

BARB DUNN

REAL ESTATE BUY BOX



Property Type:

- Land for multifamily development
- 2-4 units



Lot Size:

- Minimum 7,500 sq. ft. up to 2 acres



Topography & Condition:

- Flat land or slightly sloped (minimal grading required)
- No wetlands or flood zones
- Buildable (no major environmental or geological issues)



Utilities & Infrastructure:

- Remove Preferred
- Paved road access preferred



Zoning & Land Use:

- Already zoned for multifamily OR
- Ability to be rezoned for multifamily
- ADU-friendly states preferred: CA, OR, WA, UT, CO, TX, NH, MA, CT VT, ME, HI



Location & Accessibility:

- Nationwide search (all 50 states)
- Near public transportation or transit-oriented areas
- Infill locations preferred (within or near established communities)
- Population size considerations for sustainable demand
- Spread of at least \$150 per sqft between cost of construction and value added



End-Use Flexibility:

- Build-to-rent
- Buy and hold
- Lease Option



Title & Legal Considerations:

- Clear title and no legal encumbrances



Additional Considerations:

- Pro-growth municipalities with a favorable stance on rezoning and multifamily development
- No major deed restrictions or HOA limitations on development

Owners
CLUB



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