Nico Morales

Title: SQL Portfolio Project - Nico Morales

[GitHub Repository](#)

Job Description: I chose this job because it combines finance and data analytics, which matches my background and interests. It's relevant to my goal of transitioning from corporate banking to data-driven roles in investing. I'm especially interested because it lets me apply SQL and Python to real estate and RMBS analysis, supporting strategic decisions at a top investment firm.

Problem: I plan to identify which housing markets offer the best rental yield and price growth for single-family rentals. This is relevant to Cerberus' strategy of investing in SFR properties. The problem is feasible using SQL to analyze data, a pipeline to collect and load it, and a dashboard to visualize top-performing markets.

Data Sources: Both are relevant because they offer key metrics, such as home prices, rent, and affordability, that support SFR investment decisions.

Zillow API (via [RapidAPI](#)) — Provides housing prices and trends by city. *(Collected via API)*

Numbeo ([Numbeo](#)) — Provides rent prices and cost of living data by city. *(Collected via web scraping)*

Solution: I'll clean and load the data into AWS RDS, then use SQL to join the datasets by city and calculate metrics like rental yield and price growth. I'll use GROUP BY, CTEs, and window functions for analysis. For visualizations, I'll use Tableau or Power BI to create a ranked list of top SFR markets and a regional heatmap to highlight investment opportunities.