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We Build the Future, Faster.



MISSION BRIEFING:

Mission Objective: Conduct high-impact interventions to turbocharge startups, leveraging 88mph's function scaling capabilities.

Situation Report: Founders face intense competition, resource constraints and scaling complexities. 88mph is deployed to neutralize these threats.

Key Strengths: Past missions include Fortune 500 companies, Gen AI, Prop-tech & Consumer startups.

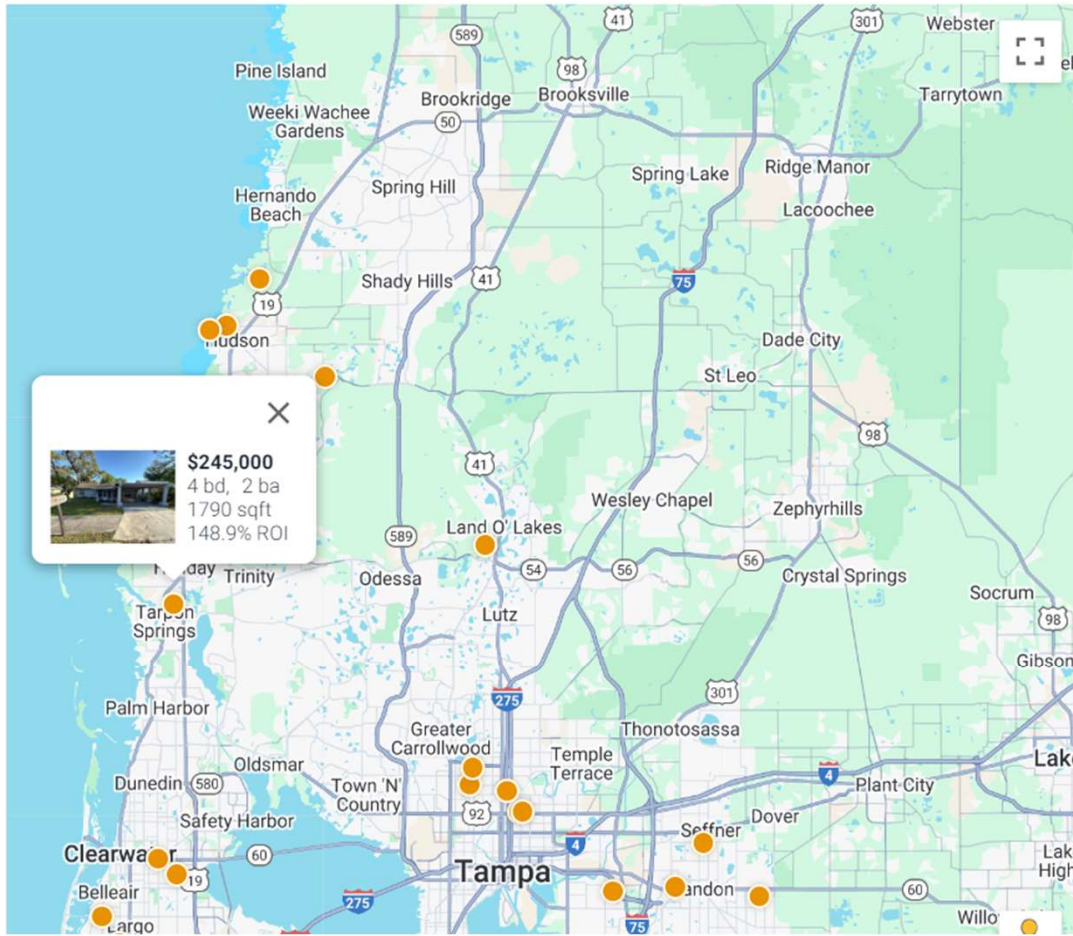
Mission Parameters:

- Accelerate time to market for allied companies.
- Amplify growth trajectories through strategic function building.
- Achieve substantial time and cost savings for allied companies.

Authorization: Founder-Approved. Execute with urgency and precision.



OPERATION HYPERGROWTH



Rental **Flip** Sort: **Most profitable %**

Cherry-picked Flips for you



\$245,000

Year 1951 | 4 bds | 2 ba | 1790 sqft

515 E MORGAN STREET TARPON SPRINGS, FL 34689

ROI: 148.9%

Projected Profit: \$135,350

Why should you buy this property?



\$200,000

Year 1975 | 2 bds | 1 ba | 1236 sqft

13735 COCO AVENUE HUDSON, FL 34667

ROI: 105.3%

Projected Profit: \$103,195.2

Why should you buy this property?



\$229,000

Year 1984 | 2 bds | 1.5 ba | 2224 sqft

Located in Tampa (FL), habu empowers real estate investors by showcasing the **best investment opportunities** on the MLS.



1355 JEFFORDS STREET CLEARWATER, FL 33756

Year built 1958 • 4 bedroom • 1.5 bathroom • 1420 sq ft

Active 21 days on Market

About this property

Welcome to 1355 Jeffords St, a spacious 4-bedroom, 1.5-bath home located in the heart of Clearwater! Opportunity for investors looking to customize a home to their taste. With a versatile floor plan and ample space, there are countless ways to transform this home into something truly special. Located close to local amenities, beaches, and major roadways, this home has convenience and potential.

Why should you buy this property?

Built in 1958, last sold in 2009. Heat/Air 2021, Plumbing 2019

Fix and Flip Report

Purchase Price

\$209,900

Rehab Estimate

\$31,941

habu ARV

\$390,263

Project Profit

\$105,630.4



With the cash investment of **\$78,119** you can get an ROI **\$105,630.4** in 6 months.

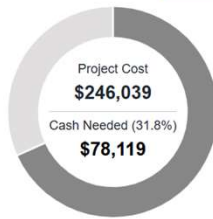
Make a Risk Free Offer

End to End Expert Negotiation Support

habu uses machine learning algorithms, natural language processing & image recognition to analyze vast data sets of government and real estate information.

Purchase and Rehab

Purchase Price		\$209,900
Closing Costs	+	\$4,198
Rehab Cost	+	\$31,941
Project Cost		\$246,039
Loan Amount (80%)	-	\$167,920
Cash Needed (31.8%)	=	\$78,119



Loan Details

Loan Amount	\$167,920
Loan to Value	80%
Interest Type	Interest Only
Interest Rate	12%
Loan Duration	1 year



Sales and Profit (6 months)

habu ARV(Estimated)		\$390,263
Selling Expenses	-	\$27,318.4
Sales Proceeds	=	\$362,944.6
Loan Repayment	-	\$177,995.2
Holding Cost	-	\$1,200
Invested Cash	-	\$78,119
Total Profit(135.2%)	=	\$105,630.4



Select project duration (in months)

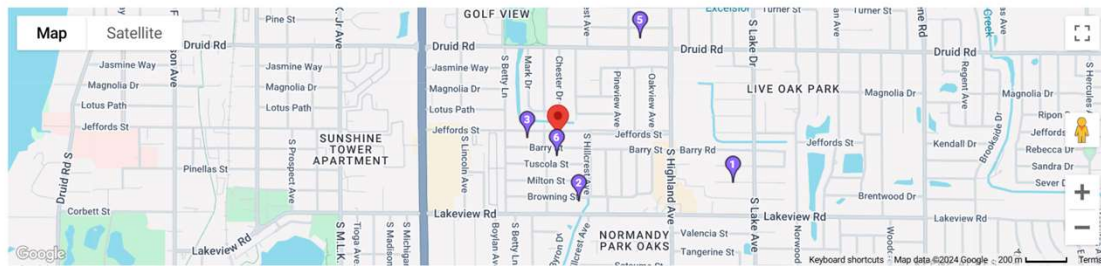


Selling Expenses

Real Estate Commissions(5%)		\$19,513.2
Other Closing Cost(2%)	+	\$7,805.3
Total Selling Cost	=	\$27,318.4

Sales Values

Rehab Details



#	Property address	Distance	Beds	Baths	SqFt	Date sold	Sale price	\$/SqFt
1	1545 ILLINOIS RD	0.6mi	3	2	1255	2024-03-21	\$375,000	\$298
2	1388 LAKEVIEW RD	0.2mi	3	2	1248	2024-04-26	\$349,999	\$280
3	1320 BARRY ST	0.1mi	3	2	1299	2024-08-28	\$352,000	\$270
4	1401 ROGERS ST	0.5mi	3	2	1304	2024-02-27	\$353,000	\$270
5	1448 DRUID RD E	0.4mi	3	2	1541	2024-06-11	\$415,000	\$269
6	1350 TUSCOLA ST	0.1mi	4	2	1259	2024-07-15	\$330,000	\$262

Built on serverless architecture (Lambda) and microservices (Fargate/ECS), habu's interactive dashboards offer investors comprehensive insights.

- These dashboards provide detailed reports, including rehab budgets, projected after-repair values, and nearby comparable properties.
- By incorporating image recognition, habu can analyze property photos to assess factors like structural integrity, interior design, and overall condition, further enhancing its accuracy and reliability.
- habu reduces the time to find an investment worthy property - from 2-3 days to less than 5 seconds.
- With an accuracy rate of over 95%, habu has already demonstrated it's success, generating six figure profits within the first year of launch.

PRODUCT VISION ALIGNMENT MASSIVE SAVINGS OF TIME, MONEY AND EFFORT

- **Proprietary 88build system:** Fail fast, build faster.
- **Plug & play approach:** Your day 1 = Our day 1.
- **Fractional CMO:** Industry veterans supercharge brand building, content & marketing at a fraction of the cost.
- **Remote Polyglot tech team:** Rapid deployment with substantial cost savings.
- **Skillrank:** Automate hiring decisions with simulation based real world assessments.



We accelerate the zero to one journey by building a path of least resistance.

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