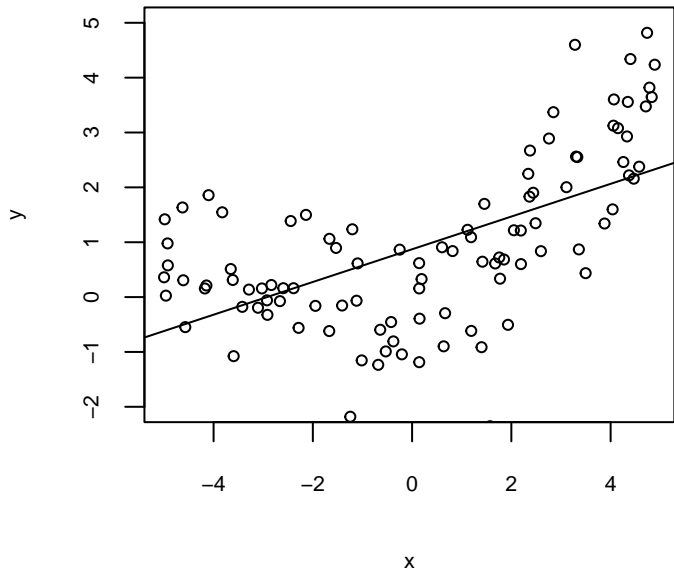Training observations, R2 = 0.35   **Test observations, R2 = 0.22**