size requirements
- Proforma values i.e. market estimations that impact development

Please, don't hesitate to reach out on [leads.redevly.com](https://leads.redevly.com), or via email, to get your lead report.