



IVY KEMUNTO PRESENTS,

# INVEST IN KING COUNTY

A GUIDE FOR MAISON REAL ESTATE AGENCY ON HOW TO  
MAKE THEIR INVESTMENT

# INTRODUCTION

The real estate market is very competitive,  
That is why it is necessary to make carefully  
calculated moves in order to thrive in this  
competitive field.

The following presentation will show ways in  
which Maison Real Estate Agency can conduct  
their investments in order to realize maximum  
profits and value from their investments.

# BUSINESS PROBLEM

## WHAT PROBLEM DO YOU WANT TO SOLVE?

- Maison Real Estate Agency have decided to invest in the King County Area in the USA however, they want to be certain of the best ways to note where to invest their Capital in.



## QUESTIONS TO BE ANSWERED BY THIS ANALYSIS

- Do prices vary according to zipcode, if so which zipcodes have higher prices distribution

- Is there a relationship between the prices and the square feet of the house?

- Is there a relationship between the number of bedrooms and the prices

- Is there a relationship between the number of floors and the prices

- Is there a relationship between the number of bathrooms and the prices



## Question one

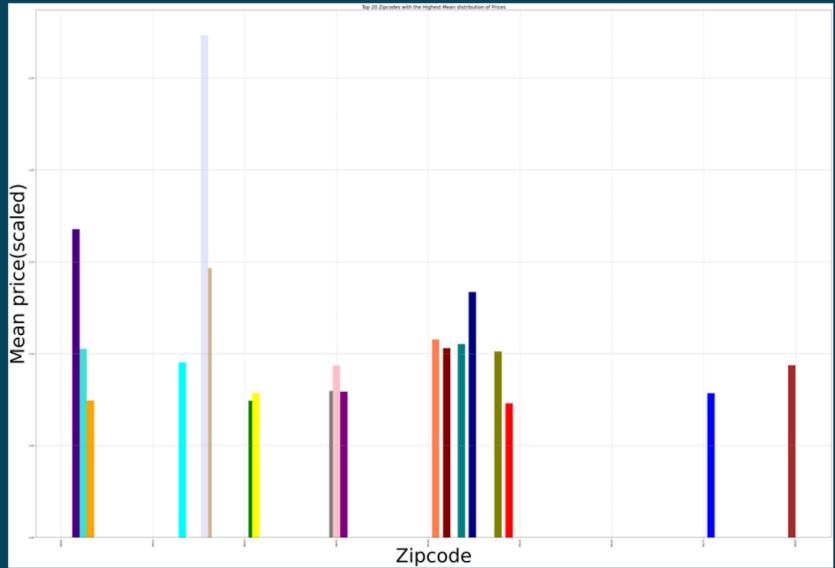
- DO PRICES VARY ACCORDING TO ZIPCODE, IF SO WHICH ZIPCODES HAVE HIGHER PRICES DISTRIBUTION

## YES! PRICES VARY ACCORDING TO LOCATION

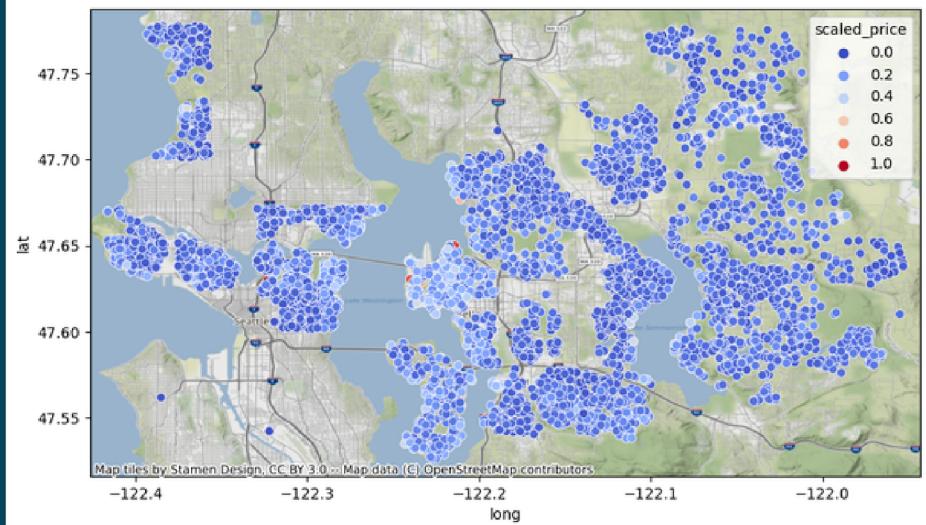
THE FOLLOWING ZIPCODES HAD THE HIGHEST PRICE DISTRIBUTION

- '(1)98039: Medina, a city in county, Washington\*
- '(2)98004: Bellevue, a city in county, Washington\*
- '(3)98040: Mercer Island,a city in county, Washington\*
- '(4)98112: Capitol Hill, Seattle, Washington\*
- '(5)98102: Eastlake, Seattle, Washington\*
- '(6)98109: Queen Anne, Seattle, Washington\*
- '(7)98105: University District, Seattle, Washington\*
- '(8)98006: Eastgate, Bellevue, Washington\*
- '(9)98119: Queen Anne, Seattle, Washington\*
- '(10)98005: Factoria, Bellevue, Washington\*
- '(11)98033: Kirkland, a city in King County, Washington\*
- '(12)98199: Magnolia, Seattle, Washington\*
- '(13)98075: Sammamish, a city in King County, Washington\*
- '(14)98074: Sammamish, a city in King County, Washington\*
- '(15)98077: Woodinville, a city in King County, Washington\*
- '(16)98053: Redmond, a city in King County, Washington\*
- '(17)98177: Richmond Beach, Shoreline, Washington\*
- '(18)98008: Crossroads, Bellevue, Washington\*
- '(19)98052: Redmond, a city in King County, Washington\*
- '(20)98122: Central District, Seattle, Washington\*





- The bar graph shows how prices vary according to zip code.
- We can note that Medina zip code recorded the highest price distribution



The map shows the top 20 zipcodes to invest in.

The warmer colours show where there was a higher price recorded



## RECOMMENDATIONS

- THE TOP 20 ZIPCODES PROVIDED ARE THE BEST PLACES TO INVEST AS THEY REALIZE MAXIMUM PROFIT.



## Question two

-IS THERE A RELATIONSHIP  
BETWEEN THE PRICES AND THE  
SQUARE FEET OF THE HOUSE?

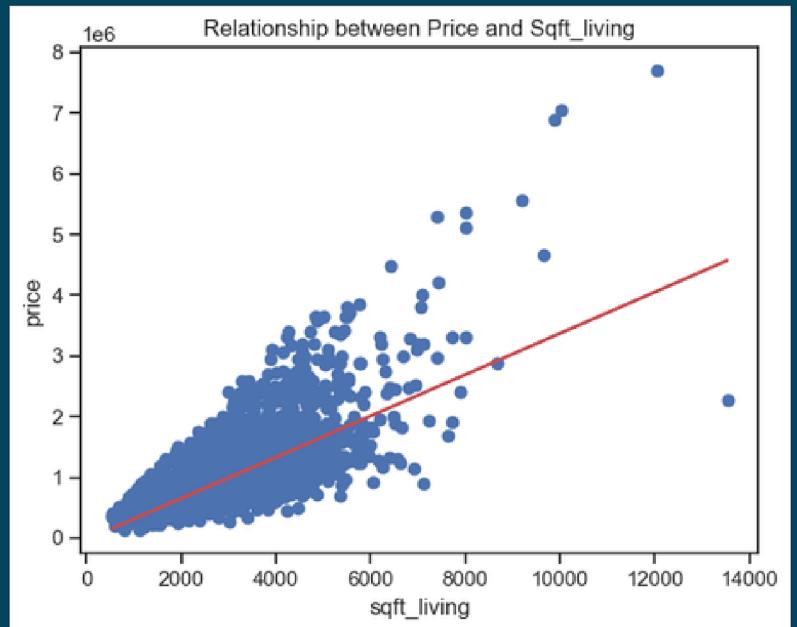
Bijou Solutions, Inc. | 2020

**YES! Prices vary according to the square feet of the house**

**AS WE CAN SEE IN THE DIAGRAM...**

The higher the square foot of the house is the higher the prices it will attract.

**THEREFORE I ADVICE TO INVEST IN HOUSES WITH A HIGHER SQUARE FOOT**





## Question three

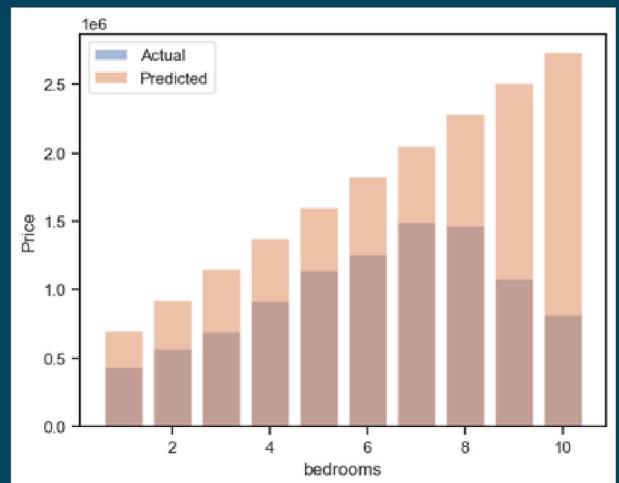
-IS THERE A RELATIONSHIP  
BETWEEN THE NUMBER OF  
BEDROOMS AND THE PRICES?

Bijou Solutions, Inc. | 2020

**YES! Prices vary according to the number of bedrooms**

**AS WE CAN SEE IN THE DIAGRAM...**

The higher the number of bedrooms the higher the prices UP TO A CERTAIN POINT.





## RECOMMENDATIONS

- A HOUSE WITH 7 BEDROOMS ATTRACTS THE HIGHEST PRICES
- 
- THE HIGHER THE NUMBER OF BEDROOMS , THE HIGHER THE PRICES UP TO A CERTAIN POINT. BEYOND 8 BEDROOMS THE PRICES BEGIN TO DROP , PROBABLY CAUSE ANY NUMBER BEYOND 8 IS OVERKILL.
-



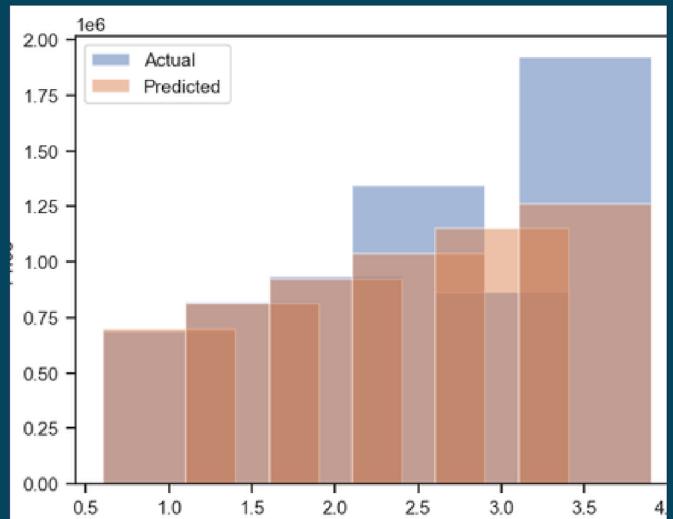
## Question four

-IS THERE A RELATIONSHIP  
BETWEEN THE NUMBER OF  
FLOORS AND THE PRICES?

**YES! Prices vary according  
to the number of floors**

**AS WE CAN SEE IN THE  
DIAGRAM...**

The higher the number of floors the  
higher the prices attracted.





## RECOMMENDATIONS

- INVEST IN HOUSES WITH HIGHER NUMBER OF FLOORS



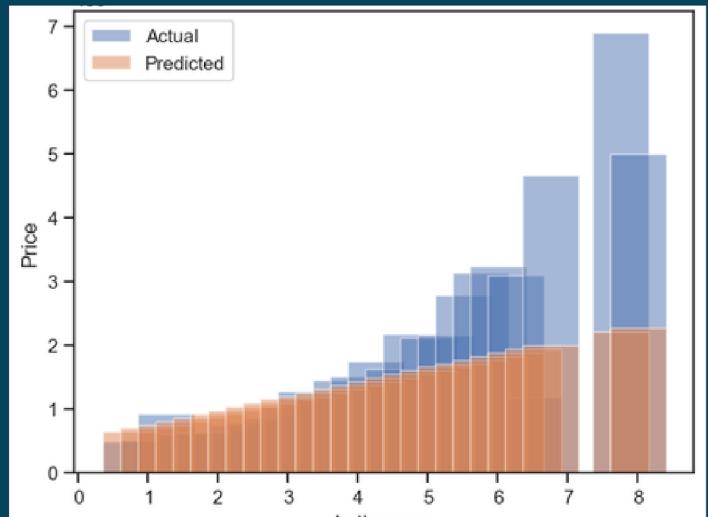
## Question five

-IS THERE A RELATIONSHIP  
BETWEEN THE NUMBER OF  
BATHROOMS AND THE PRICES?

**YES! Prices vary according to the number of bathrooms**

**AS WE CAN SEE IN THE DIAGRAM...**

The higher the number of bathrooms the higher the prices attracted





## RECOMMENDATIONS

- INVEST IN HOUSES WITH HIGHER NUMBER OF BATHROOMS

# Business recommendations

- Invest in houses with higher number of bathrooms.
- Invest in houses with higher number of floors.
- Invest in houses with a bedroom range of 6-8
- Invest in houses with a higher number of square feet
- invest in houses in the recommended zipcodes

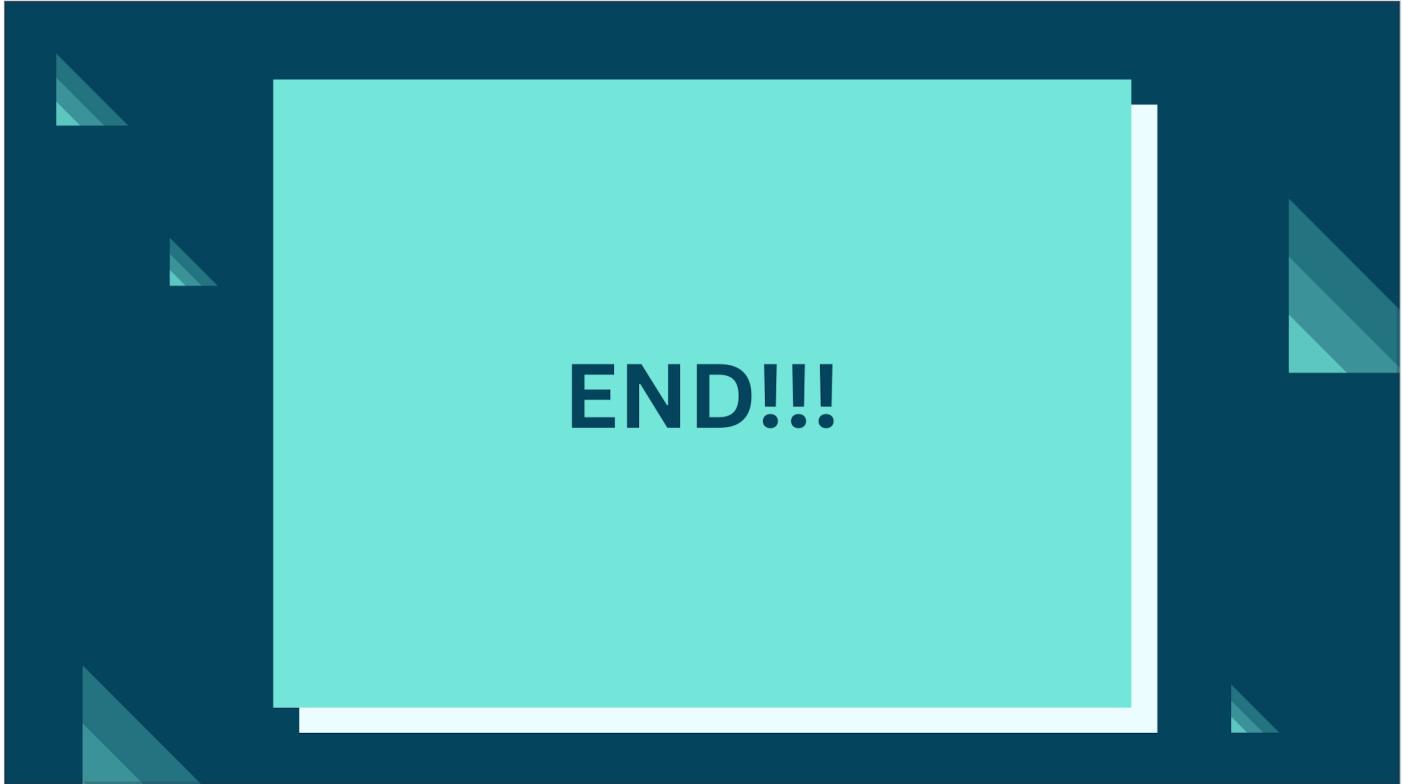


## ARE YOU READY TO START INVESTING?

AS YOU EMBARK IN YOUR INVESTMENT JOURNEY I AM  
LOOKING FORWARD FOR YOU TO REALIZE YOUR WELL  
DESERVED SUCCESS

# Conclusion

- The goal of this project was to provide sound recommendations that Maison Real Estate Agency should follow when making investments in housing. Of course they would want to realise profits , that is why it was necessary to conduct the analysis to give great advice when it came to their investment process. From the analysis we have noted that Yes the data needed some extra research in order to understand it better, It was also necessary to prepare the data adequately in order to get the best out of the results. After building a model and using it to predict, with full confidence I can recommend that they Maison Real Estate Agency should, carry out their investments in the mentioned zipcodes as they attract the highest prices, they should also invest in houses with higher number of bathrooms, on top of that they should invest in houses with a higher number in square feet to maximize their profits and finally they should aim for houses with about 7 bedrooms, not lesser than 5 or greater than 8 in order to realize maximum profits.



**END!!!**