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Airbnb Investment

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Would like to present to you our project looking at investment opportunities for an Airbnb property in the Melbourne metropolitan area.

We started this work with several hypothesis. We believed

* Proximity to the CBD would increase earnings
* Proximity to a train station would increase earnings
* Neighbourhoods with the most earnings would be the most popular areas for bookings
* AND The popularity of particular property types would be reflected in higher earnings

because of the impact of Covid last year, we decided to look at data pre:2020

We looked at Airbnb data on Kaggle, but discounted using it because it was clearly only subsets created for a particular purpose and there were obvious limitations in those datasets

* Airbnb data was sourced from ‘Inside Airbnb’, which is an independent, non-commercial website, providing access and tools to explore Airbnb data
* This website provided us with a variety of data files. smaller files were stored as a CSV file. Larger files were stored in a .gz format, which were unzipped with Winzip prior to saving as a csv file. Some of the data sets were extremely large. For example, the airbnb calendar file that we downloaded contained over 4million rows of data.
  + - * + The .gz file extension is given to **Gnu Zipped file archives**. This file format was developed by the Gnu Project for use on Unix operating systems in order to compress large files
* Melbourne Metropolitan Train station data was available on order from the Victorian Department of Environment, Land, Water and Planning through their website at no charge.
* This data was then downloaded as a csv file