[http://www.forbes.com/pictures/emeg45egmeh/1-grand-rapids-mich/#196b76bc2498](http://www.forbes.com/pictures/emeg45egmeh/1-grand-rapids-mich/" \l "196b76bc2498)

<http://www.realtytrac.com/content/news-and-opinion/best-and-worst-markets-for-rental-returns-heat-map-8023>

Comments:

I would like to know if this analysis takes into account property tax rates.

Posted: February 21, 2015 by: mtnr

My partner and I used an investment property calculator when we planned our first move into the rental investment market. It gave us an idea of how much money we could expect to make and if that particular market was a good option for us. I can recommend this tool <https://www.ezlandlordforms.com/rental-property-investment-calculator/>

Posted: September 3, 2014 by: vaughney

I own over 30 properties in Clayton and I can attest that prices are rising fast. Townhomes/foreclosures that were sold for $30,000 few years ago are now being appraised above $60,000. The momentum is growing and prices are steady. One main reason is the inventory of foreclosures is extremely low. Many investors have purchased from banks and holding those properties as rentals and/or future sales

Posted: June 24, 2014 by: People's Landlord

These statistics are just math. They are no real indication of where the best investment markets are, simply a starting point. For instance, in Wayne County, MI; 1 out of every 5 people are below the poverty level. The population has dropped over 25% in the last 15 years. So how long is your great rental house going to be vacant? Who exactly is going to rent it? Number 2 on the list Clayton County... the numbers for this county are skewed by the College Park area. I lived in Atlanta for 18 years and I can assure you that College Park (NW Clayton) would be one of the bottom 3 on my list in terms of target investment areas in metro Atlanta. Sandy Springs is in N Fulton County and Marietta is in Cobb County, not Clayton. Both of these counties while much better areas than Clayton have a much higher price per square foot average therefore a lower yield. I suspect that if I had the time, many of these top counties would have fatal flaws as well. I would like to see these statistics re-run with "days on rental market" and a "vacant zombie home" overlay. I bet the result would be drastically different.

Posted: April 3, 2014 by: Cashflow

List of layers

1. Property tax rates
2. Median housing value
3. Price growth
4. % below poverty line
5. Inventory of foreclosures
6. Days on rental market
7. % vacant houses
8. Median HHI
9. Crime
10. Median rent
11. Unemployment rate
12. Job growth rate
13. Population growth rate

AirBnB

1. Occupancy rate (% days occupied out of 365)
2. Price/night
3. Income/month

Data sources

<http://data.bls.gov/cew/apps/data_views/data_views.htm#tab=Tables>

<https://www.huduser.gov/portal/datasets/50per.html>

<http://www.realtytrac.com/news/home-prices-and-sales/realtytrac-2016-rental-affordability-report/>

<http://www.realtytrac.com/news/real-estate-investing/realtytrac-q1-2016-single-family-rental-market-report/>

<http://www.housingwire.com/articles/36651-new-report-shows-best-and-worst-markets-for-buying-rental-properties>

<http://www.forbes.com/sites/erincarlyle/2016/01/27/best-buy-cities-where-to-invest-in-housing-in-2016/#5eb2d1a32429>