

INVESTING IN _ NORTH CAROLINA REAL ESTATE



ONLINE-DS-PT-051319

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OVERVIEW

Zillow Data

- 20 years: 1996 - 2018
- Monthly house value

HISTORICAL
DATA

The Best Predictive Model

Generate the 3 year forecast for house value in future.

MACHINE LEARNING
MODEL

Select The Best Five Zip Codes

Based on forecasted Profit or ROI in 3 year in the future

INVESTMENT
SUGGESTION

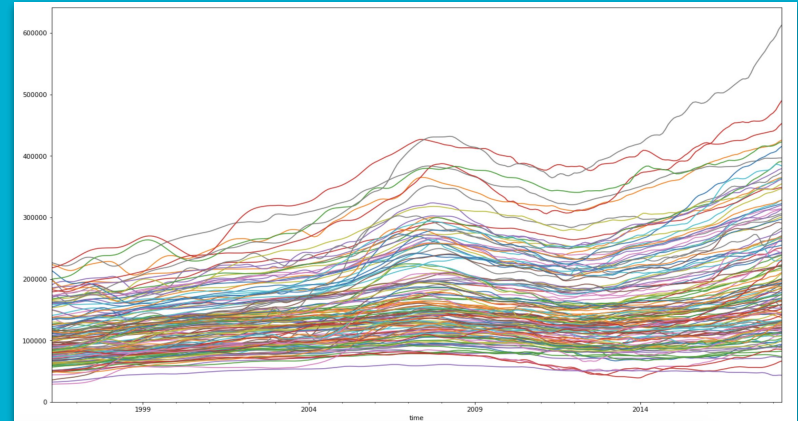
The Best State:

NORTH CAROLINA

- Business Costs
- Labor Supply
- Regulatory Environment
- Economic Climate
- Growth Prospects
- Quality of Life.

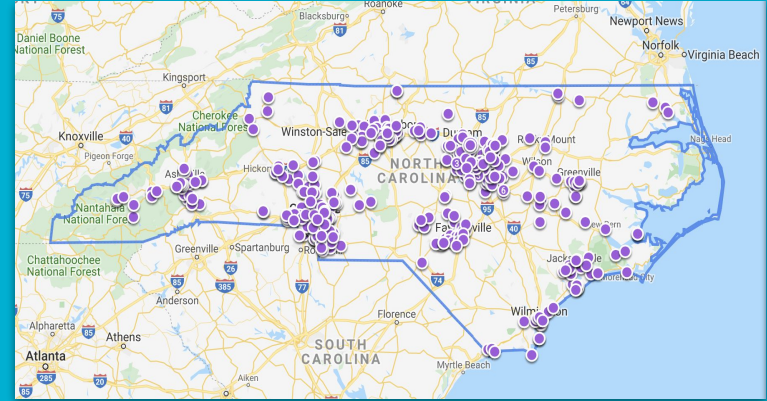
Zip Codes:

- 428 Zip Codes
- Visualization of random 140 Zip Codes

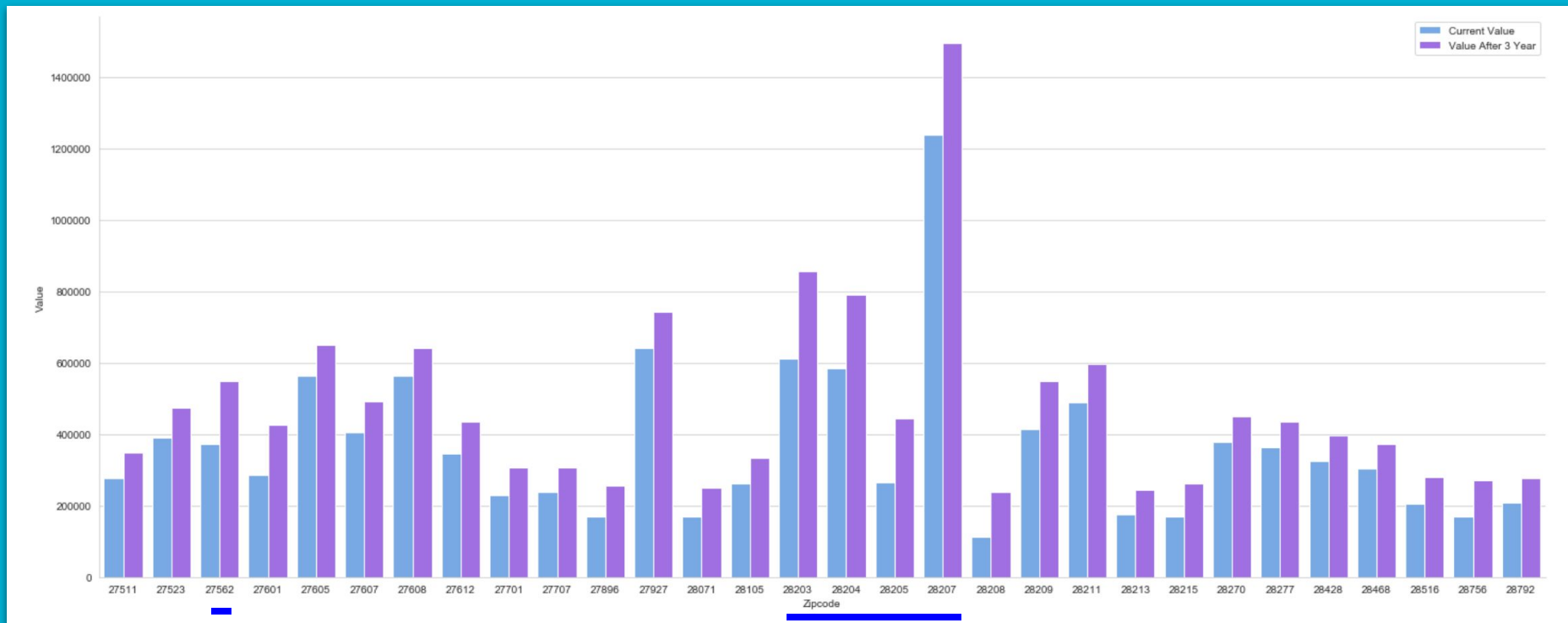


NORTH CAROLINA LEADS THE WAY OF THE BEST STATES FOR BUSINESS 2018

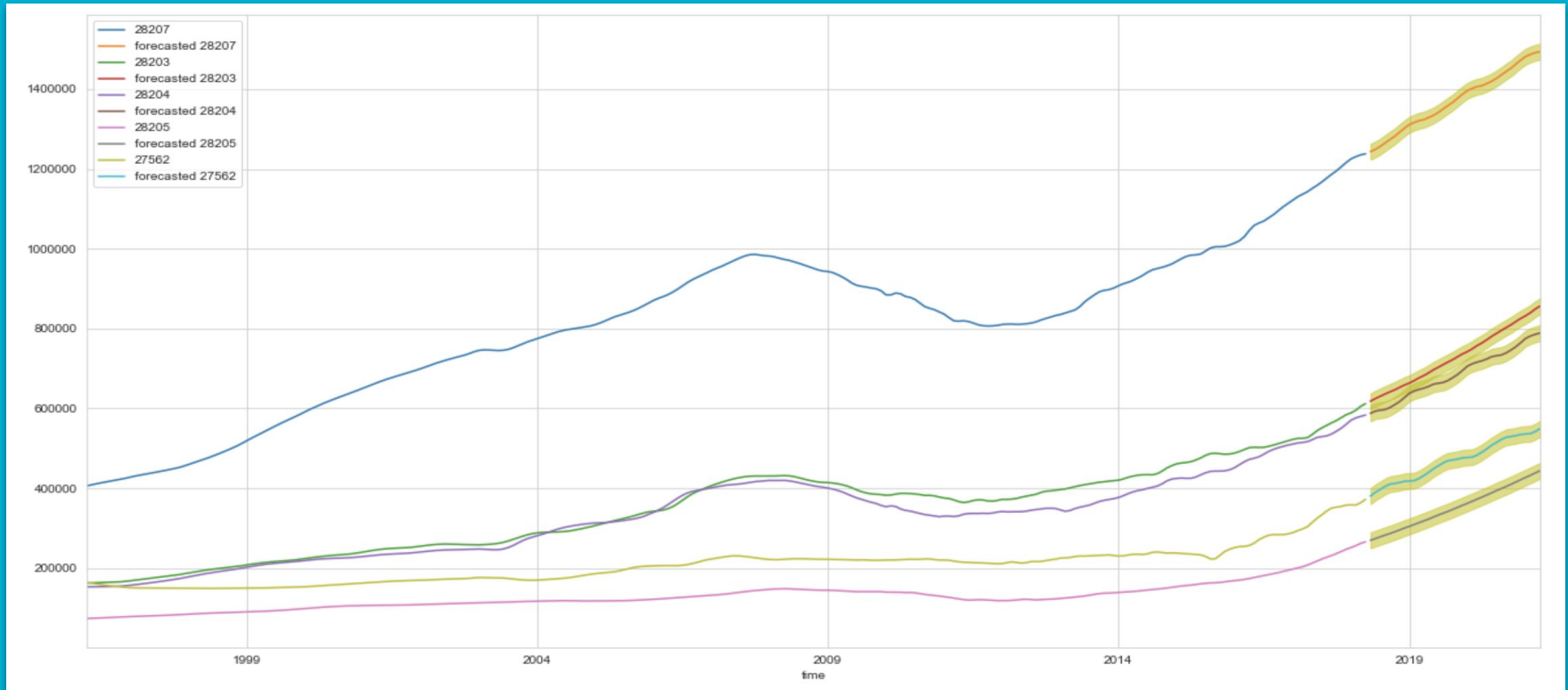
- BEST STATE FOR BUSINESS FOR THE SECOND STRAIGHT YEAR
- TOP 5 BEST STATES FOR BUSINESS FOR 11 CONSECUTIVE YEARS
- POPULATION IS GROWING TWICE AS FAST AS THE U.S. AVERAGE
- THE 3% CORPORATE TAX RATE IS THE LOWEST IN THE COUNTRY
- LABOR, ENERGY & TAX COSTS ARE ALL WELL BELOW THE NATIONAL AVERAGE; RANKED AS THE SECOND LOWEST IN U.S. OVERALL.
- THE THIRD-LARGEST PRODUCER OF ELECTRICITY & SECOND WITH TURBINE MANUFACTURING GROWTH
- HIGHLY EDUCATED LABOR SUPPLY GRADUATES FROM 53 COLLEGES & UNIVERSITIES INCLUDING ELITE SCHOOLS LIKE DUKE UNIVERSITY & THE UNIVERSITY OF NORTH CAROLINA.
- JOB GROWTH & GROSS STATE PRODUCT GROWTH ARE RANKED AMONG THE STRONGEST IN THE COUNTRY OVER THE NEXT 5 YEARS.
- ONE OF THE TOP DESTINATIONS FOR YOUNG PROFESSIONALS, GROWING FAMILIES & RETIREES.



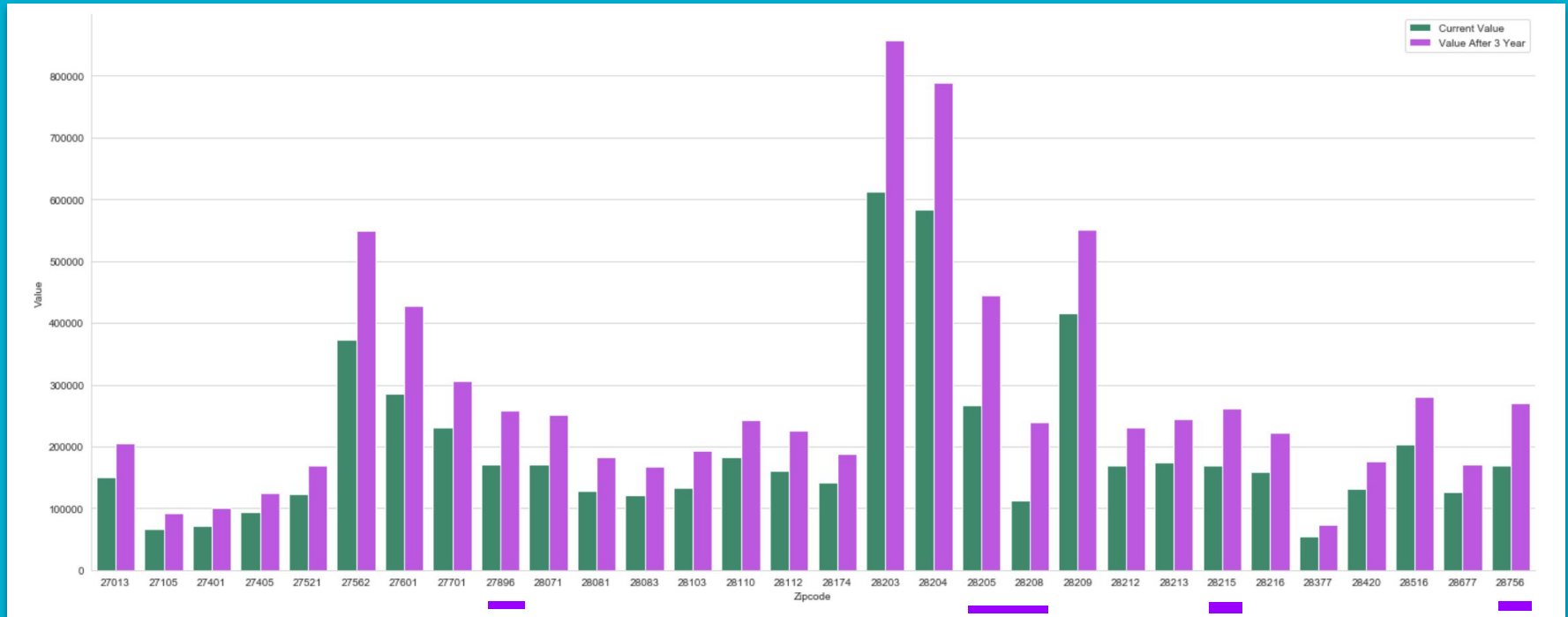
THE TOP 30 ZIP CODES - BY PROFIT



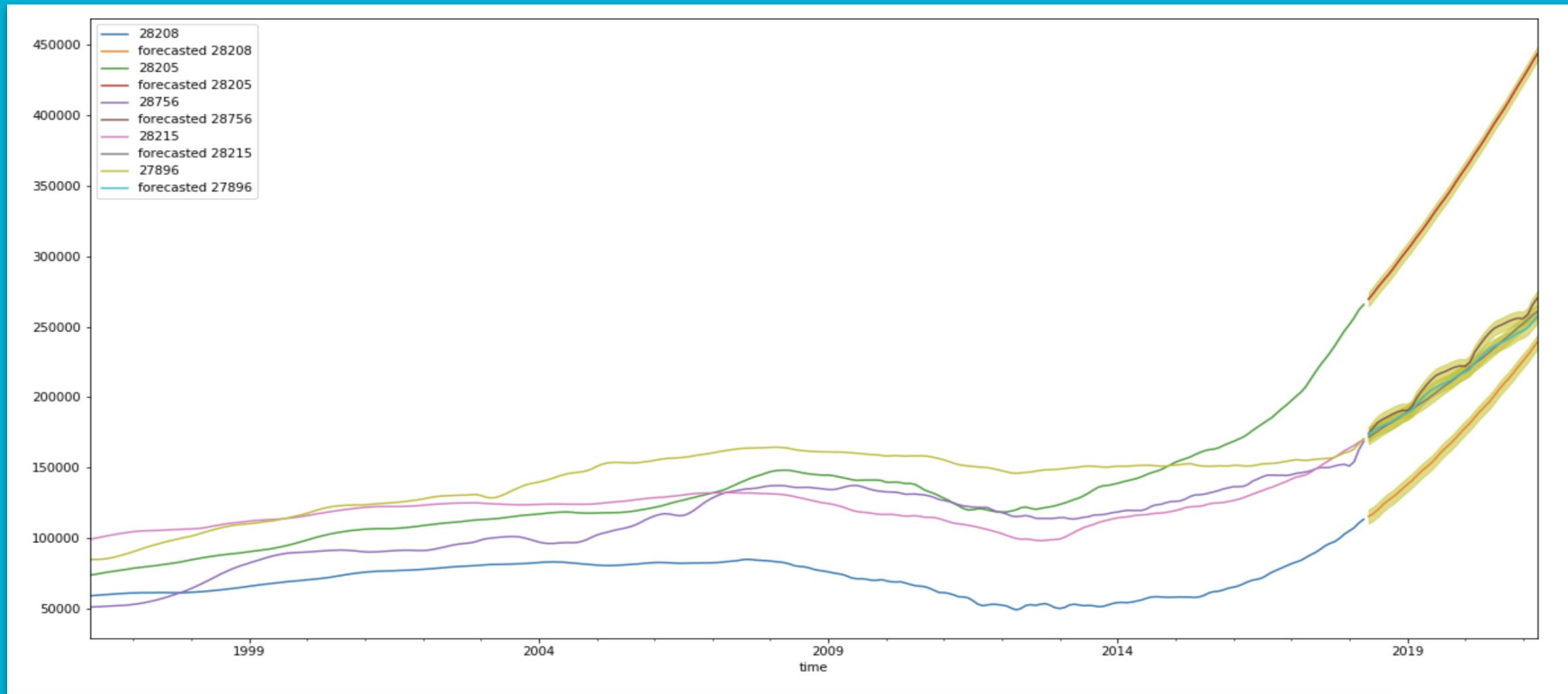
THE TOP 5 ZIP CODES HAVE THE BIGGEST PREDICTED PROFITS



THE TOP 30 ZIP CODES - BY ROI

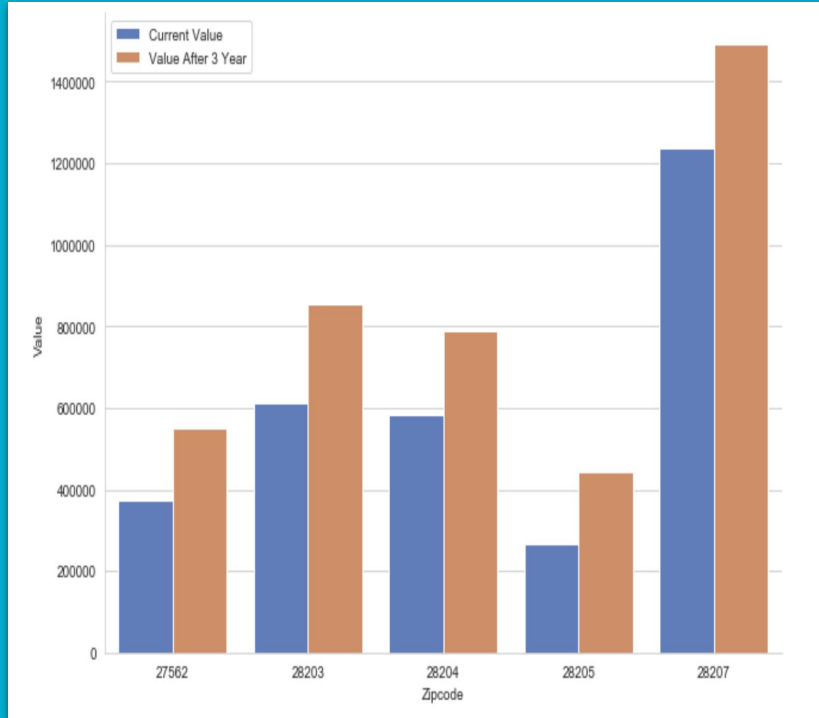


THE TOP 5 ZIP CODES HAVE THE BIGGEST PREDICTED ROI

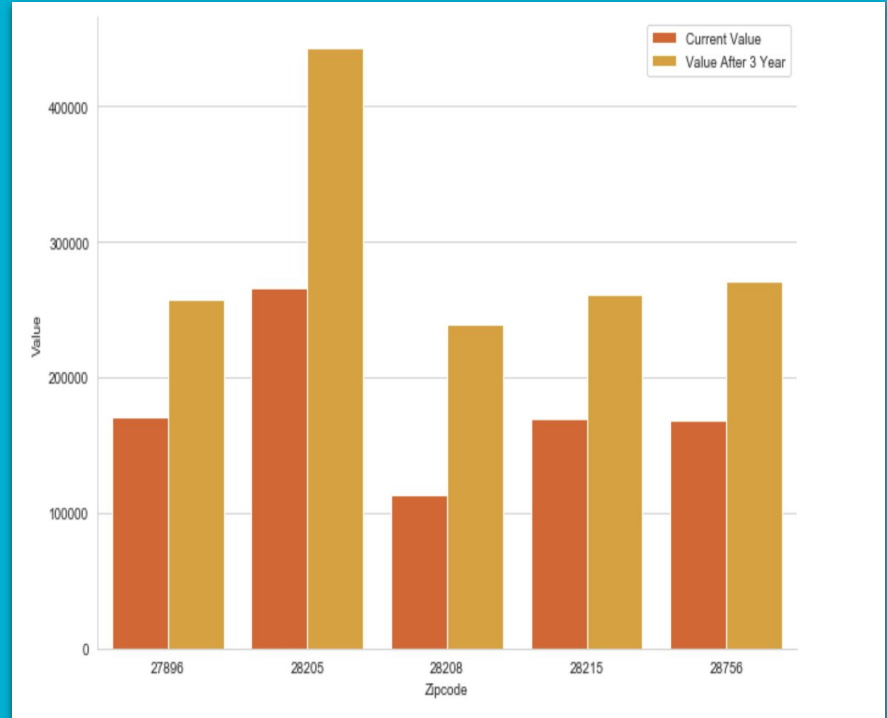


THE TOP 5 ZIP CODES

TOP 5 PROFIT ZIP CODES



TOP 5 ROI ZIP CODES



THE TOP 5 ZIP CODES

BY PROFIT

Zipcode	City	Current Value	Profit After 3 Year	ROI After 3 Year
28207	Charlotte	1238000.0	255875.0	0.21
28203	Charlotte	612100.0	244261.0	0.40
28204	Charlotte	583400.0	205684.0	0.35
28205	Charlotte	265900.0	177945.0	0.67
27562	New Hill	372400.0	176720.0	0.47

BY ROI

Zipcode	City	Current Value	Profit After 3 Year	ROI After 3 Year
28208	Charlotte	113400.0	125696.0	1.11
28205	Charlotte	265900.0	177945.0	0.67
28756	Lake Lure	168600.0	101883.0	0.60
28215	Charlotte	169900.0	91061.0	0.54
27896	Wilson	170500.0	86763.0	0.51

FURTHER STEPS

- For a better recommendation, we need to look into other data to provide a more holistic view of profitability & risk
 - Analyze the property renting data which can provide a regular income from renting besides the profit from value growth.
 - Calculate the down payment, the capital loan from bank with interest.
 - Investor can personally manage the property renting & maintenance or hire management company to take care of this job
- The house by itself can compensate all costs of investment besides the value growth in real estate market.

Thank you for your time!

