MOD4 PROJECT

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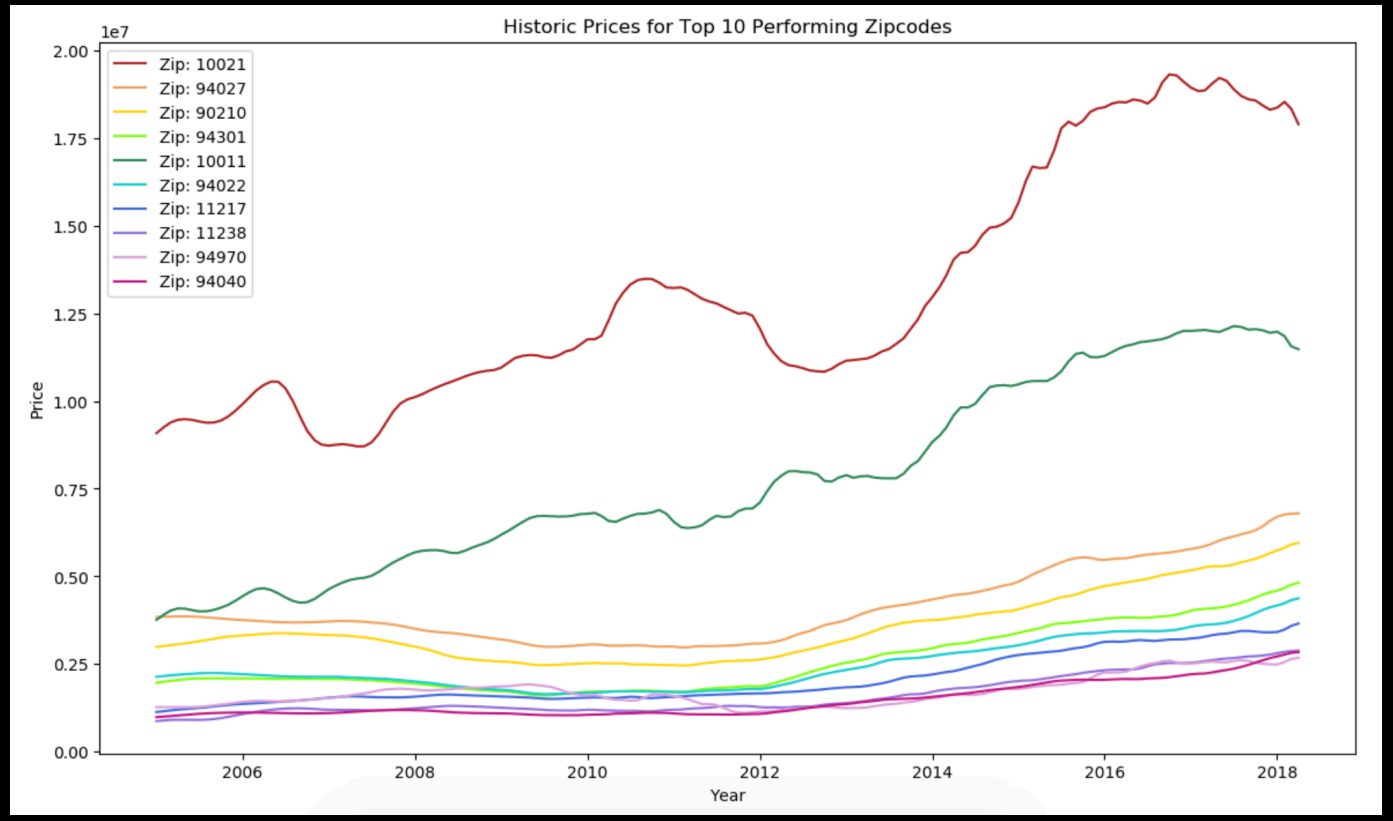
US REAL ESTATE TIMESERIES ANALYSIS

Aim: to identify the top five US zip codes for real estate investment

METHODOLOGY

HISTORIC PERFORMANCE

- Based on net present value given the following assumptions:
- Five-year timeframe: 2013 to 2017 (inclusive)
- Constant WACC at 5.58% [1]
- Cash inflows equal to mean FMR rates over the period [2]



Sources:
[1] http://people.stern.nyu.edu/adamodar/New_Home_Page/home.htm
[2] https://www.huduser.gov/portal/datasets/fmr.html
[3] Zipcodes: https://simplemaps.com/data/us-zips

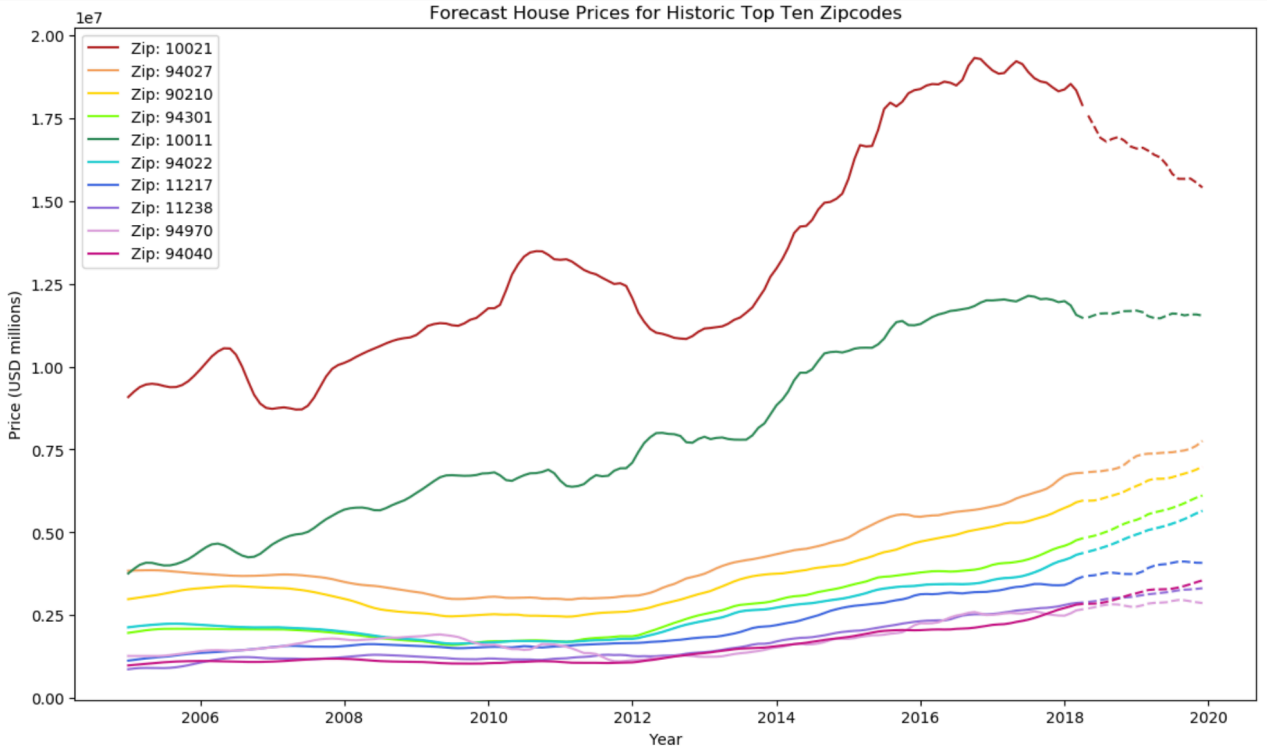
HISTORIC PERFORMANCE

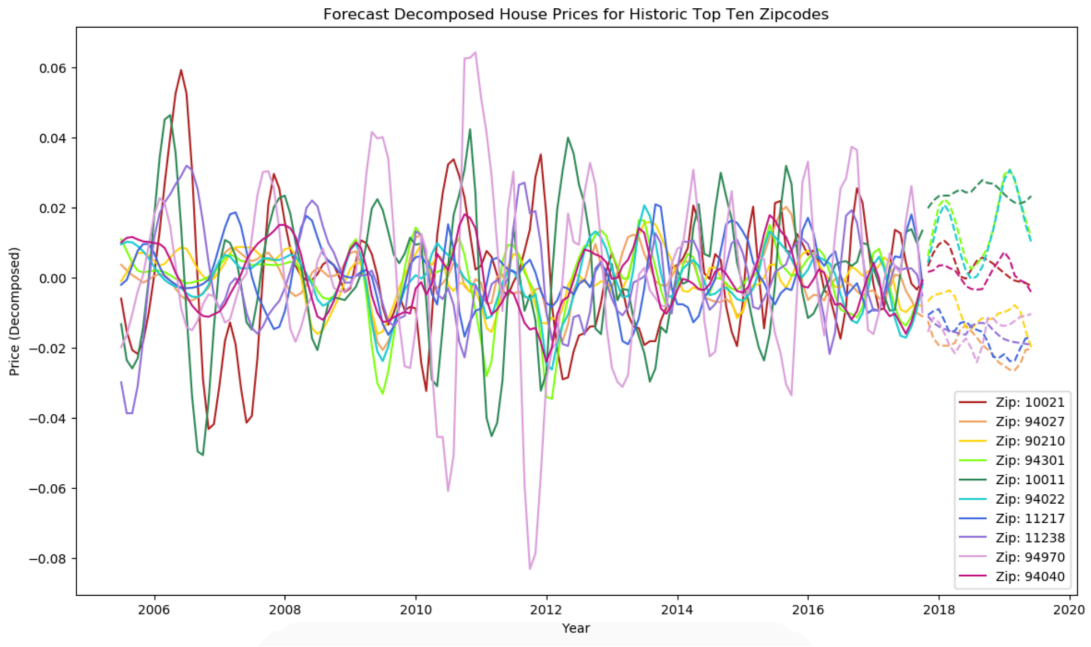
1. 10021: Upper East Side, NYC
2. 94027: Atherton, CA
3. 90210: Beverley Hills, CA
4. 94301: Palo Alto, CA
5. 10011: Chelsea/Midtown, NYC

	zip	npv_13_17	county_name
0	10021	2149243.13	New York County NY
1	94027	1118915.83	San Mateo County CA
2	90210	983966.21	Los Angeles County CA
3	94301	847246.21	Santa Clara County CA
4	10011	822176.95	New York County NY
5	94022	743588.06	Santa Clara County CA
6	11217	704749.61	Kings County NY
7	11238	695663.87	Kings County NY
8	94970	674581.37	Marin County CA
9	94040	668975.44	Santa Clara County CA

FORECAST (NAÏVE)

1. 94301: Palo Alto, CA
2. 94022: Los Altos, CA
3. 90210: Beverley Hills, CA
4. 94027: Atherton, CA
5. 94040: Mountain View, CA





FORECAST (TRANSFORMED)