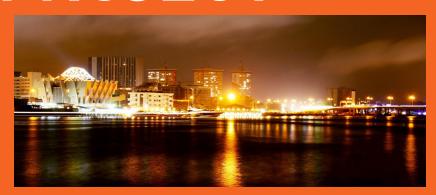
THE CAPSTONE PROJECT



BATTLE OF NEIGHBORHOODS

Background

Actually, how do we go about deciding which Lagos neighbourhood is the least or most profitable? Home to over 17 million people, Lagos is on its way to becoming the seventh largest urban area in the world by 2020. This is right after recently obtaining the mega city status. In a society where owning property is regarded as a massive achievement, until you own a property you're not viewed as one who has accomplished much. Real estate is quite the big deal around these parts.

Property prices in the nation's former capital are constantly on the rise along with property owners incessantly increasing rent prices. With the massive expansion ongoing in Lagos, property in the suburbs could soon be at home in commercial neighbourhoods instead.

There's an outcry over a housing problem in Lagos but the bane of this problem isn't that there are no houses. Actually there are empty houses all over the city; with some staying vacant over a year without being rented out. This is quite the headache for someone looking to invest in Lagos real estate. Some housing projects remain unoccupied because they are pricey in some neighbourhoods notably Lekki, VI, Ikoyi and Yaba. Nonetheless, developers/investors continue to put up more housing projects. To help navigate through the property market in Lagos, let's identify which neighbourhoods offer more property investment value. The ideal neighbourhood for investing in properties would have: Affordable rental price.

To solve this business problem, we are going to cluster lagos neighborhoods in order to recommend venues and the current average price of real estate where homebuyers can make a real estate investment. We will recommend profitable venues according to amenities and essential facilities surrounding such venues i.e. elementary schools, high schools, hospitals & stores.

Data Collection

Data on Lagos properties and the relative price paid data were extracted from github (https://raw.githubusercontent.com/osinimu/tolet-housing-price-analysis/master/rent_2.csv). To explore and target recommended locations across different venues according to the presence of amenities and essential facilities, we will access data through FourSquare API interface and arrange them as a dataframe for visualization. By merging data on Lagos properties and the relative price paid data from the HM Land Registry and data on amenities and essential facilities surrounding such properties from FourSquare API interface, we will be able to recommend profitable real estate investments.