

Real Estate Investment Opportunities in 2019



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Our Two Clients



Higher risk areas with
higher rewards



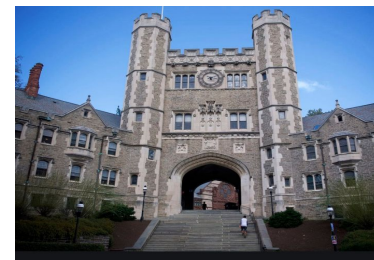
Maximize returns in
recently trendy areas

Approach#1 zipcodes

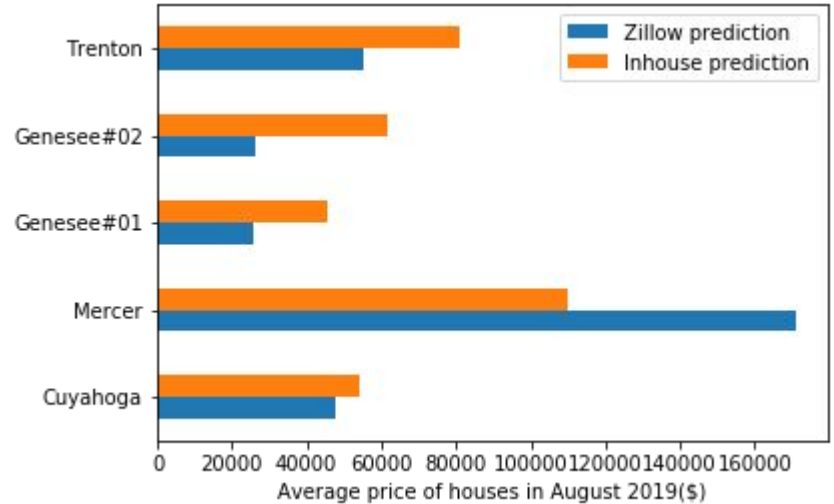
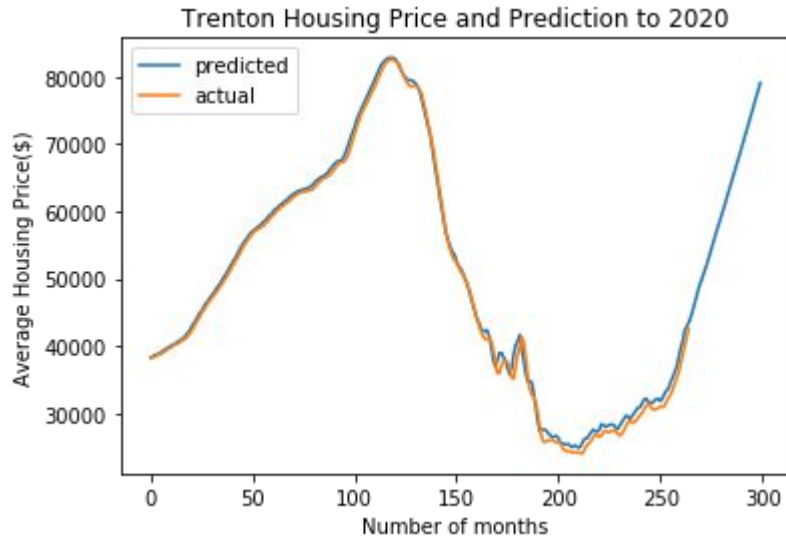
- Zipcodes with 70% housing decline in the past two years relative to average



Zipcode	City	State	Metro	CountyName
44102	Cleveland	OH	Cleveland	Cuyahoga
8618	Trenton	NJ	Trenton	Mercer
48506	Flint	MI	Flint	Genesee
48503	Flint	MI	Flint	Genesee
8611	Trenton	NJ	Trenton	Mercer

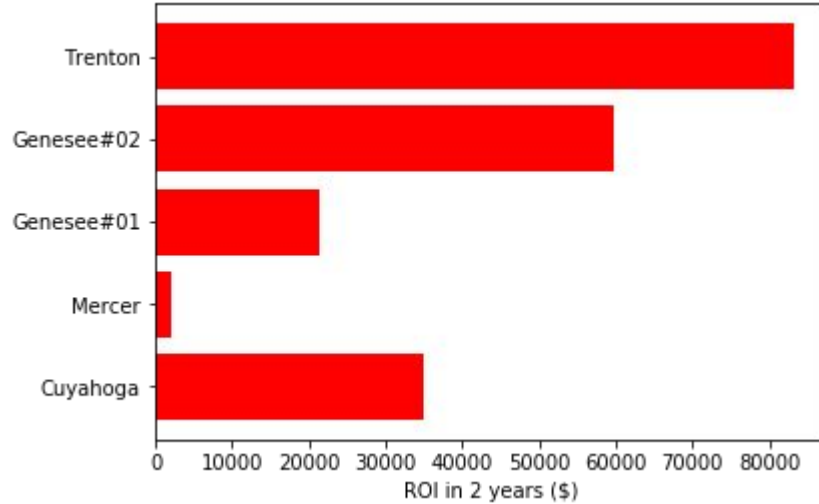


Approach#1 Predictions and Accuracy



- These places have the biggest ROI

Risk Tolerant Returns



- Model underestimation led to a small ROI for Mercer.

Raleigh, NC area



Benson, NC 27504

Nashville, TN area



Centerville, TN 37033

Austin, TX area

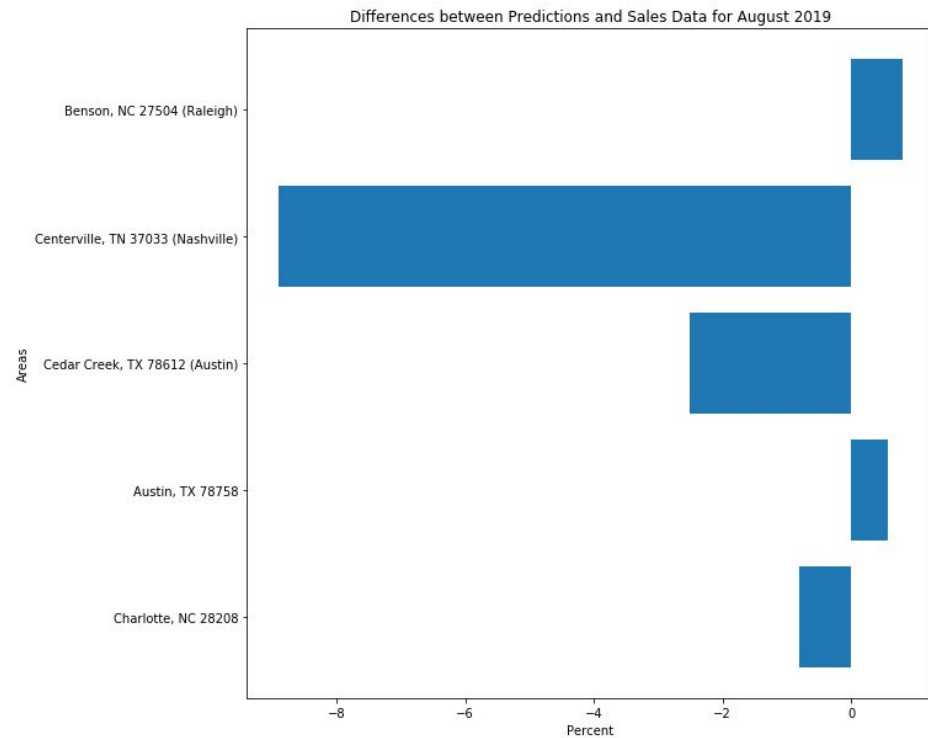
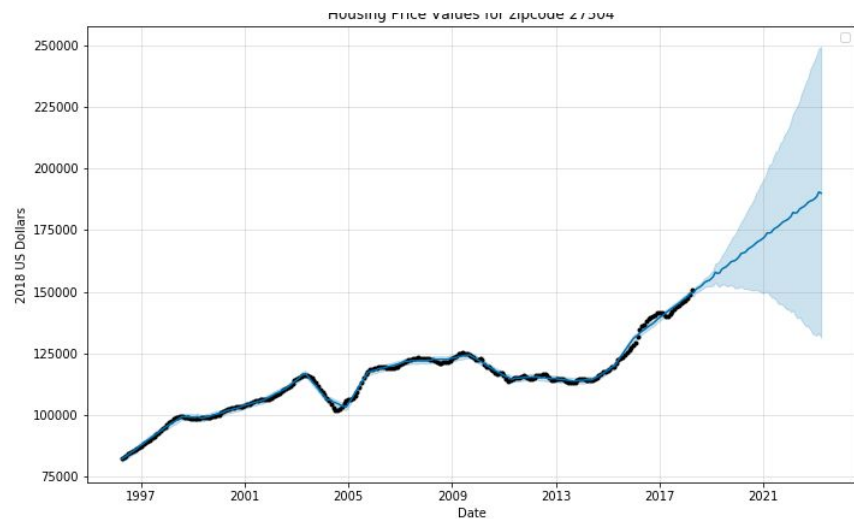
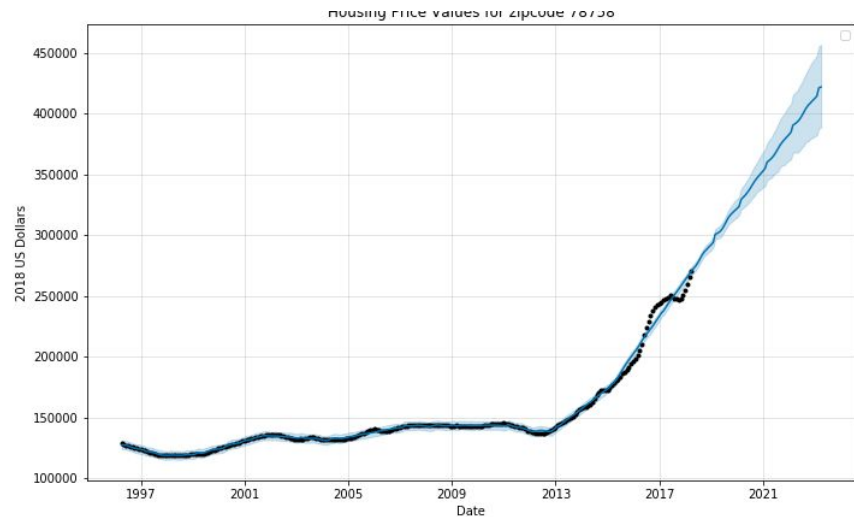


Austin 78758 and Cedar Creek 78612

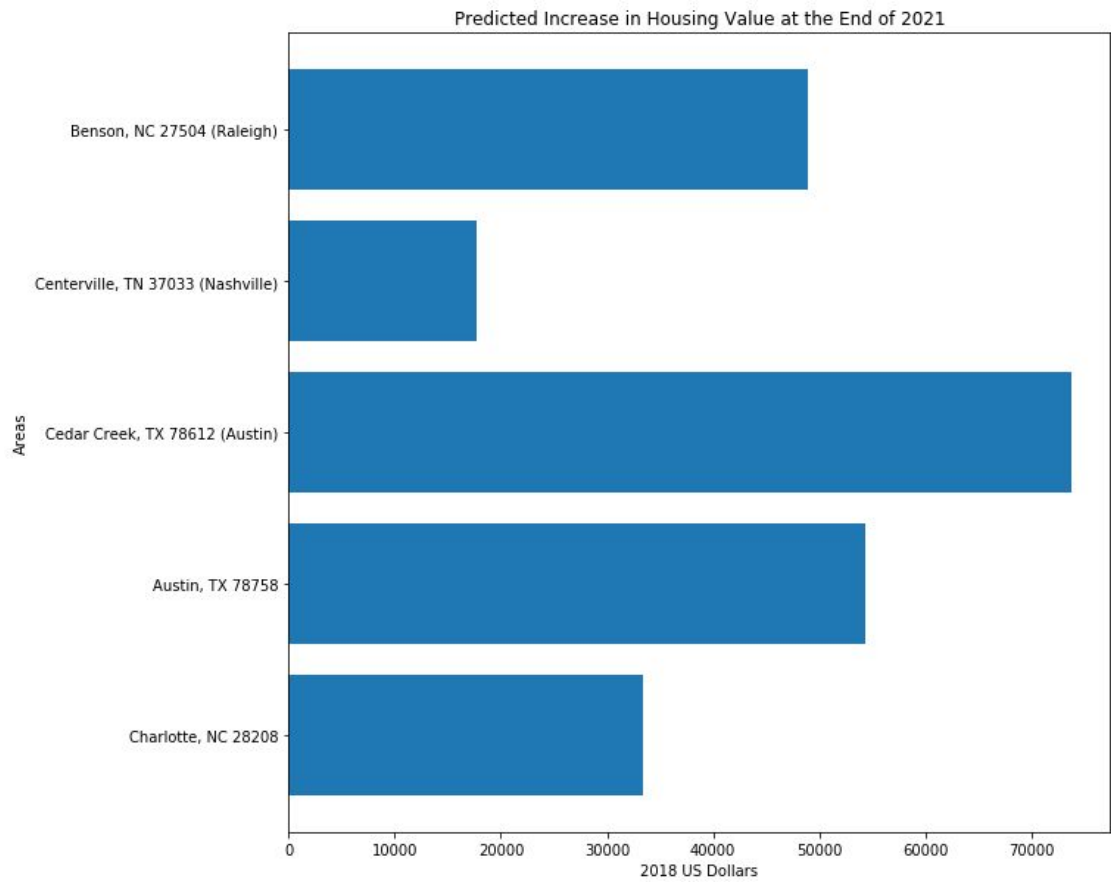
Charlotte, NC area



Charlotte, NC 28208

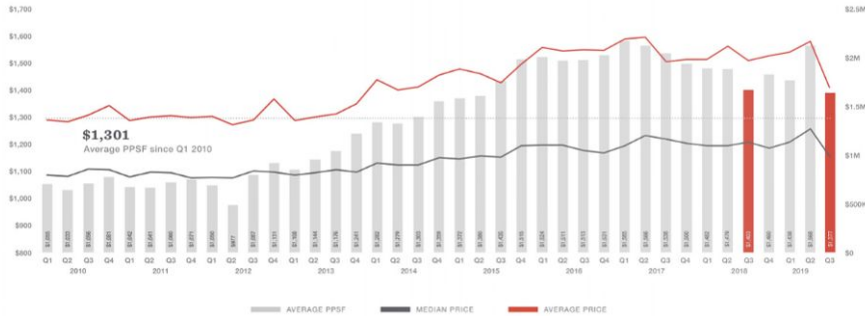


Returns for Trending Areas



Disclosures: These are models based on historical data. Market may shift due to other factors.

HISTORICAL PRICE TRENDS



\$1,978,726
Q3 2018 AVERAGE PRICE

\$1,135,000
Q3 2018 MEDIAN PRICE

\$1,643,729
Q3 2019 AVERAGE PRICE

\$999,950
Q3 2019 MEDIAN PRICE

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af.curbed.com/2019/9/3/20847657/bay-area-home-sales-2019-july-san-francisco

SF REAL ESTATE MARKET REPORTS

Bay Area home sales decline 12 months in a row

July's sale inventory lowest since 2011

By Adam Brinklow | Sep 3, 2019, 11:46am PDT

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Via Shutterstock

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Questions?

Thank you for business

