




Real-Estate in the New York Metro Area

Top Five Zip Codes Recommendation to Invest In

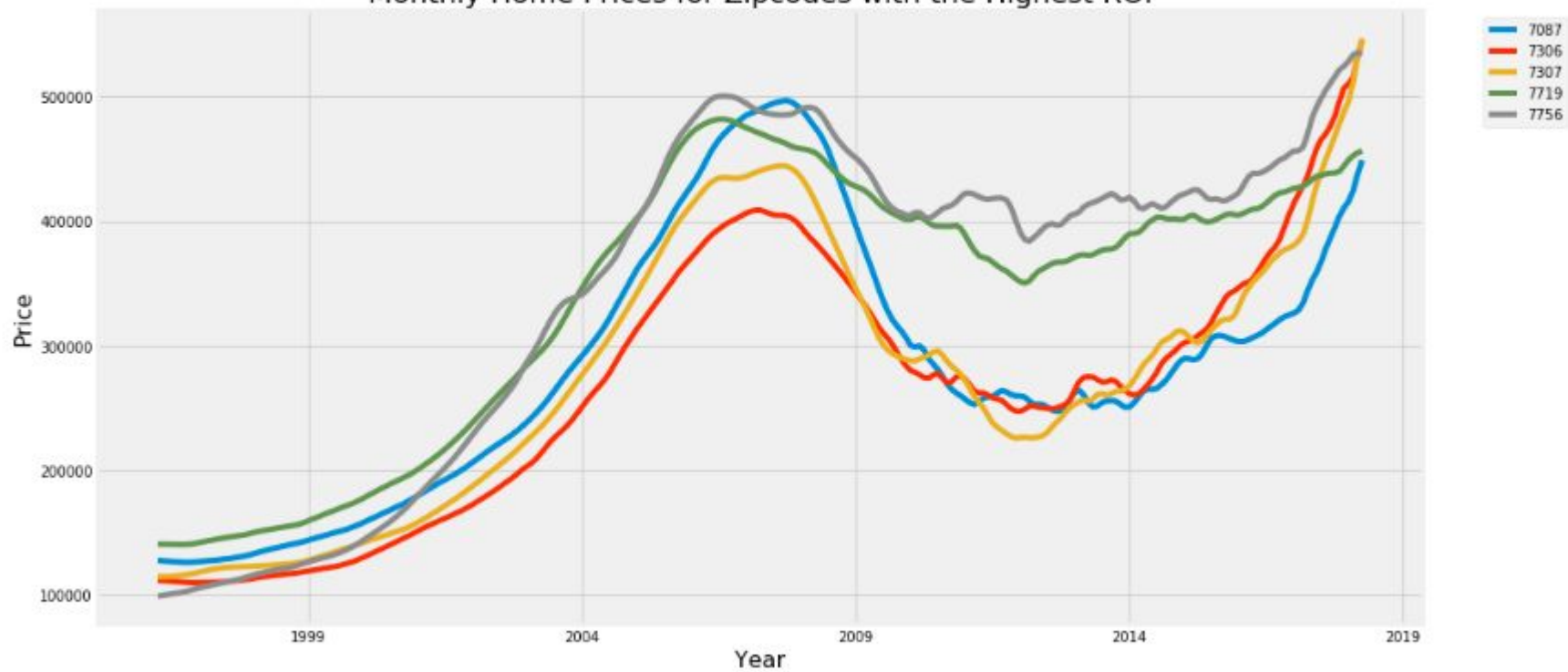
Find the top 5 zip codes in the New York Metro area that fall between 25% and 75% of the median property value.



Found the top 5 zip codes with the highest Return on Investment within the given range.

RegionName	ROI
7756	4.418274
7306	3.896768
7307	3.782152
7087	2.526316
7719	2.252316

Monthly Home Prices for Zipcodes with the Highest ROI



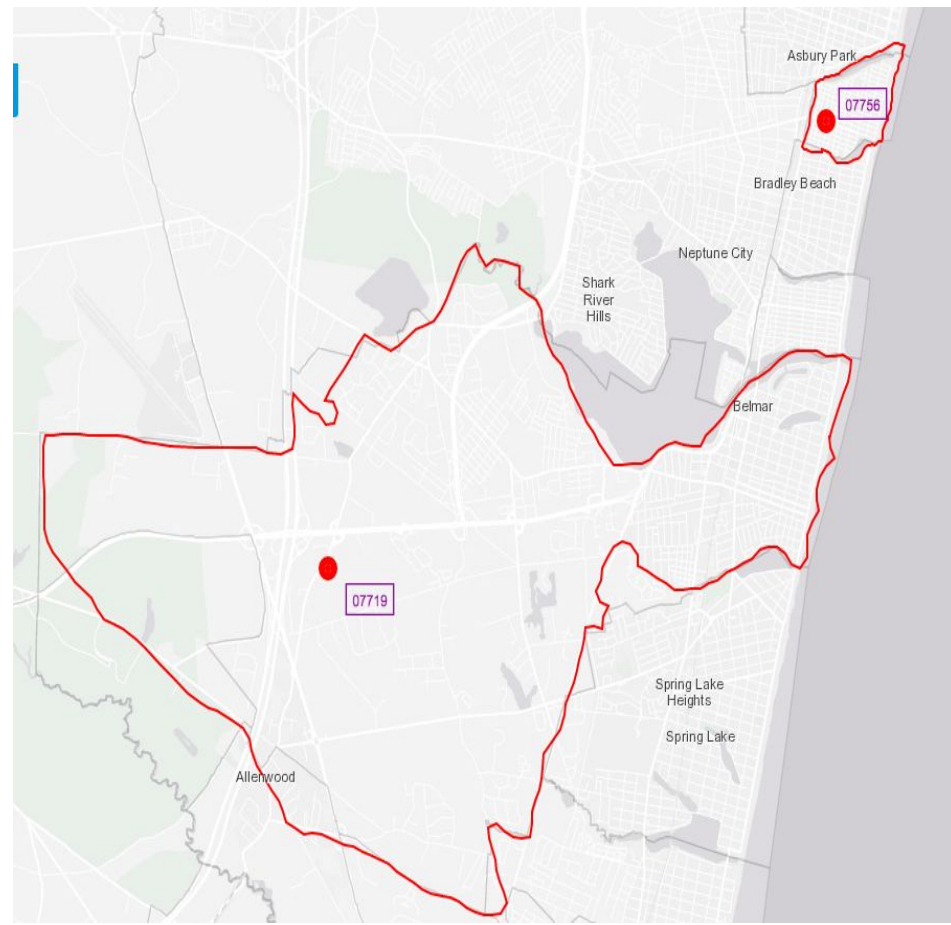
North Jersey

- 07087
- 07307
- 07306



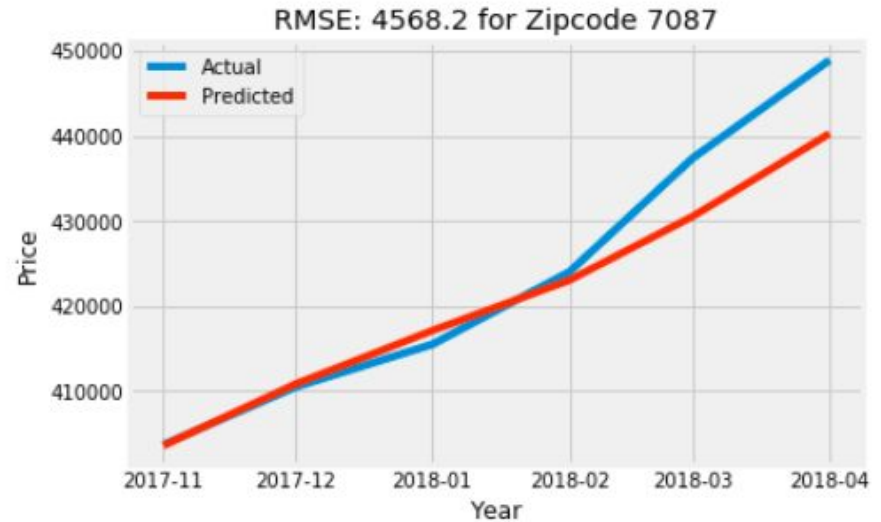
South Jersey

- 07756
- 07719



Created a model to predict the accuracy of forecasting future property values.

- The model predicted within a \$4000 difference.



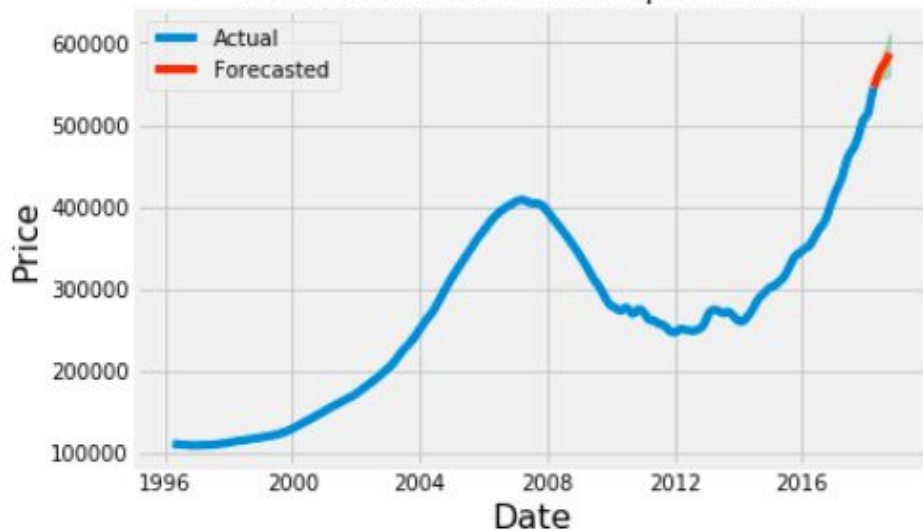
\$10,000,000

How to allocate the investment into the zipcodes:

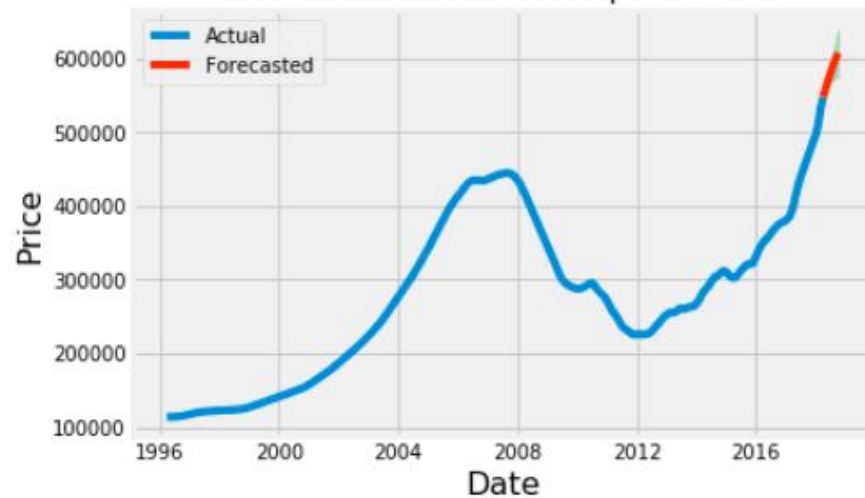
- Forecasts
- Investment recommendations

Within 6 months...

Forecasted 6 Months for Zipcode 7306

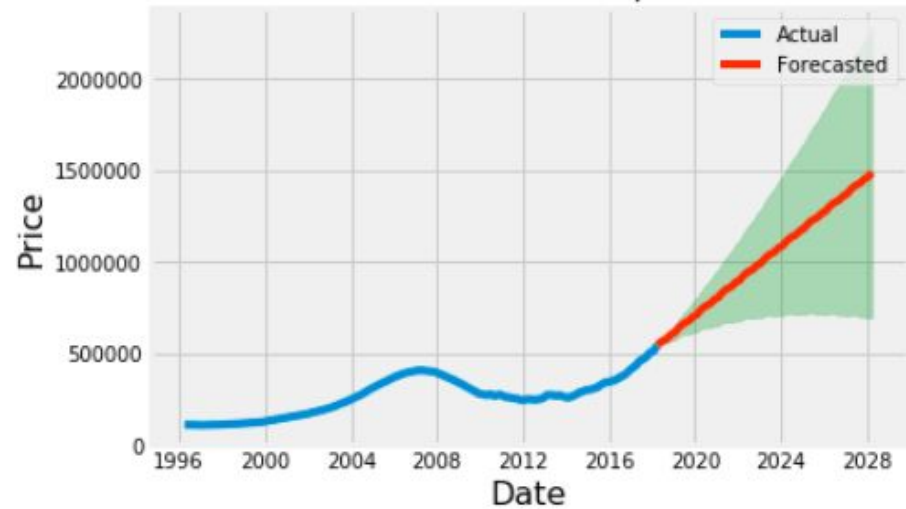


Forecasted 6 Months for Zipcode 7307

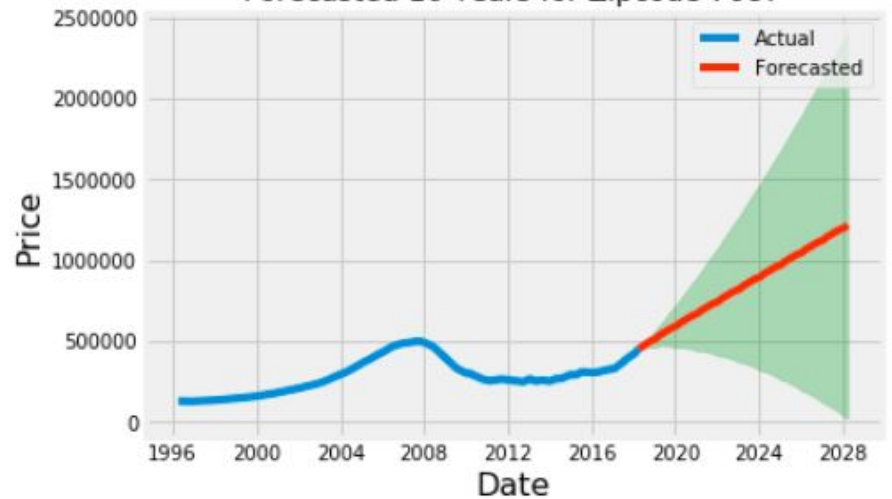


After 10 years...

Forecasted 10 Years for Zipcode 7306



Forecasted 10 Years for Zipcode 7087






By year 10 of investment...

Zipcode	6 Months ROI %	1 Year ROI %	5 Year ROI %	10 Year ROI %
07307	11.07	20.89	122.25	248.66
07306	7.71	17.61	86.85	173.35
07087	9.67	18.94	86.93	171.13
07756	-0.14	2.28	25.60	53.59
07719	1.22	3.79	19.24	38.65

Recommendations

- 
- Cannot recommend investing in South Jersey zip codes
 - No significant return on investment

Jersey City and Union City are close to New York City:

- People can live the city life without the New York City burden
- Build luxury apartment buildings close to bus stops/ferry where people can commute to NYC easily
- Focus in on areas where schools are located to also appeal to buyers with growing families

Future Work:

- Investigate specific neighborhoods within zip codes
- Look into projections on renting business spaces
- With more time could have invested further into North Jersey zip codes
 - ie. West New York

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Thank you!