

# Kincubator

Inspiring concept for a innovative county

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# Concept of Kincubator

## Problem:

- rent in central places is too expensive for students
- need to take a loan for university study
- potential gets lost due to side jobs

## Business concept:

- home for potential data scientist students who want to start a business
- rent is for free in exchange for 10% of shares of the business
- all in one house: innovative atmosphere

# House requirements

## Hard facts:

- at least a bedroom each for 4 students + one for me
- space inside the house should be above average
- at least two bathrooms (better more)
- affordable

at least 5 bedrooms
m <sup>2</sup> living area > Ø
at least 2 bathrooms
fit in budget

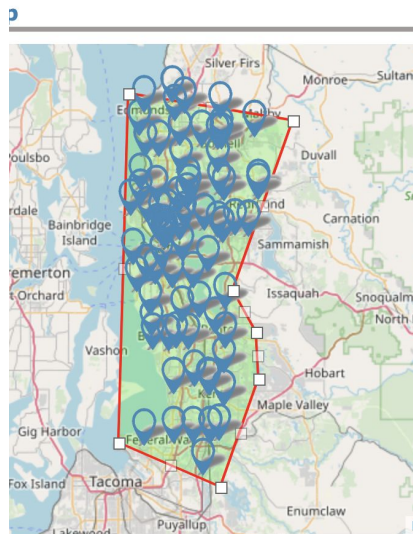
## Soft facts:

- close to university
- close to high-tech companies and potential investors

distance university
distance companies

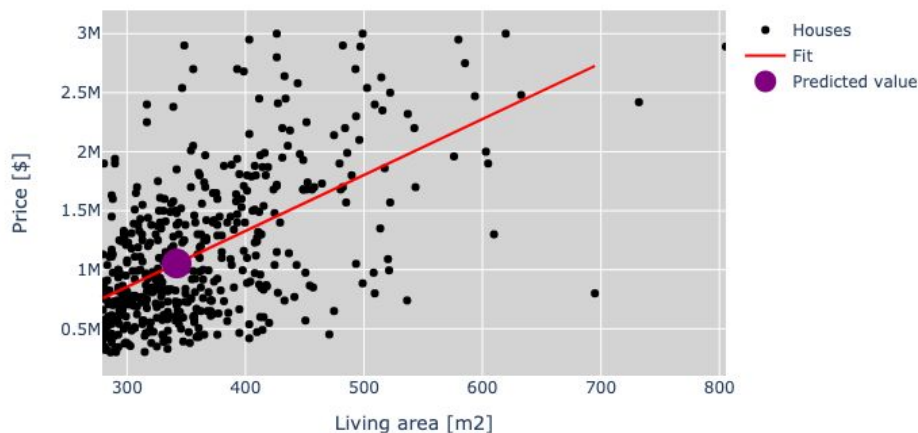
# Proof of concept

Predicted price: 1.000.000 +- 50.000 \$



Source: <https://www.freemaptools.com/find-zip-codes-inside-user-defined-area.htm>

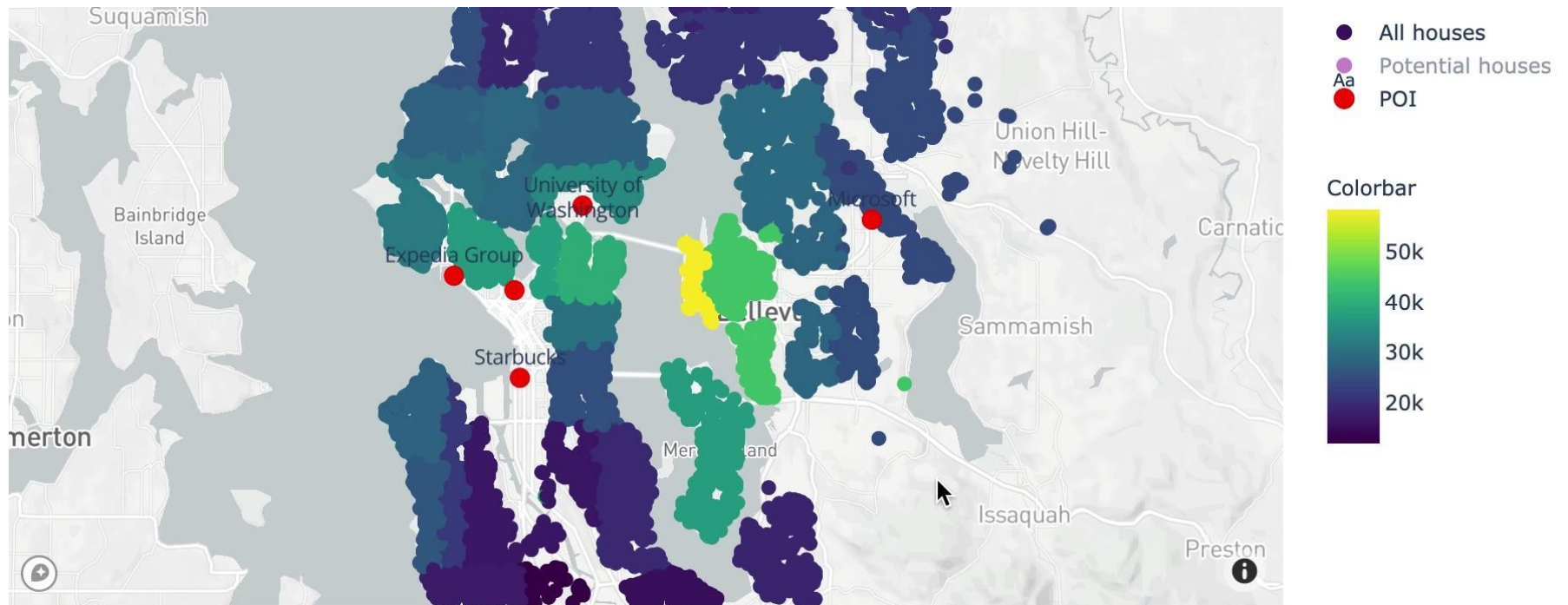
Linear fit of living area to house price



Source: own diagram  
MAE: 362289

at least 5 bedrooms	↑
m <sup>2</sup> living area = median	↑
at least 2 bathrooms	↑
fit in budget	↑
distance university	↓
distance companies	↓

# Potential areas



Box: m<sup>2</sup> living area | adjusted mean area price | zipcode | grade

# Price predicting

For values:

living area	342 m <sup>2</sup>
adjusted zip value	30462.412579
grade	8

Price:

- 1,255,106 Dollar
- Mean Average Error: 104,232

# Outlook

Before buying the house:

- Find the best relationship between price / rooms / living area / local area
- Improve the prediction model with lower Mean Average Error
- Find potential investors

Before starting the incubator:

- Business plan



Thank you for your attention