E&E Redevelopers
Model For Success

By Aalok Joshi, Julian Ward, TJ Bray

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BUSINESS PROBLEM

02
OUR MODEL

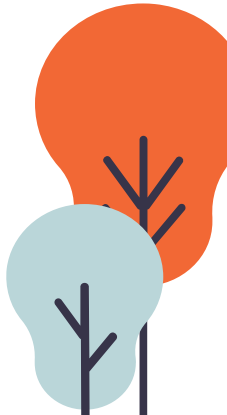## 03
FEATURES OF IMPORTANCE
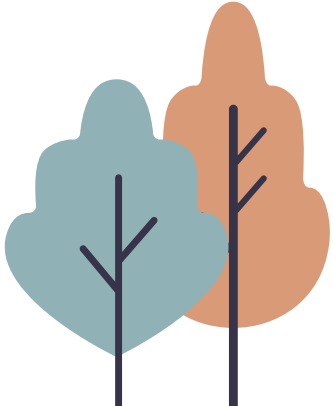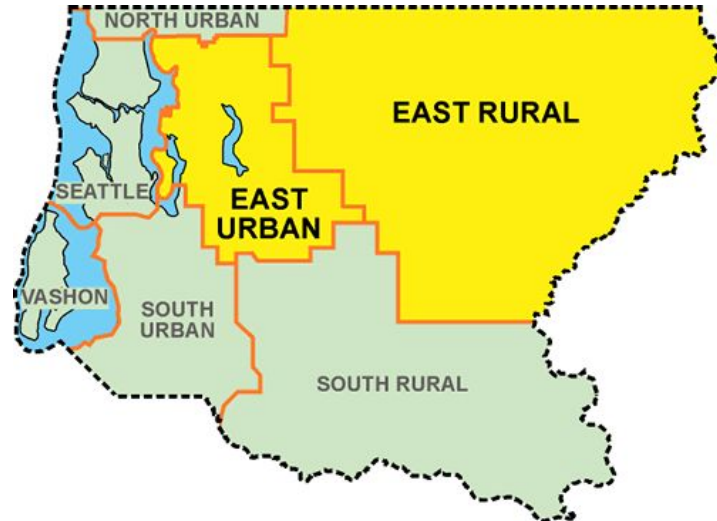
04
WHAT TO BUY

05
WHAT TO BUILD

06
**CONCLUSION**

Things to consider ...

- Urban vs Suburban vs Rural

- Seattle "City Premium"
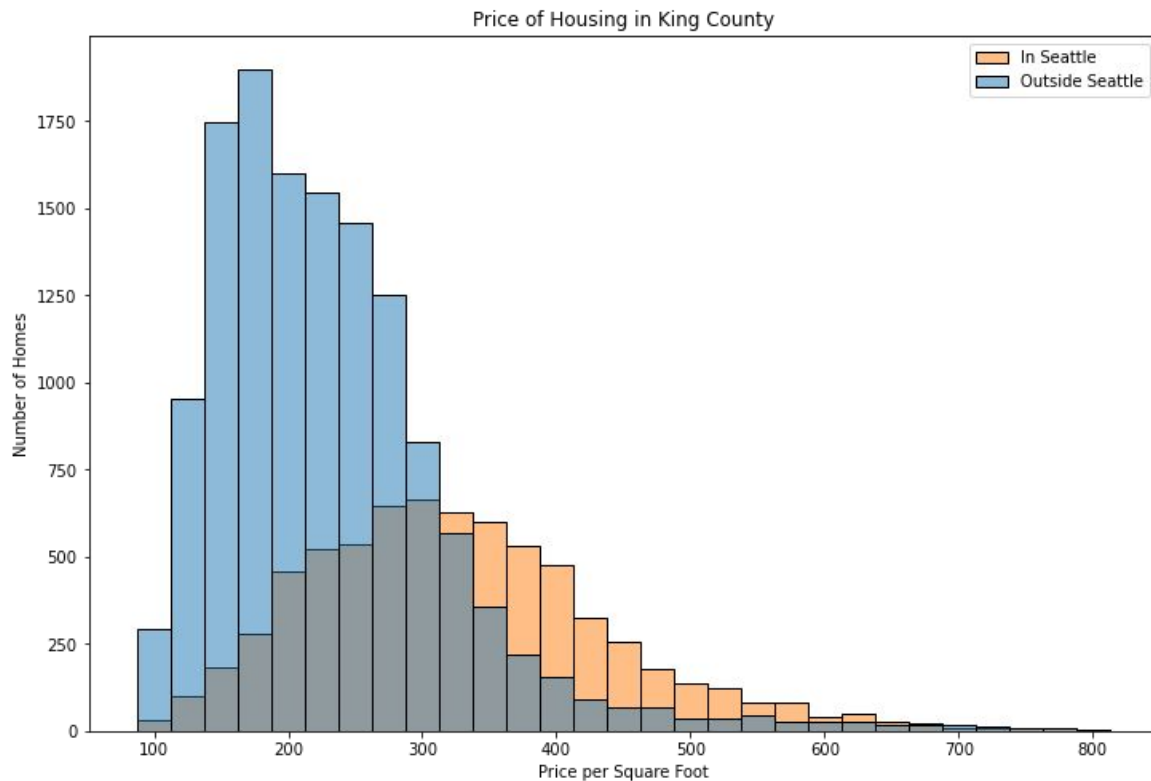
- Buy Low, Sell High

- Location, Location, Location

Our Kitchen Sink Model

➔ Sqft Living
➔ Waterfront Home
➔ View Quality
➔ Sqft Above Ground
➔ Sqft Basement
➔ Sqft Neighbors Homes
➔ Sqft Neighbors Lots
➔ Bedrooms
➔ Bathrooms
➔ Number of Floors
➔ House Quality
➔ **All** Zipcodes

$R^2 = .8126$
RMSE = $142,000.00
Condition Number = 3.59e+20
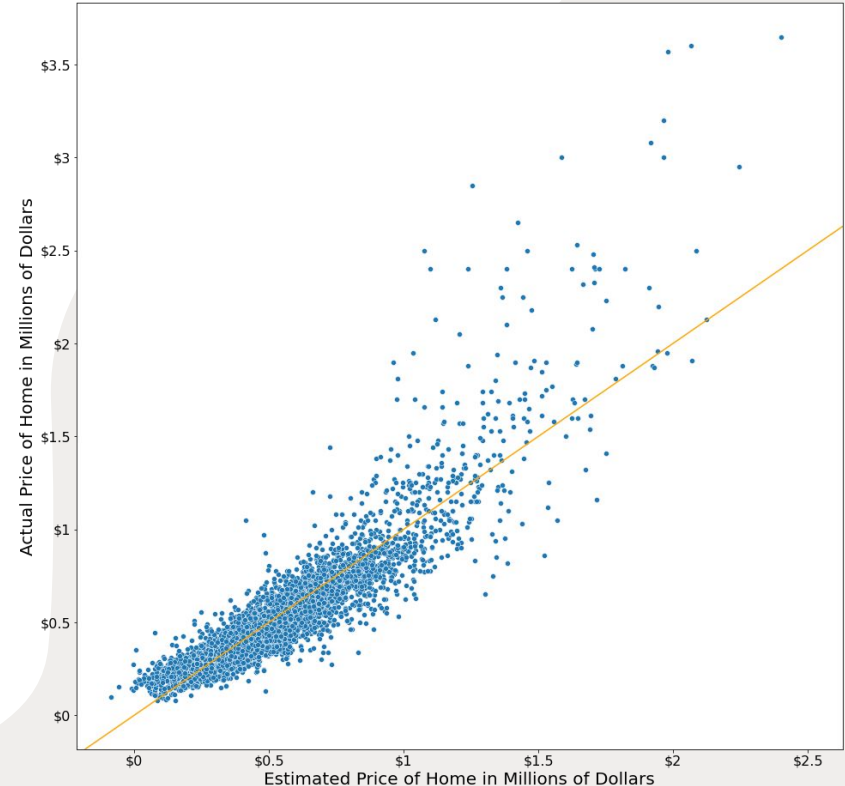
Price of Housing in King County

1
PROPER ZIP CODES

2
WATERFRONT

3
VIEWS

4
NEIGHBORING HOMES WITH ADEQUATE SQUARE FOOTAGE

How House Quality Affects Price in King County, WA
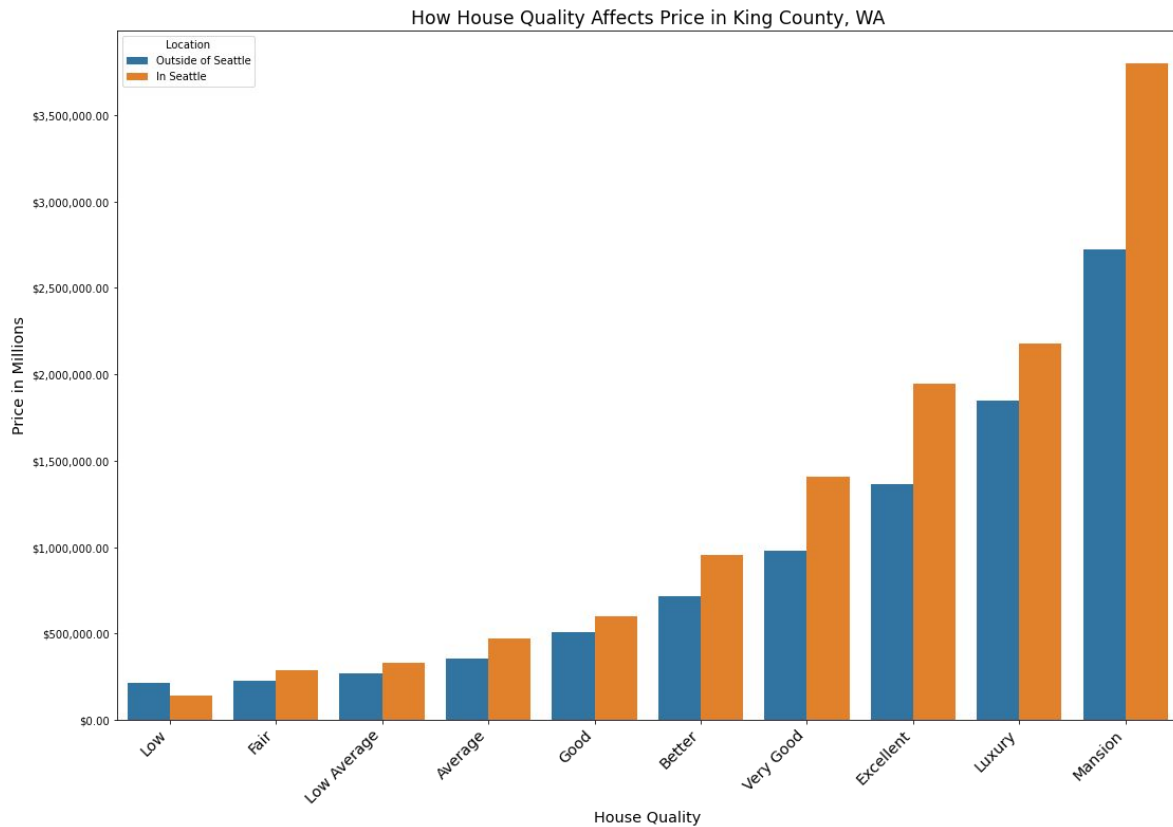
How to Improve the Homes - Fixable Factors Correlated to Grade

SIZE

BEDROOMS

LEVELS

BATHROOMS
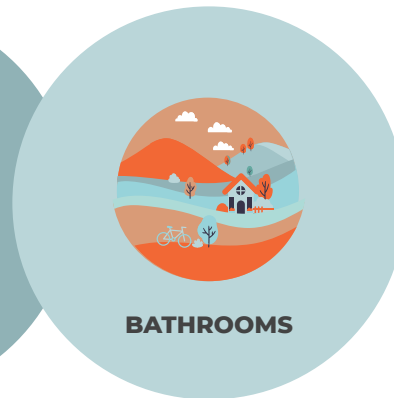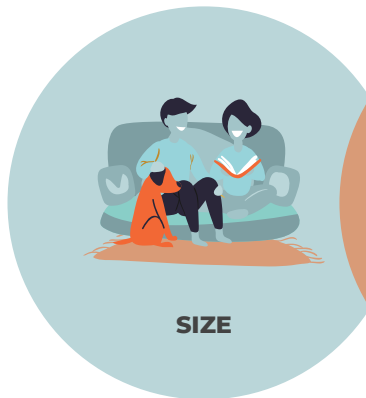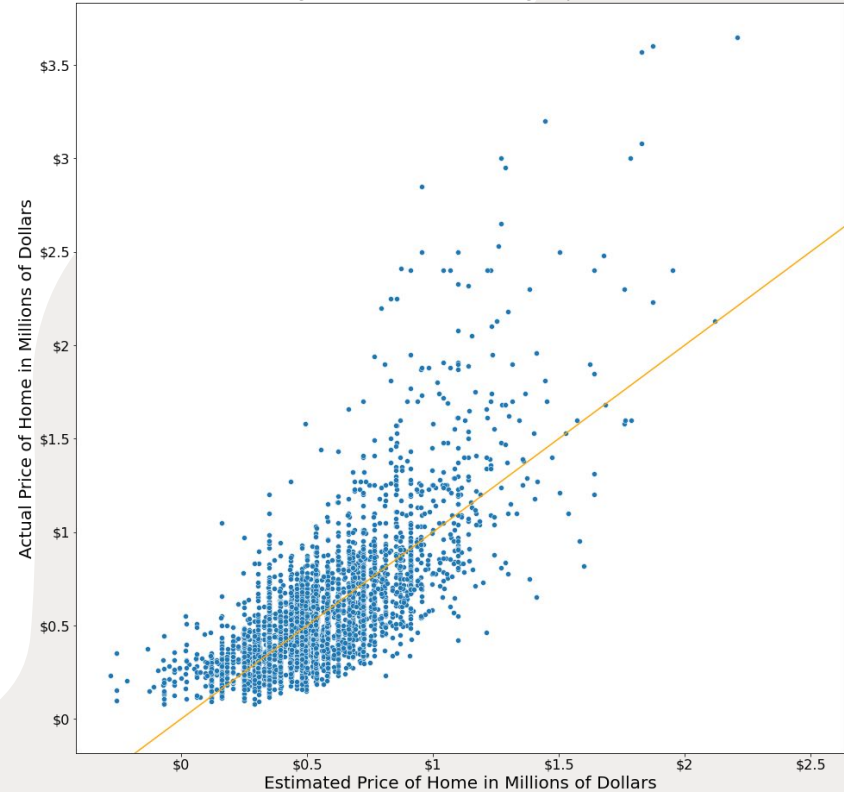
➔ Bedrooms
➔ Floors
➔ Waterfront
➔ View
➔ Quality
➔ In Seattle

R^2 = .5621
RMSE = $218,000.00
Condition Number = 64.99

98105 - Near UW and Lake Washington
Purchase home of Average quality ($590,000)
Refresh and increase to 'Better' or 'Very Good'

#1

IDENTIFY

#2

PURCHASE

#3

IMPROVE

#4

PROFIT

THANKS

Does anyone have any questions?

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TJ Bray - Linkedin