

<b>Executive Summary</b>			
The following analysis is to determine what types of investment vacation rental properties should be targeted in the Mangattan borough of New York City.			
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<b>Recommendations</b>			
The top 10 neighborhoods in borough of NYC are Lower East Side, Hells Kitchen, Harlem, Midtown, Upper West Side, Chelsea, East Village, East Harlem, West Village and Nolita; #1 being Lower East Side.			
The most popular property size for the top 10 neighborhoods are 1BR properties with the exception of Hells Kitchen (2BR) and Midtown (0BR).			
The most popular days for renting are Mondays and Tuesdays while the least popular days are Saturdays and Fridays.			
The average occupancy rate for the most popular property size in the most popular neighborhood (Lower East Side, 1BR) is 36% and the average price per night is \$298.94.			
Annual revenue for a Lower East Side 1BR property would be roughly \$39,047.45.			
Superhosts charge higher prices per night compared to non-superhosts at comparable properties.			
Instant booking yields lower rates of occupancy. It is recommended to unale the "instant booking" feature.			
Investing in a doorman does not increase check-in review scores. It seems that customers are indifferent to this amenity.			
In Lower East Side 1BR properties, hosts with higher review score ratings do not charge more than lower review score ratings.			