

RESIDENTIAL ACQUISITION CRITERIA

What We Buy

- Detached Single Family Homes. Excludes modular/manufactured homes, townhomes/condos, multifamily, or attached single family residential homes.
- Class "A" homes, located in desirable neighborhoods and good school districts.

What We Don't Buy.....

- Home/property cannot be located on a 2+ lane road, highway, or interstate. We will buy properties that are on a double yellow line road as long as it is in a subdivision off the main road and/or has a posted speed limit under 35mph (with the exception of Florida homes and we have to make sure the speed limit is 35 mph or under)
- Rural homes - in the sense that there aren't a lot of comps nearby or commercial real estate. •

Homes on over an acre lot must be in a subdivision and the lot can never be above 1.5 acres.

- The home can't be adjacent to commercial real estate.
- Extremely distressed homes -like, fire damage, mold, foundation issues.
- Houses with HOA rental restrictions.
 - Home/property cannot back up to or be adjacent to railroad tracks, junkyards, landfills, gas stations, convenience stores, retail centers, cemeteries, liquor stores, second-generation retail, etc.
- The home can be located at the front entrance of the subdivision, just isn't preferable.
- Homes in age-restricted HOA communities.
- Pools will be accepted but the demolition of the pool and/or any deck surrounding it must be included in the rehab budget.
- Significant grading or elevation issues, including steep driveways and drop-offs in backyard, etc.
Home/property should have a flat or semi-flat, usable, and easily manageable yard. Ideally fenced.
 - Homes with solar panels unless the lease has been completely paid off or the seller removes them.

RESIDENTIAL ACQUISITION BUY BOX

Market	Open/Closed	Max Purchase Price	Beds	Baths	SQFT	Vintage
Atlanta	Open	\$430,000	3	2	1100	1970
Birmingham	Open	\$310,000	3	2	1100	1970
Charlotte	Open	\$415,000	3	2	1100	1970
Columbus	Open	\$373,500	3	2	1100	1970
Dallas	Open	\$499,000	3	2	1100	1970
Denver	Open	\$600,000	3	2	1100	1970
Fort Myers	Open	\$580,000	3	2	1100	1970
Greensboro	Open	\$302,000	3	2	1100	1970
Huntsville	Open	\$350,000	3	2	1100	1970
Houston	Open	\$425,000	3	2	1100	1970
Indianapolis	Open	\$355,000	3	2	1100	1970
Jacksonville	Open	\$410,000	3	2	1100	1970
Kansas City	Open	\$380,000	3	2	1100	1970
Knoxville	Open	\$365,000	3	2	1100	1970
Las Vegas	Open	\$525,000	3	2	1100	1970
Louisville	Open	\$320,000	3	2	1100	1970
Memphis	Open	\$305,000	3	2	1100	1970
Nashville	Open	\$550,000	3	2	1100	1970
Oklahoma City	Open	\$300,000	3	2	1100	1970
Orlando	Open	\$435,000	3	2	1100	1970
Palm Bay	Open	\$422,500	3	2	1100	1970
Phoenix	Open	\$560,400	3	2	1100	1970
Raleigh	Open	\$515,000	3	2	1100	1970
San Antonio	Open	\$576,000	3	2	1100	1970
Tampa	Open	\$429,000	3	2	1100	1970
Tucson	Open	\$415,000	3	2	1100	1970

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