

AARP's Homes for Retirement

MRGA Group
Make Retirees Great Again!



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Considerations**

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Barbara's story



AARP®

Real Possibilities

MISSION

**AARP publish a feature story of
profitable areas for retirees to
invest**



East Coast → Florida

South/Midwest → Texas

West Coast → California



BLUF – FORECAST

FL TOP 3 ZIPCODE FORECAST

33056: 26%

33460: 65%

33033: 66%

TX TOP 3 ZIPCODE FORECAST:

78758: 98%

77092: 30%

77080: 15%

CA TOP 3 ZIPCODE FORECAST

94804: 101%

94601: 98%

94509: 91%

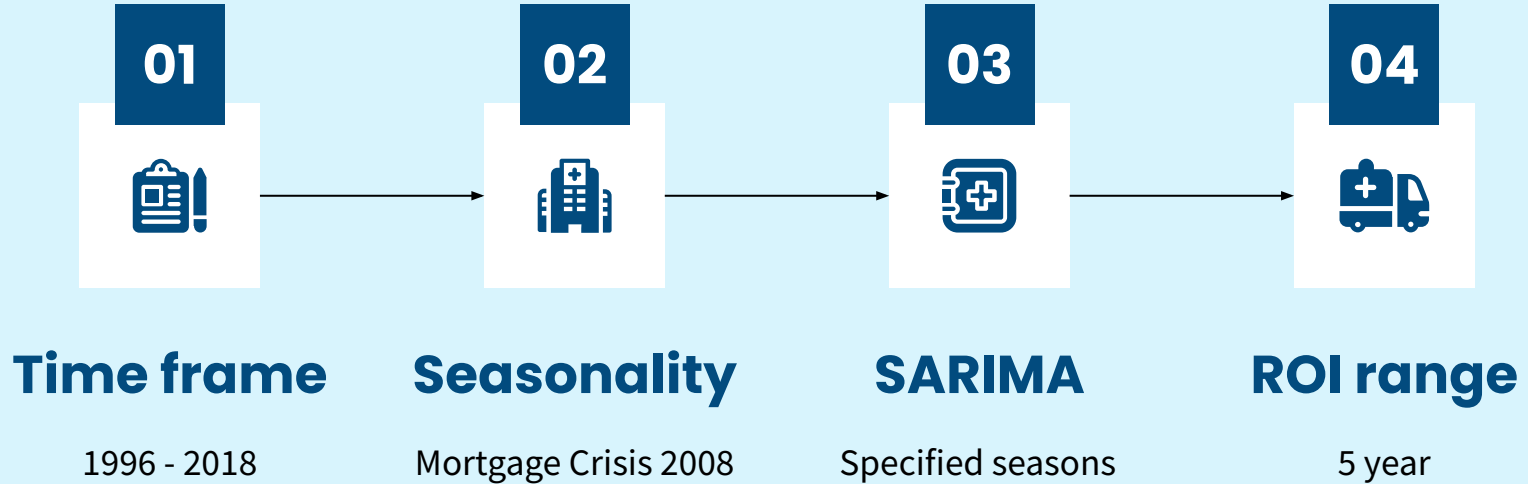




DATA UTILIZED

- Over 14k records of Zillow housing data
- IRS estimated population data by zip code

CONSIDERATIONS



Methodology



Population

Average of populations by zip
code



25th –75th Percentile

Price percentile

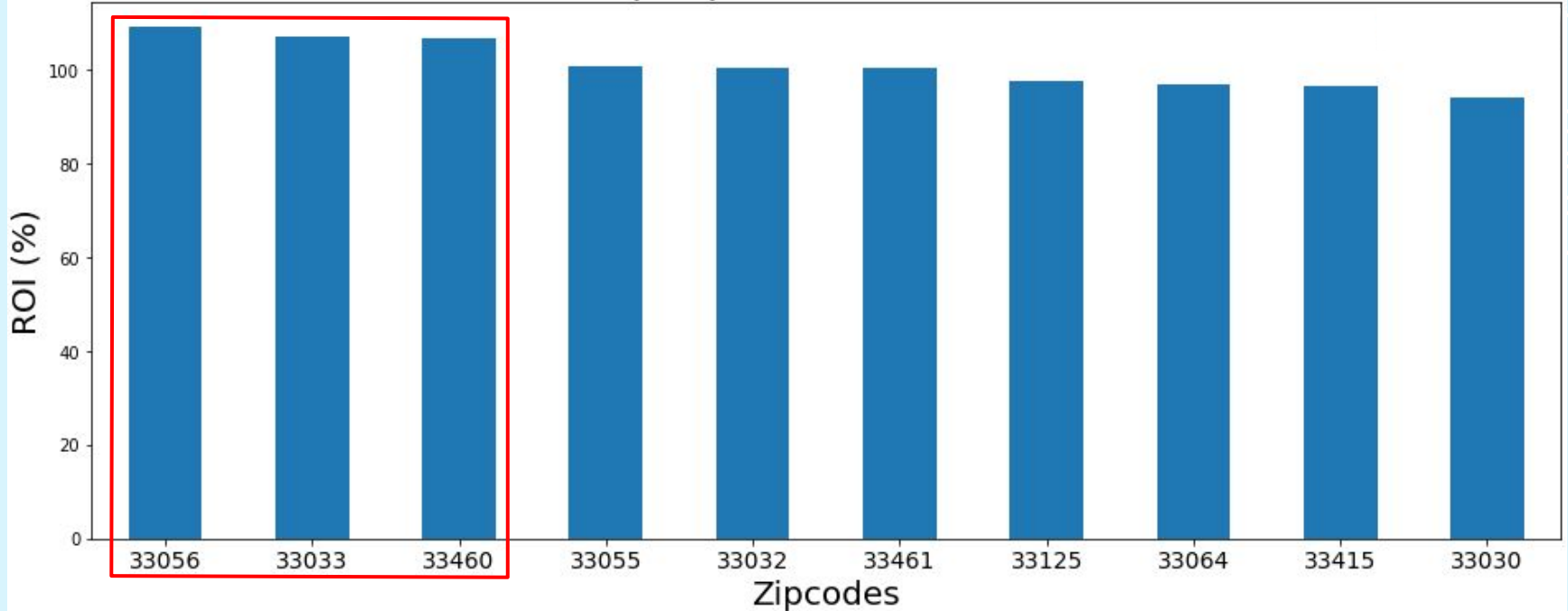


ROI

Top 5 ROI

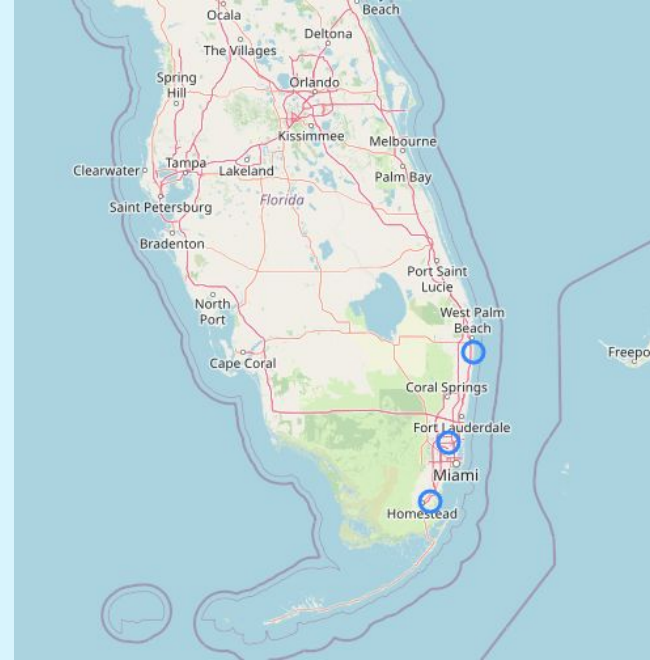
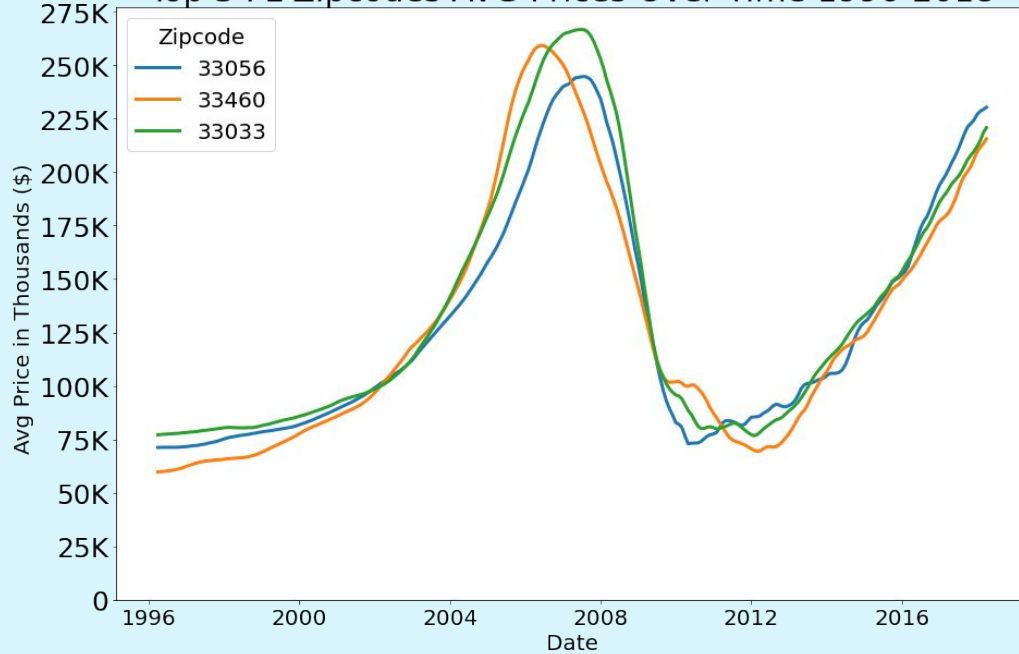
Highest Florida ROI's

Top Zipcodes 5-Year ROI



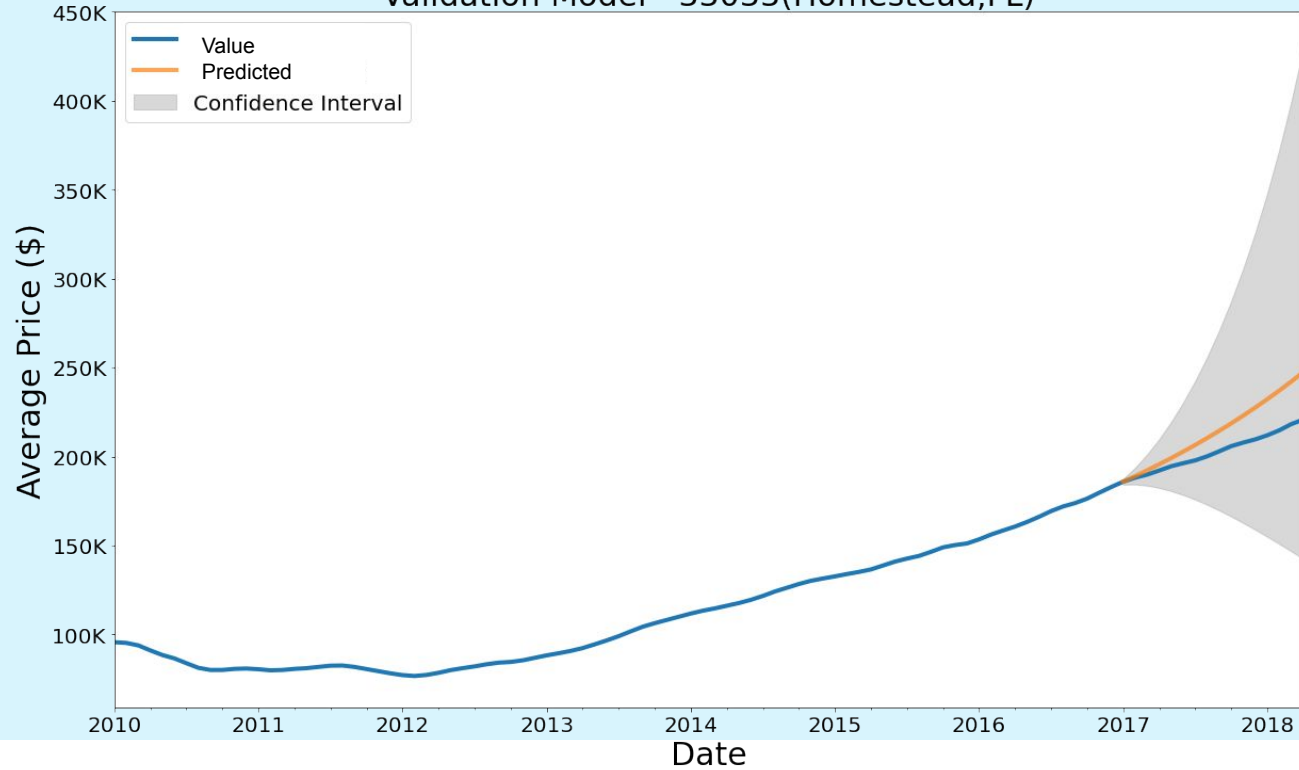
Florida ZIP CODES

Top 3 FL Zipcodes AVG Prices Over Time 1996-2018



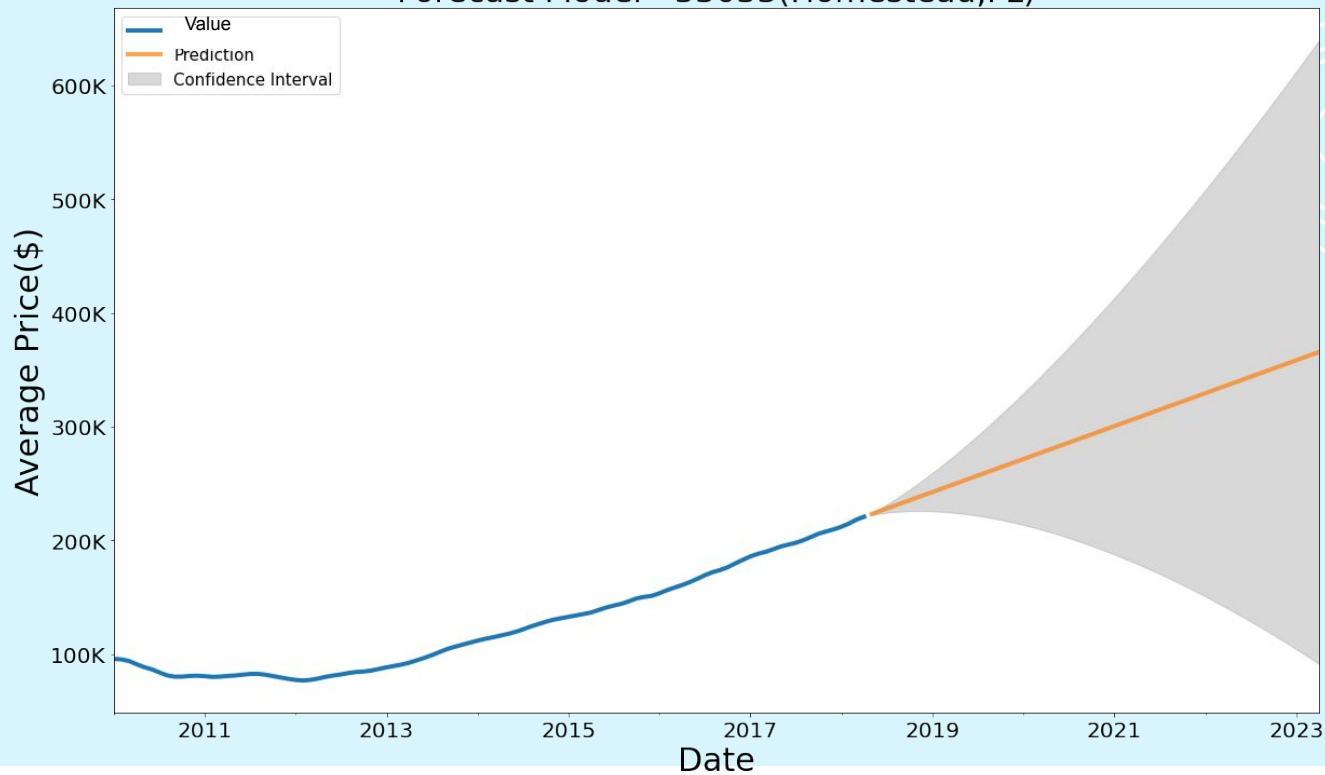
Model Performance - FL

Validation Model - 33033(Homestead,FL)

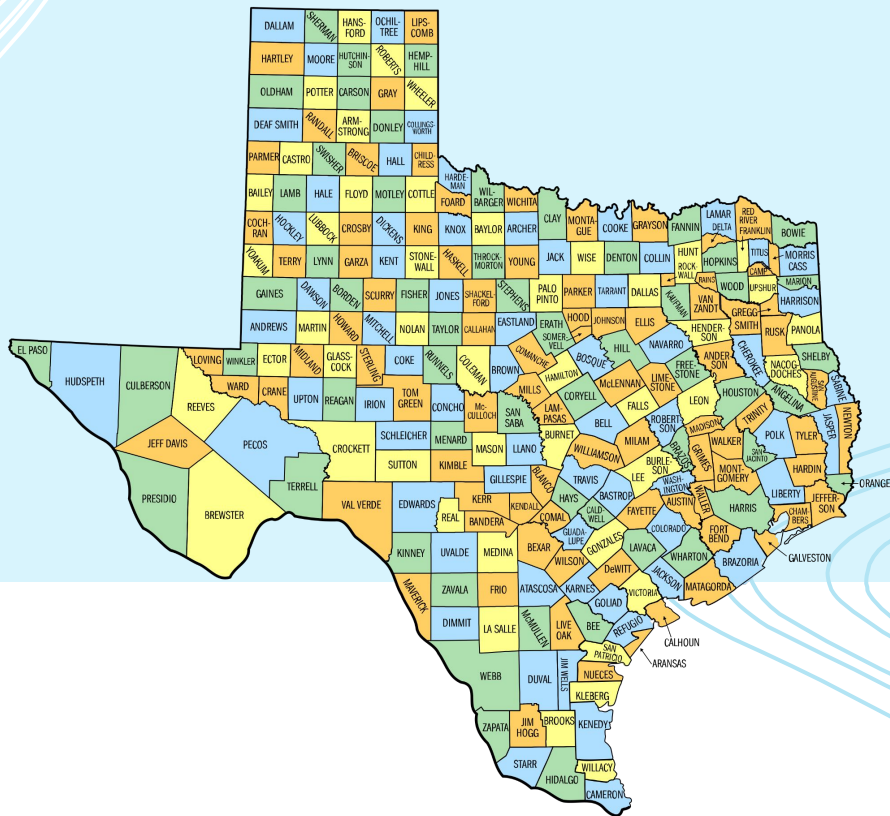


FORECASTING

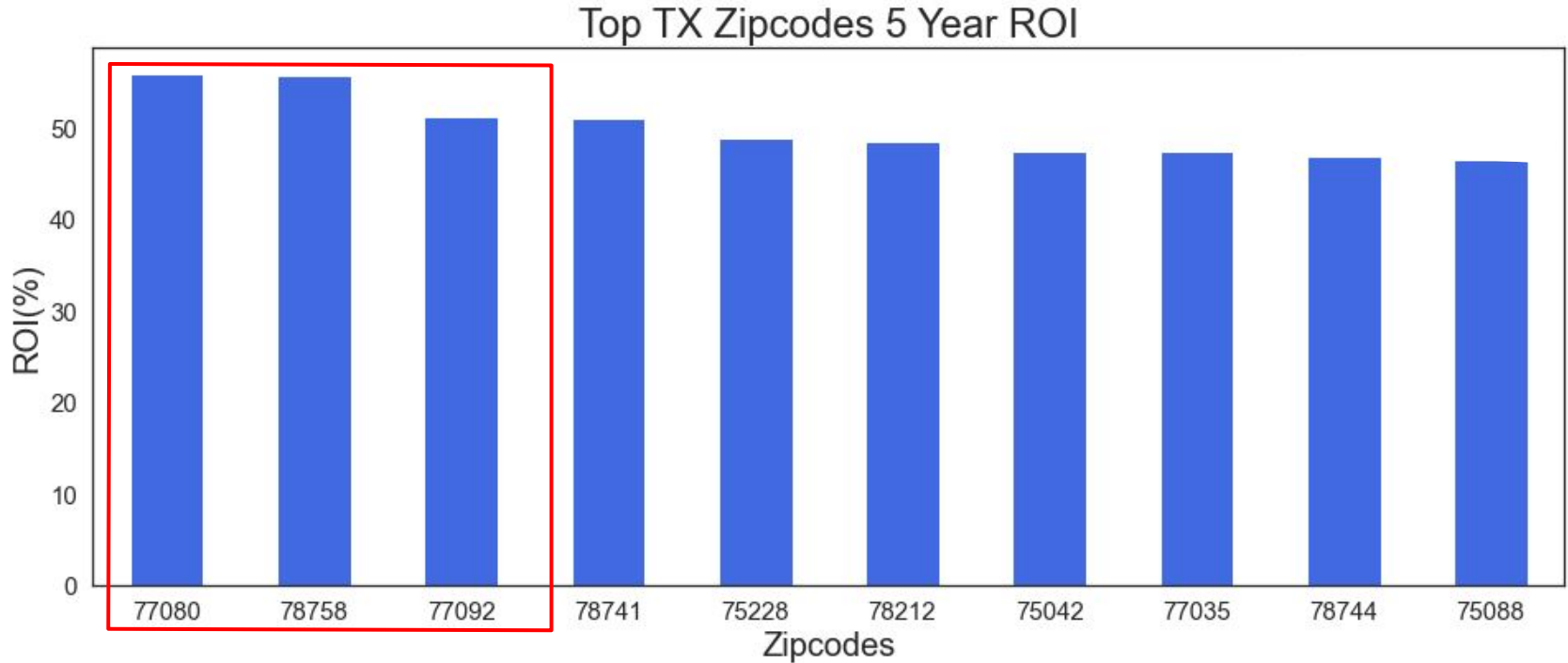
Forecast Model - 33033(Homestead,FL)



Texas

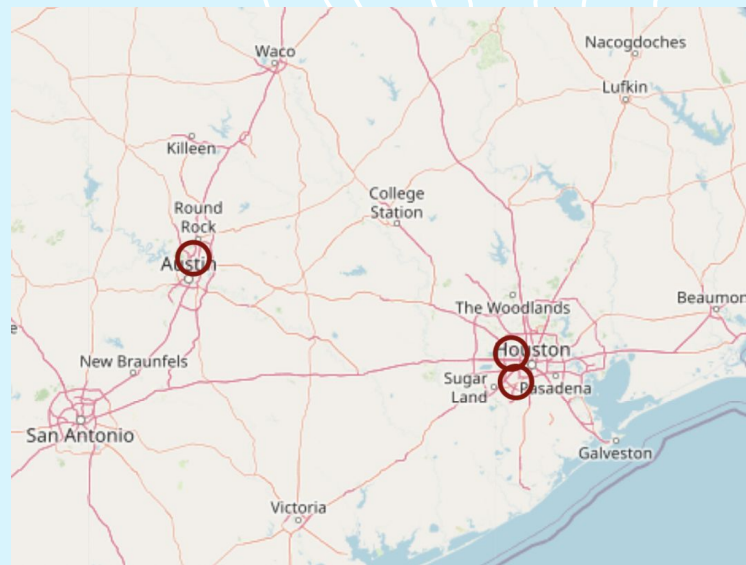
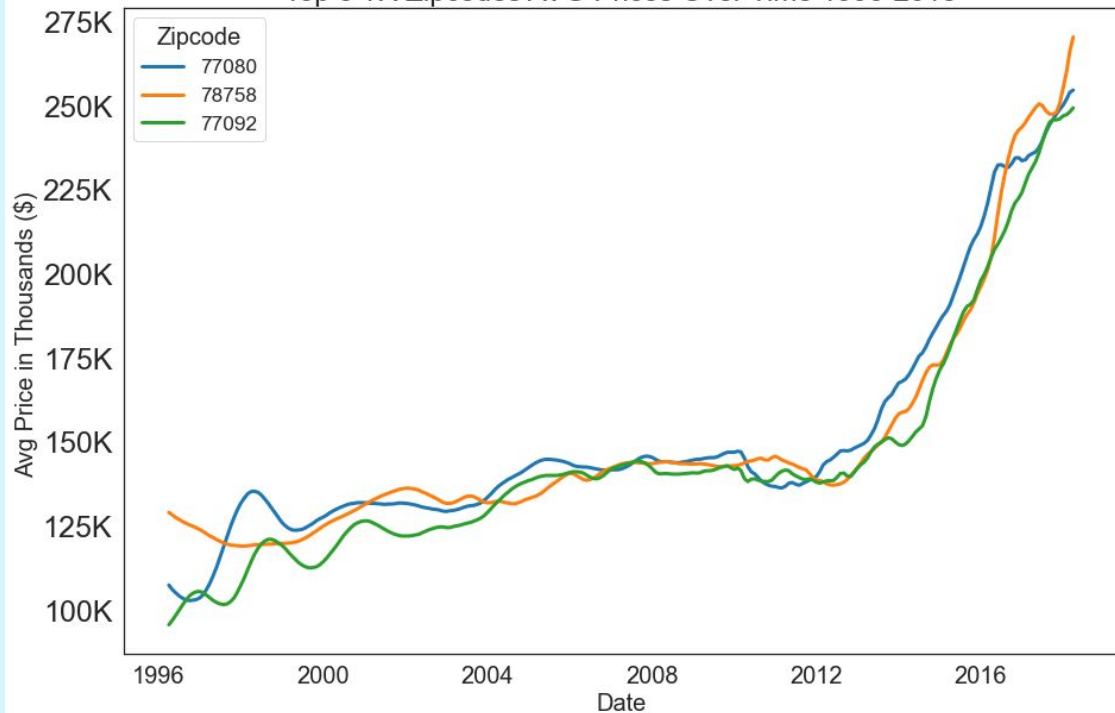


Highest Texas ROI's



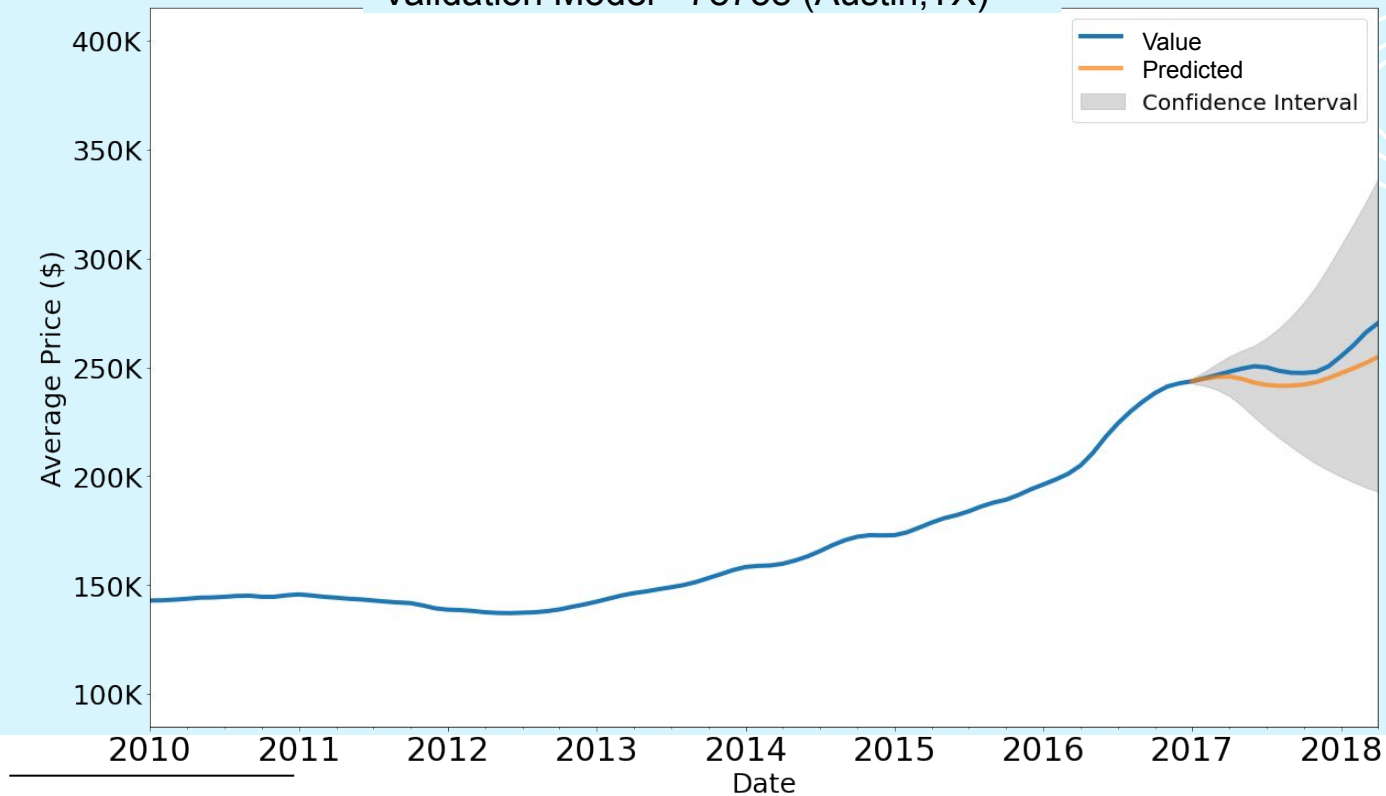
Texas ZIP CODES

Top 3 TX Zipcodes AVG Prices Over Time 1996-2018



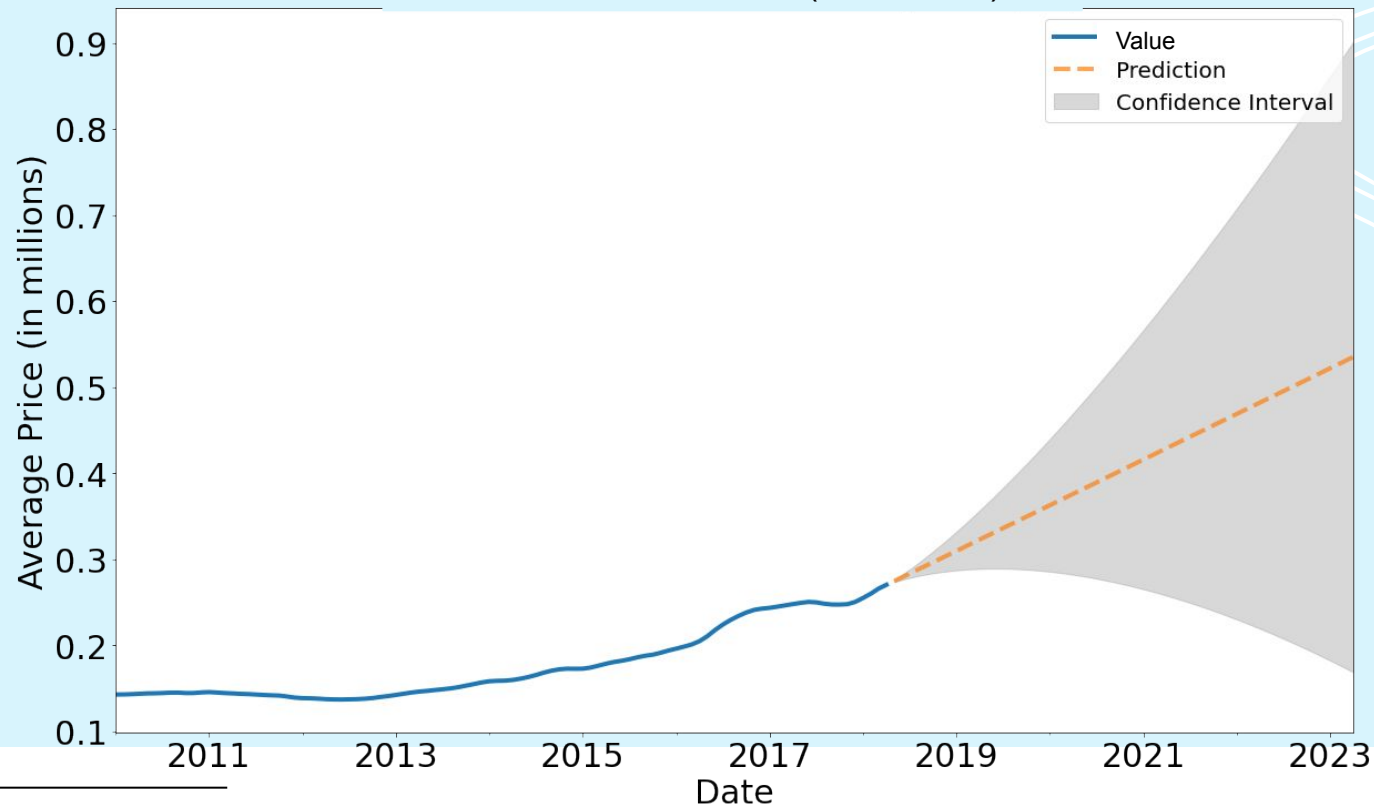
Model Performance - TX

Validation Model - 78758 (Austin, TX)



FORECASTING

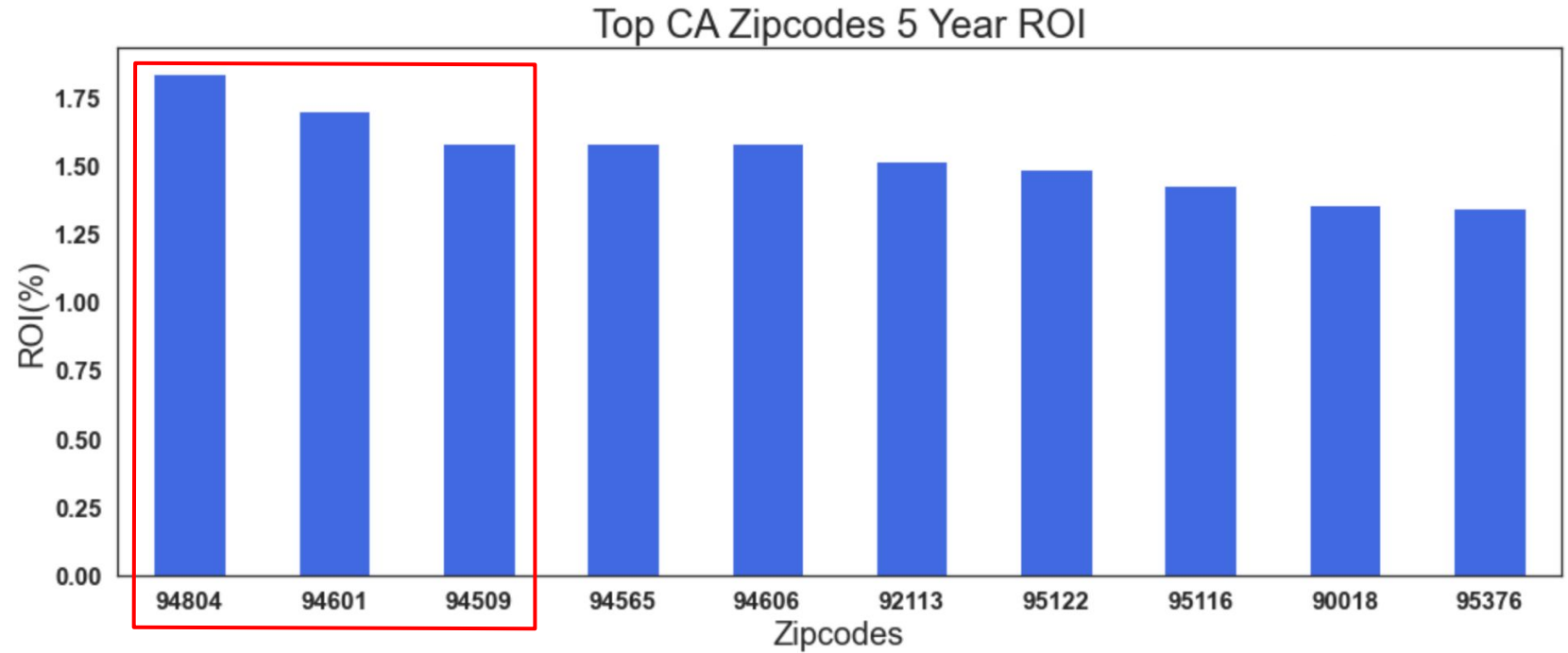
Forecast Model - 78758 (Austin, TX)



California

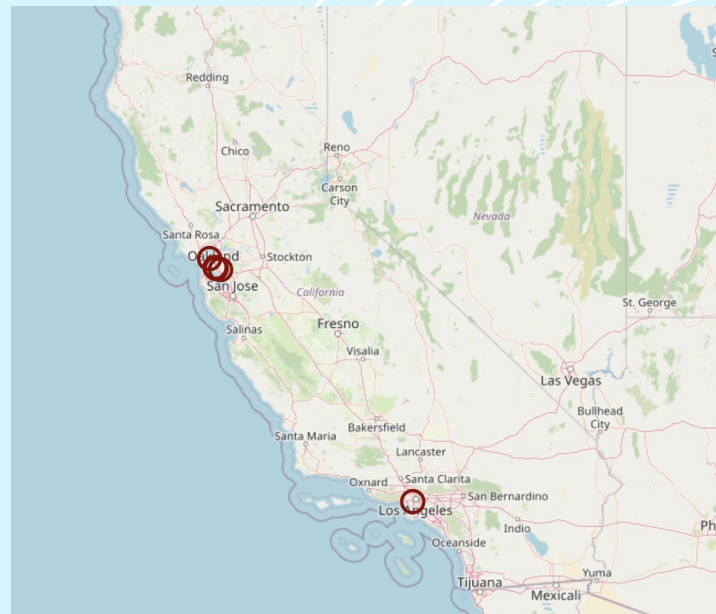
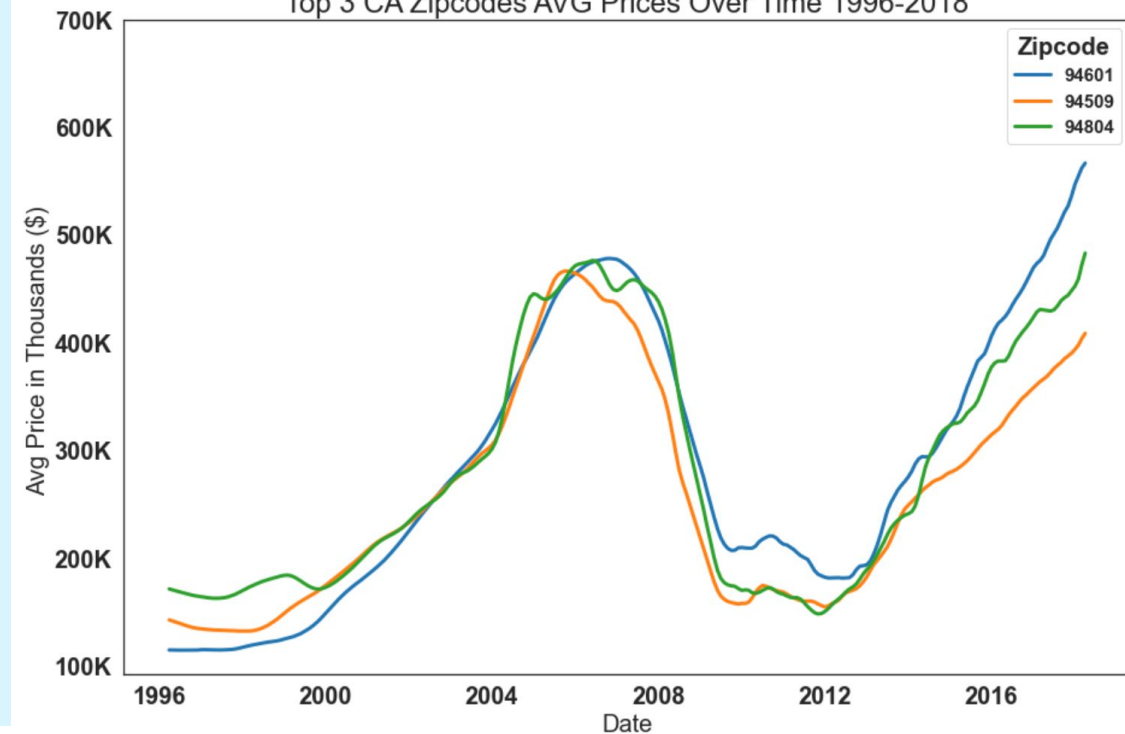


CALCULATED ROI

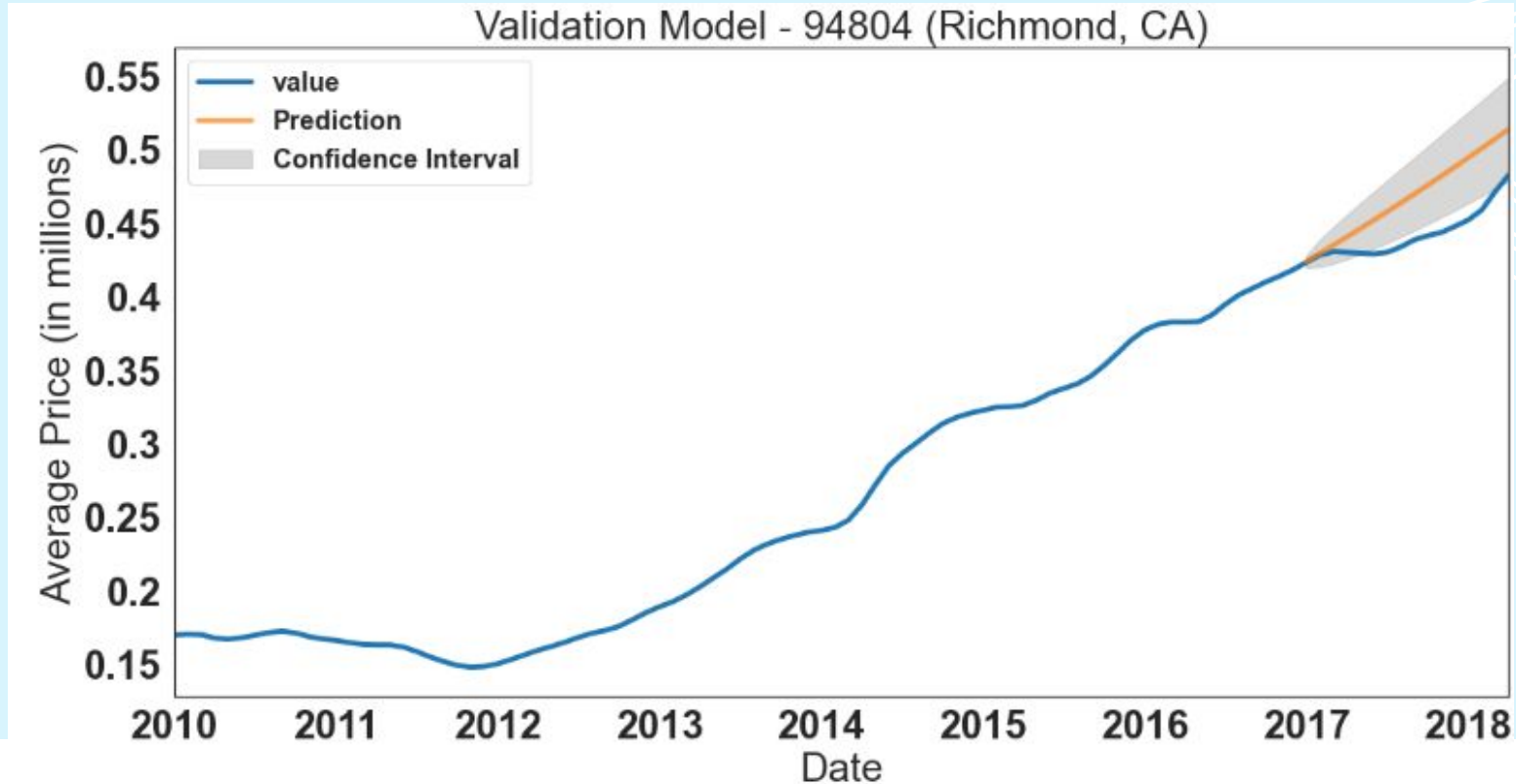


CALIFORNIA ZIP CODES

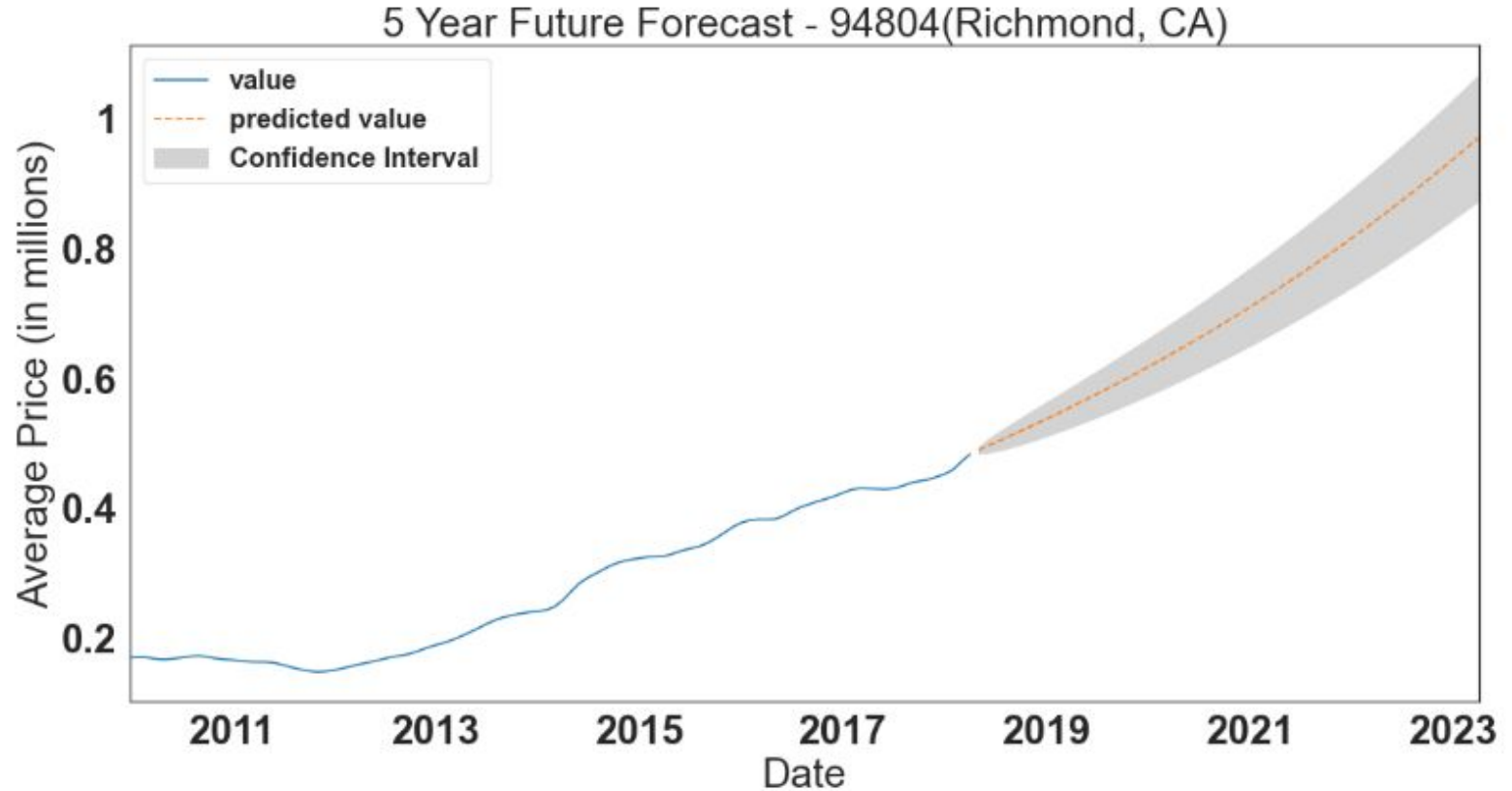
Top 3 CA Zipcodes AVG Prices Over Time 1996-2018



Model Performance - CA



FORECASTING



Forecasts and Recommendations

Invest in these 3 Zip Codes

| Zip Code | 5 Year Future Forecast ROI |
|-----------------------|----------------------------|
| 33033 (Homestead, FL) | 66% |
| 78758 (Austin, TX) | 98% |
| 94804 (Richmond, CA) | 101% |

Future Considerations

- Volatility of market (post COVID)
 - Interest Rates and Inflation Volatility
- Quality of City Amenities
- Differing State Tax Rates
- Different Costs of Living



A woman with grey hair, wearing a long grey cable-knit cardigan over a beige turtleneck and white pants, stands on a sandy beach with her arms raised in a celebratory gesture. The background shows the ocean under a pale sky. Decorative wavy lines are present in the top-left and bottom-right corners.

THANK YOU!

Questions?



CREDITS: This presentation template was created by **Slidesgo**, including icons by **Flaticon** and infographics & images by **Freepik**
