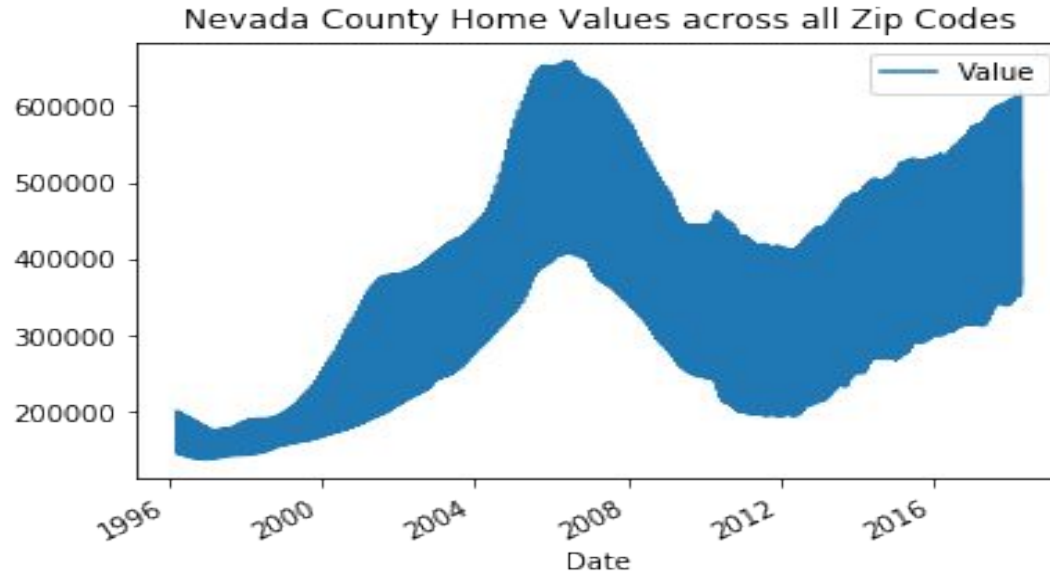

Real Estate Investment Potential for Nevada County, CA

Created for XYZ by Kimberly Humphrey

Focus - Home Values by Zip Code

Currently over all zip codes in Nevada County, there has been a steady rise in home sale values since 2012



Final Model

Used the previous point in the economic trend as well as the overall increase from trend to trend as the basis of the prediction formula.



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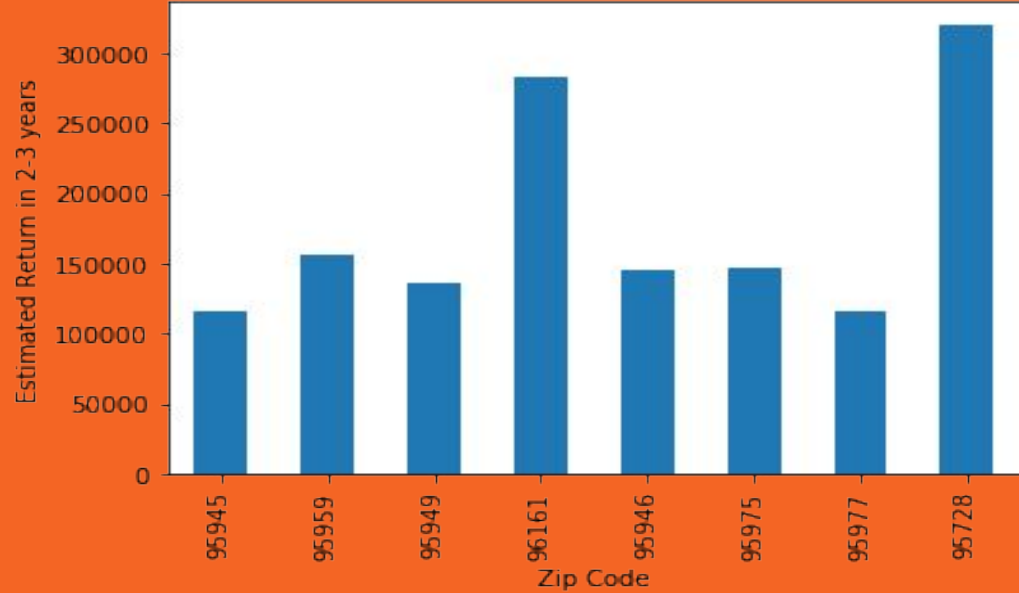
**All models show an
economic cap in:**

2 - 3 years



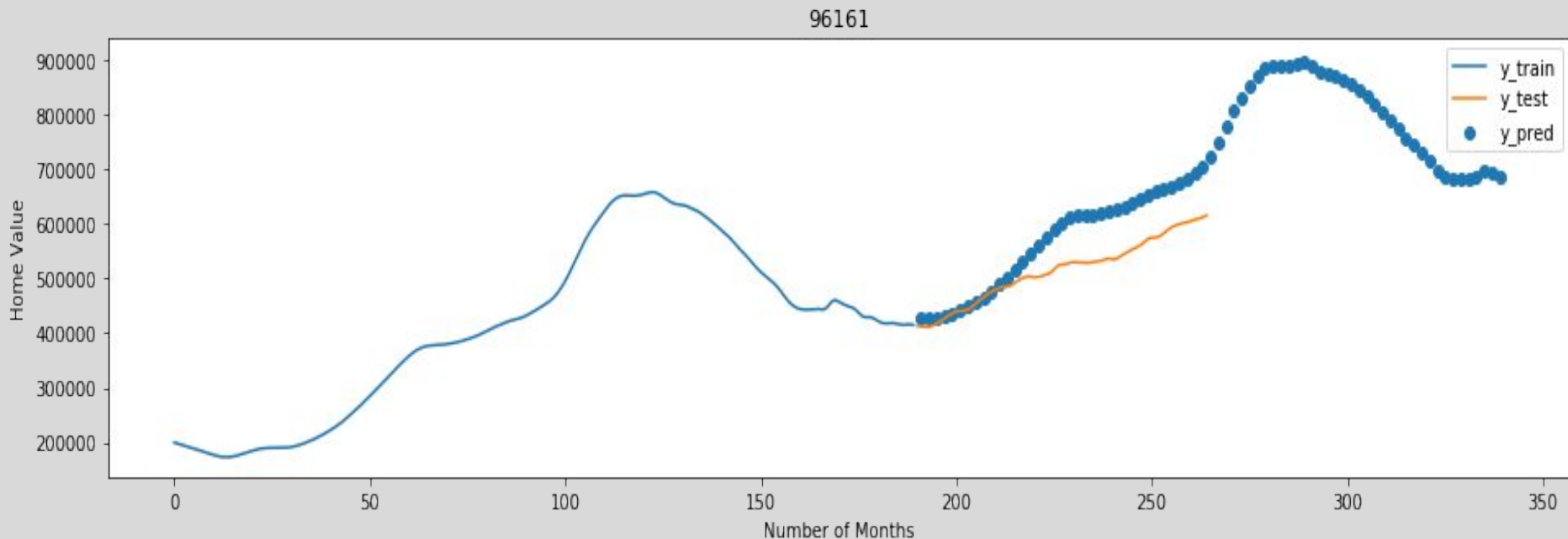
Top Two

- **Least Risk / Decent Return**
96161
- **Slight Risk / Highest Return**
95728



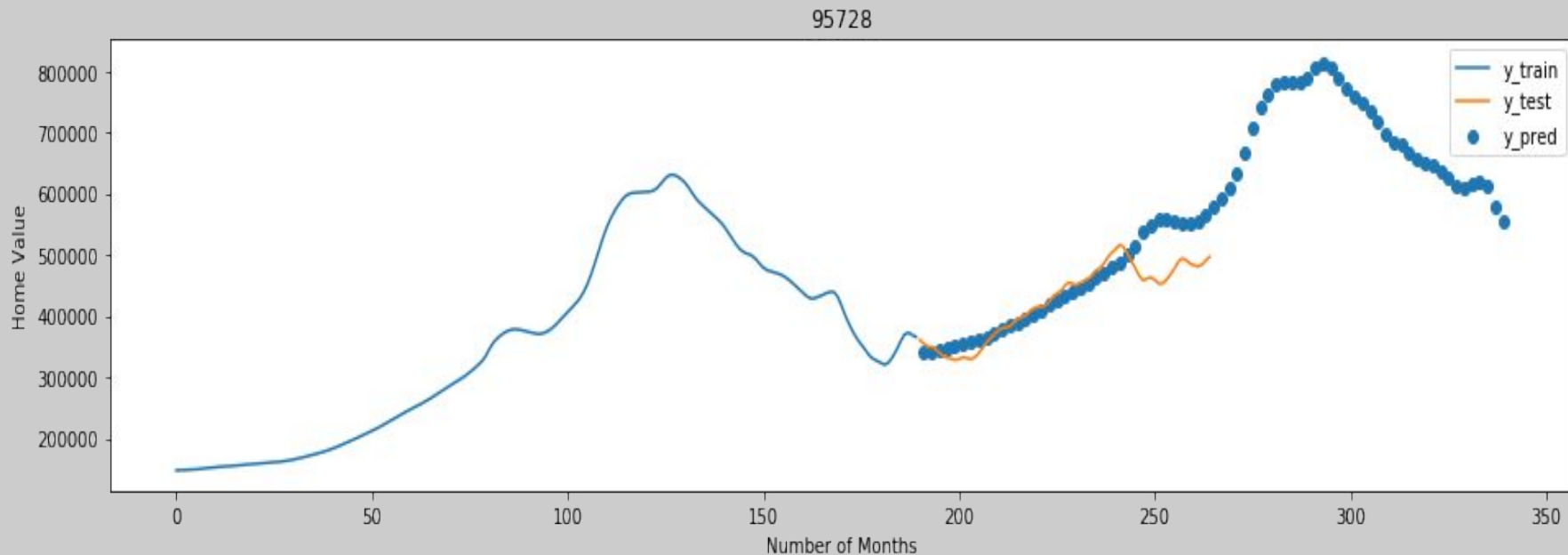
96161

- 91 % Model Accuracy
- Peak in 2-3 years
- Lowest most recent dip
- Estimated Returns of \$283,700



95728

- 94% Model Accuracy
- Slightly Higher Risk
- Peaks 2-3 Years
- Returns Estimated at \$320.700



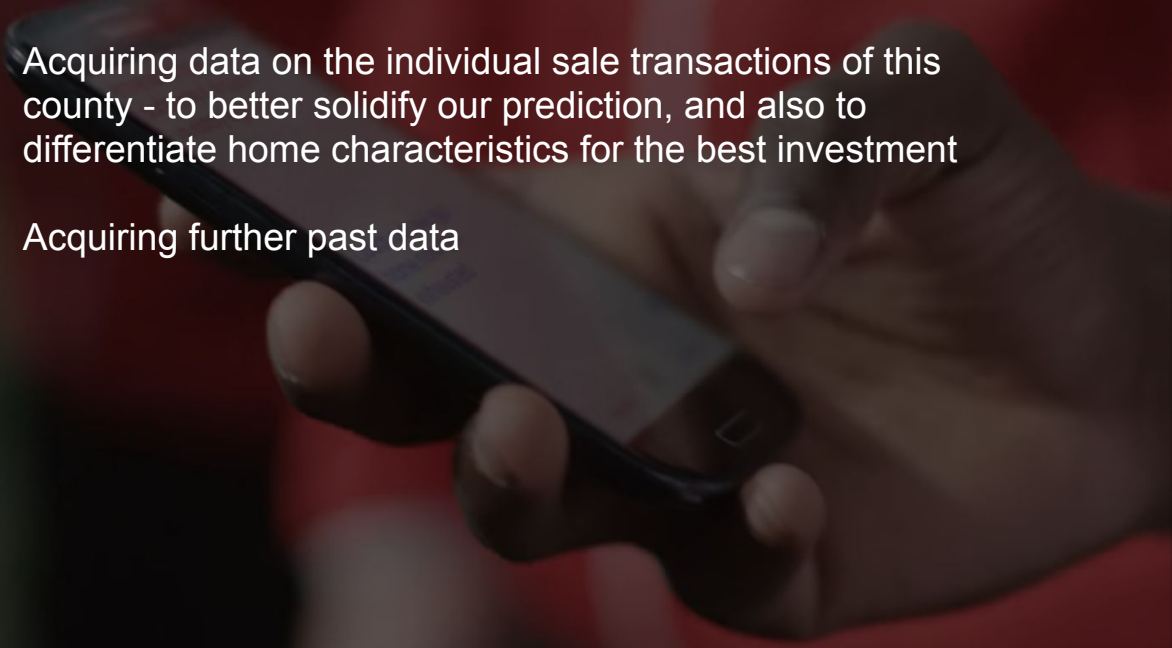
Summary

1. All zip codes are on a current upward trend
2. Zip Code 96161 has the least risk potential, and the second highest potential return.
3. Zip Code 95728 has the highest return potential, and the second lowest risk potential.
4. Both zip codes are candidates for the best areas to invest in.
5. The current model shows an economic cap in about 2-3 years.



Future Work

- Predicting values in neighboring counties
- Acquiring data on the individual sale transactions of this county - to better solidify our prediction, and also to differentiate home characteristics for the best investment
- Acquiring further past data



Together we can find the highest potential for the success and growth of your company

**Thank You, I look
forward to working with
you again!**

- Kimberly Humphrey

