**Fintech 5Falcon Team - Project Outline**

**Project Title:** The effect of Starbucks/HEB and Trader Joes locations on property values

**Team Members:** Quentin Reynolds, Anjana Chowdiah, Emmanuel George, Alyssa Holman, Azaldin Assi

**Project Description:** The aim of the project is to establish quantitatively that proximity of central markets using Starbucks/HEB and Trader Joes as pilots make significant differences among estimated values, appreciation, and average tax amounts. This will help investors to determine which neighborhoods to invest in property that will produce maximum return on investment.

Aim: The aim of the project is to build an app that looks at potential used vehicle arbitrage

Reason: used car prices are at highs and not expected to come down for 18 months or so

With Carmax and Caravana offering to buy used vehicles, I think there may be a play that exists between an individual selling their vehicle and the offer from Carmax and Caravana. Basically, an individual would struggle to sell their vehicle at these elevated prices, maybe they can but most people selling are close to distressed or at a minimum looking to unlock liquidity where they can. The app would look/work something like this....enter the vin into the Carmax/Caravana site to see what they would pay for it, if the price or negotiated price is below a return threshold, say 15%, over the asking price then you make an offer to buy, if the offer is accepted, you automatically sell the vehicle to Carmax/Caravana and schedule a pick up by them. (edited)

**Research Questions and Answers:**

* **Question:** Do home's proximity to Starbucks/HEB and Trader Joes make significant differences among estimated values, appreciation, and average tax amounts.
* **Answers:** To establish quantitatively that proximity of central markets using Starbucks/HEB and Trader Joes as pilots make significant differences among estimated values, appreciation, and average tax amounts.

**Dataset to be used:**

* Real estate API’s (Home price data 2010 – 2020, Average tax amount over the same time, Demographic data
* Cities to focus on are (Dalas, Austin and Houston)
* 2 neighborhoods per city piloted with comparative status
* Record of communities with to Starbucks/HEB and Trader Joes
* A record of neighborhoods without Starbucks/HEB and Trader Joes

**Task Breakdown:**

Project timeline: Nov 2 – 14, 2021

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| Releases | High level Story points | Start | End |
| Sprint 1 | Project planning and Data fetching/API integration | 11/03/21 | 11/04/21 |
| Sprint 2 | Data cleansing and Data Analysis | 11/05/21 | 11/06/21 |
| Sprint 3 | Coding and Testing and Documentation | 11/06/21 | 11/07/21 |
| Sprint 4 | Coding and Testing and Documentation | 11/08/21 | 11/09/21 |
| Sprint 5 | Creating Presentation | 11/10/21 | 11/10/21 |
| Sprint 6 | Presentation | 11/11/21 | 11/11/21 |
| Sprint 7 | Post presentation review, Coding updates and Project submission | 11/12/21 | 11/14/21 |
| Sprint 8 | Retrospectives | 11/14/21 | 11/14/21 |

Scrum Master: Emmanuel George