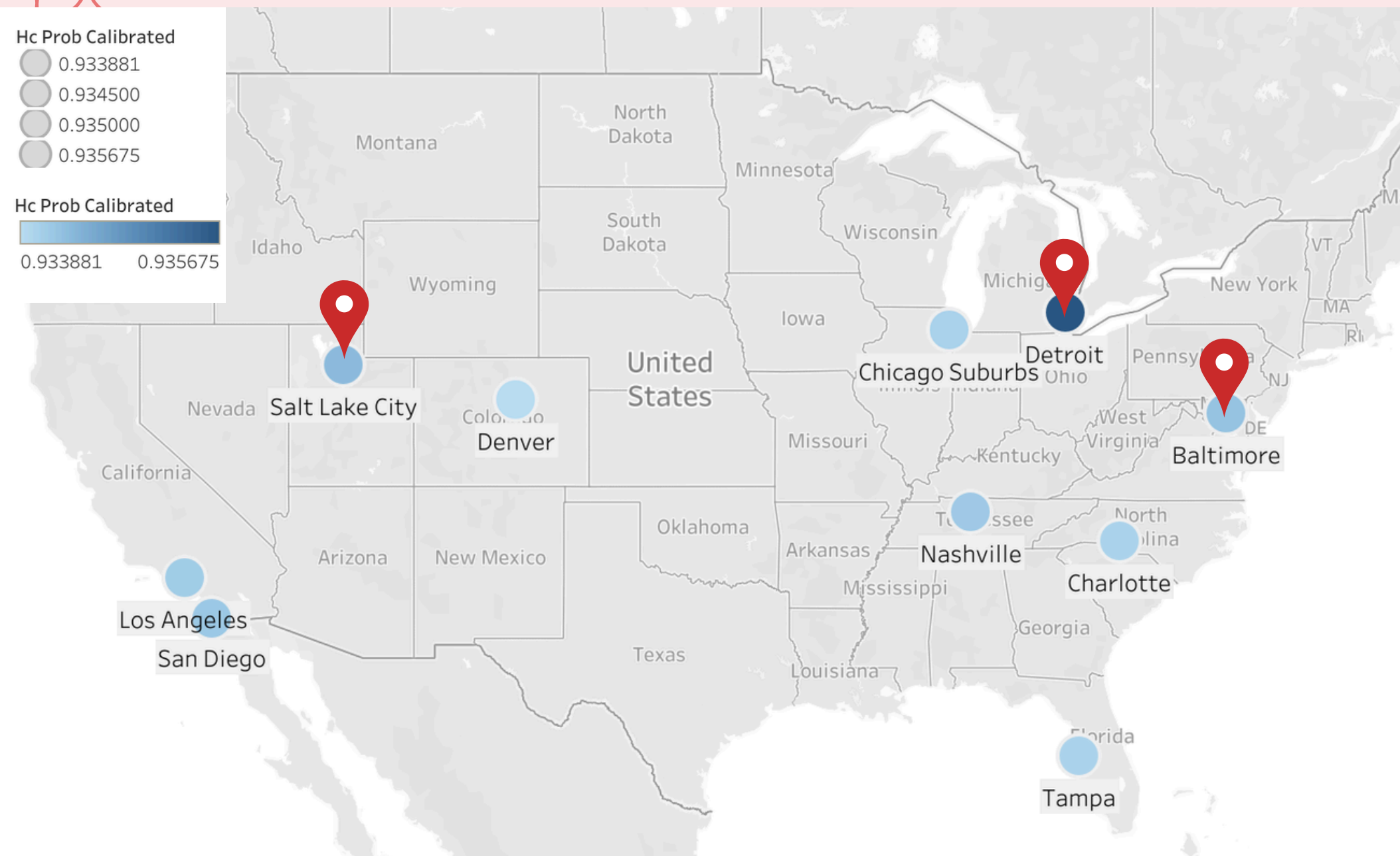# PREDICTING GROWTH FOR LEASES IN THE HEALTHCARE SECTOR

Chi-Squared Cranes: Team B5
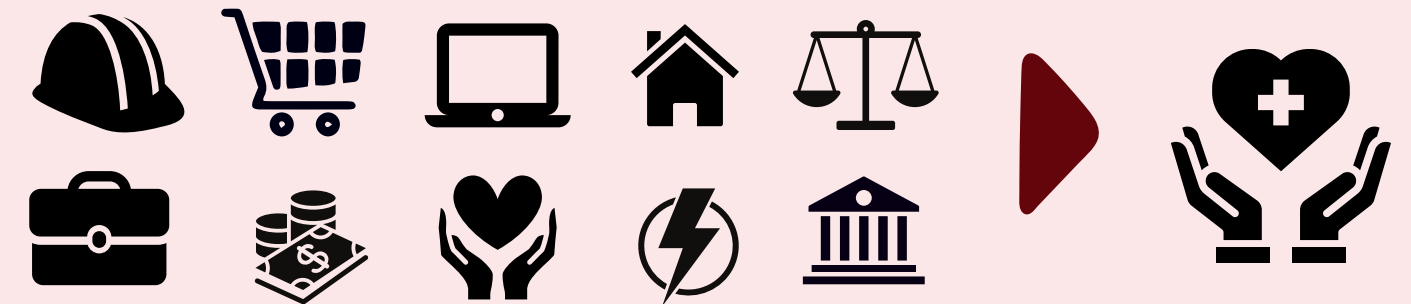
Presented by Clyde Villacrusis, Mindy Zhu, Sanskriti Shindadkar, Selena Lam, Vivian Yee

Using past leasing data to predict which markets will have the greatest need for healthcare space through predictive modeling

Top 10 markets by advisability for future leases in healthcare
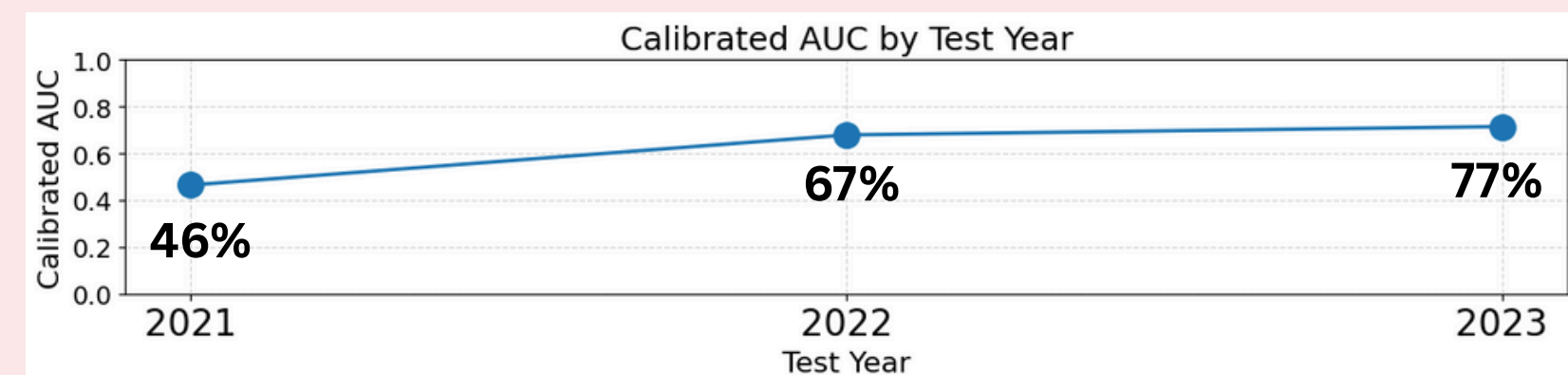
Most important indicators:

Train	Validation	Test
2020 data --> predict 2021, 2020+2021 --> predict 2022...	fine tuned the model using Calibrated ClassifierCV	77% AUC → 2023 Predicting best markets **(92% for 2024)**

Calibrated AUC by Test Year

46%   67%   77%

Further insights using U.S. Census Bureau data on aging populations to find top states with potential increased demand for more healthcare spaces

Opportunity score

$$\frac{\% \text{ growth of 65+ population}}{\text{Leased healthcare space per capita (sq ft)}}$$

States with Largest Percentage (%) Increase of 65+ Population

Percent Change
-19.24   59.08

Healthcare Opportunity by State

Opportunity = High Demand in Healthcare & Low Current Leasing Activity