

# INVESTIMATE® NAVIGATION OVERVIEW

Brought to you by Advantage Asset Management – A Houston Property Management Company

Overall the INVESTimate® platform is fairly intuitive to navigate. Nonetheless, we wanted to make sure you had a good guide to walk you through the various menus and options available. This tutorial will not get into the definitions of terms or how to understand the financial information presented on individual properties. For more on that, please refer to our “Financials Tutorial” resource (located on our website under Resources > Articles).

## Signing Up and Logging In:

The first step is getting onto the platform. We have made 3 very easy ways to get on:

- The “Look for Investment Properties” button on the home page
- The “Resources” drop down menu on our website has a link to “INVESTimate® Platform”
- Under “Services” > Buying & Selling Homes

Once you click any of the ways to bring you to the platform, you will see on the top right that you can either “Login” or “Sign Up”. When signing up for the first time, we highly recommend checking the box that says you would like to receive investment alerts. This will allow you to receive emails about any off market or “pocket listings,” information when new “hot” properties that could go fast are being marketed, and updates on any properties you have added to personal watch lists.

I agree to the [Terms of Service](#) and [Privacy Policy](#)

I would like to receive investment alerts and investment news via email.

[CREATE ACCOUNT](#)

When you sign up for the first time, you will receive an automated email asking you to activate your account. This is just an added security measure to make sure it’s you.

Congratulations! You've joined a community of smart real estate investors.

**IMPORTANT** - To access some of the best residential investment opportunities in the US, please activate your account by clicking this secure link:

[ACTIVATE YOUR ACCOUNT](#)

## Searching for Properties

Now the fun can really begin. The default home screen has a tile view of properties for sale in our default Houston market. If you are interested in searching other cities, you can click the drop down under "Locations" and select any or all of the other markets.

Each tile shows 1 property, a picture of the property, and has some investment summary information.

**ADVANTAGE** LOGIN SIGN UP

PROPERTY SEARCH BROWSE PROPERTIES WATCH LIST PORTFOLIO BUILDER SELL YOUR PROPERTY

Locations: Houston Investment: \$500,000 Financing: Financed Investment Strategy: Any More Filters SAVE SEARCH

Filter: Search by City/Zip Sort: Gross Yield

192 Properties shown with Financing

Location	Property Details	Gross Yield	Net Operating Income
Houston, TX	4 Beds 3 Baths - 2,408 Sqft - Built 1984	12.31%	\$8,605
Kingwood, TX	3 Beds 3 Baths - 2,465 Sqft - Built 1985	12.07%	\$10,340
Pasadena, TX	5 Beds 3 Baths - 2,464 Sqft - Built 1987	12.06%	\$10,677
Houston, TX	7 Beds 3 Baths - 2,608 Sqft - Built 1981	11.85%	\$8,215

If you adjust to the list view (below), you will see fewer properties but you will see more detailed information about each property. See below. All of this information can be found by clicking on the property, so for now we will just use the Tile View for explanation purposes.

**ADVANTAGE** LOGIN SIGN UP

PROPERTY SEARCH BROWSE PROPERTIES WATCH LIST PORTFOLIO BUILDER SELL YOUR PROPERTY

Locations: Houston Investment: \$500,000 Financing: Financed Investment Strategy: Any More Filters SAVE SEARCH

Filter: Search by City/Zip Sort: Gross Yield

192 Properties shown with Financing

**12214 Drifting Pine Court** AVAILABLE

Houston, TX 77066

4 Beds . 3 Baths . 2,408 Sqft . Built 1984

Days on Market: 100  
Market: Houston  
Neighborhood:

Price	\$155,000
Investment	\$54,900
Projected Rent	\$1,590
School(Avg)	4.67
Property Age	35 Years
DSCR	1.15

1 YEAR		15 YEAR	
Gross Yield	12.31%	Yield	8.73%
NOI	\$8,605	Total Return	21.99%
		Appreciation	3.81%

You can adjust the other search criteria above to consider initial investment amount, whether or not you want financing, investment strategy, and other criteria under the “More Filters” tab shown below.

The screenshot displays a search interface with the following elements:

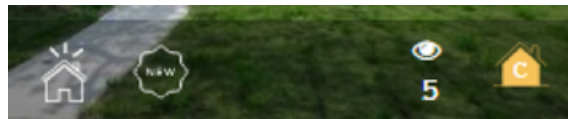
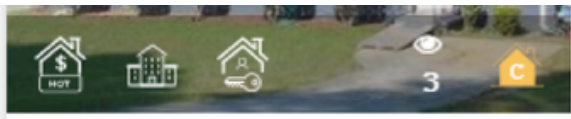
- Filters:** Investment (\$500,000), Financing (Financed), Investment Strategy (Any), and a "More Filters (1)" button.
- Sort:** Best Match.
- Property 1:** 6603 Coldstream Drive, Pasadena, TX. 5 Beds 3 Baths, 2,464 Sqft, Built 1987. Gross Yield: 12.37%, Net Operating Income: \$10,677. Purchase Price: \$199,900, Investment: \$67,472, Projected Rent: \$2,060.
- Property 2:** [Address partially obscured]. Gross Yield: [partially obscured], Net Operating Income: \$10,340. Purchase Price: \$189,900, Investment: \$64,672, Projected Rent: \$1,910.
- More Filters Panel:** Min. Year Built (1919), Min. Great School Rating (1+), Property Type (Any, Multifamily, Recently Added, Hot Investment, Tenanted, New Construction), Neighborhood (Any, A+, A, B, C), and a "DONE" button.

Once you have the search criteria set, you can also “Save Search” to the right of the More Filters button. This will allow you to come back into the platform later and not have to reset all of the search criteria. You can also choose to receive email alerts should any new properties become listed that meet your criteria. Save as many searches as you would like!

The "Save search" dialog box contains the following information:

- Title:** Save search
- Search Name:** Single Family A Neighborhoods
- Email Alert Frequency:** Radio buttons for Never and Daily (Daily is selected).
- Buttons:** Cancel and SAVE AND CONTINUE.

The final piece of helpful info to know is what the icons along the bottom of the picture of a house mean. If you hover over any of the icons, it will tell you what it means.



- “\$ Hot” means the algorithm gives an 80% chance this property will sell in the 20 days
- The little building means this is a multifamily property
- House with a key means a tenant is in place
- House with lines on top means new construction
- New means this was listed within the last 7 days
- The eye shows how many people have the property on a watch list
- The house in color at the end shows the neighborhood rating

### Property and Portfolio Watch Lists

If you have found some properties you’re interested in and want to monitor, you can click the heart icon at the top right of any property to add to your “Property Watch List.” To view the properties in your watch list, simply click the “Watch List” menu button at the top of the screen.

**3416 Rosedale Street**  
 Houston, TX 77004  
 6 Beds . 4 Baths . 2,784 Sqft  
 . Built 1945 2 Units  
 Days on Market: 81  
 Market: Houston  
 Neighborhood:

Price **\$415,000**  
 Investment **\$127,700**  
 Projected Rent **\$3,300**  
 School(Avg) **2.33**  
 Property Age **74 Years**  
 DSCR **0.88**

1 YEAR		15 YEAR	
Gross Yield	<b>9.54%</b>	Yield	<b>4.95%</b>
NOI	<b>\$17,666</b>	Total Return	<b>19.53%</b>
		Appreciation	<b>3.81%</b>

Added: July 14, 2019

Another option is to save the home to a “Portfolio Watch List.” You can create as many portfolios of homes to watch as you would like. Perhaps you want to easily see single family homes you’re watching versus multi-family homes? Or maybe you want to split up the homes based on location? Whatever segmentation you desire, the portfolio watch list will allow you to quickly come back to homes you’re watching in the various categories you choose.

Property List

Portfolio List (2)

BUILD NEW PORTFOLIO

### Charlie's Portfolio List

Sort Date Added



#### MF Homes in Houston

1 Available

1	\$415,000	\$127,700	\$3,300	3.81%	4.95%	19.53%
Property	Price	Investment	Projected Rent	Appreciation	Yield	Total Return

Created: July 14, 2019

Remove View Portfolio



#### SF Home in Houston

2 Available

2	\$320,600	\$112,768	\$3,360	3.81%	8.05%	21.38%
Properties	Price	Investment	Projected Rent	Appreciation	Yield	Total Return

Created: July 14, 2019

Remove View Portfolio

## Browse Properties Menu Option

If you select "Browse Properties" on the top menu, it will show you properties under the major search categories. Note this does not allow you to search by location but rather view a snap shot of all properties listed. You can click the "See All" button on the right of any major category though to bring you back to the main search screen and more thoroughly define the search criteria.

Hot Investments New Construction Multifamily Tenanted Recently Added Most-Watched Just Sold

## Browse our passive income investment properties

Hot Investments (10 properties)

SEE ALL >

<p><b>4531 Wesley Drive</b> Austell, GA 4 Beds 2 Baths - 1,377 Sqft - Built 1963 - 2units</p> <p>AVAILABLE FMLS</p> <p>12.01% GROSS YIELD    \$9,626 NET OPERATING INCOME</p> <p>Purchase Price \$149,900 Investment \$53,472 Projected Rent \$1,500</p>	<p><b>165 Tait Road</b> Stockbridge, GA 3 Beds 2 Baths - 1,547 Sqft - Built 1989</p> <p>AVAILABLE FMLS</p> <p>12.00% GROSS YIELD    \$7,722 NET OPERATING INCOME</p> <p>Purchase Price \$115,000 Investment \$43,700 Projected Rent \$1,150</p>	<p><b>5922 Ravensway Drive</b> Lithonia, GA 4 Beds 3 Baths - 1,917 Sqft - Built 1999</p> <p>AVAILABLE FMLS</p> <p>12.00% GROSS YIELD    \$8,719 NET OPERATING INCOME</p> <p>Purchase Price \$135,000 Investment \$49,300 Projected Rent \$1,350</p>	<p><b>99 Flint Knoll</b> Douglasville, GA 4 Beds 3 Baths - 2,800 Sqft - Built 2003</p> <p>AVAILABLE FMLS</p> <p>9.81% GROSS YIELD    \$9,921 NET OPERATING INCOME</p> <p>Purchase Price \$183,499 Investment \$57,130 Projected Rent \$1,500</p>
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## Property Level Details

Once you click on a property, you will see more detailed information. Anything with      will give you a definition. Check for words with an underline which will also give you definitions.

**12214 Drifting Pine Co...**

Houston, TX 77066

4 Beds • 3 Baths • 2,408 sqft • Built 1984

**INVESTimate™**

<b>\$155,000</b>	<b>\$1,590</b>	<b>\$54,900</b>
LIST PRICE	RENT EST.	INVESTMENT EST.

**\$165,029 (+6.47%) ↑** 1 YR EST. FORECAST

1 YEAR		15 YEAR		
<b>12.31%</b>	<b>\$8,605</b>	<b>8.73%</b>	<b>3.81%</b>	<b>21.99%</b>
GROSS YIELD	NET OPERATING INCOME	YIELD	APPRECIATION	TOTAL RETURN

AVAILABLE (1 watching)

SHARE SAVE TO

**REQUEST INFO**

**27** SCHEDULE APPOINTMENT

It's free, with no obligation

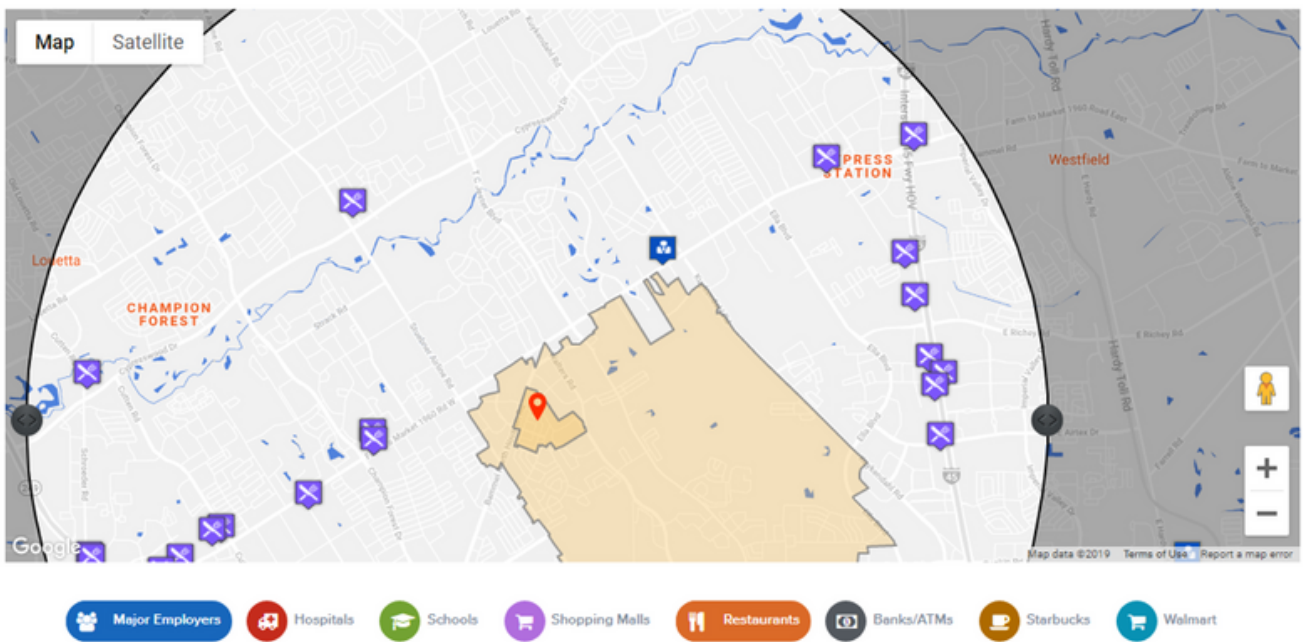
The top of this screen will show you a summary of the property with high level property purchase and investment return info. Below this information, you will see four tabs. The first tab is information about the listing (Listing Details), next is the Financial Detail, then the Neighborhood information, and last are Comps.

**Listing Details**      Financial Details      Neighborhood      Comps

Listing Details gives you the information you would expect to see for a typical listing on HAR, Zillow, or similar. It's a good place to see general information about the property, Houston metro market information, and some general neighborhood trends.

The "Financial Details" tab is explained at length in our "Financials Tutorial" resource (located on our website under Resources > Articles). We will not go into it much here, but this is probably the most valuable of the tabs. It gives thorough analysis of the property and allows you to adjust everything from rent to inflation rates to vacancy rates in order to give you the clearest picture possible of potential investment returns.

The "Neighborhood" tab gives detailed demographic information for the immediate area around the house you have selected. It also has a map view that will allow you to see if there are major employers, hospitals, schools, and many other retail sites in the area.



Finally, the “Comps” tab will show you how the estimated rent was determined for the property selected. It shows a map view of similar properties in the area and breaks down the average rent per square foot, which is used to calculate rent of the target property.