



Time series Analysis Mg Real Estate Group

By Omega Markos



Problem

MG Real Estate Group profit is becoming unpredictable

Low risk high profit investment



Methodology

Data preprocessing

- Zillow data set
1996-2018
- Identify zip codes with
rapid price increase

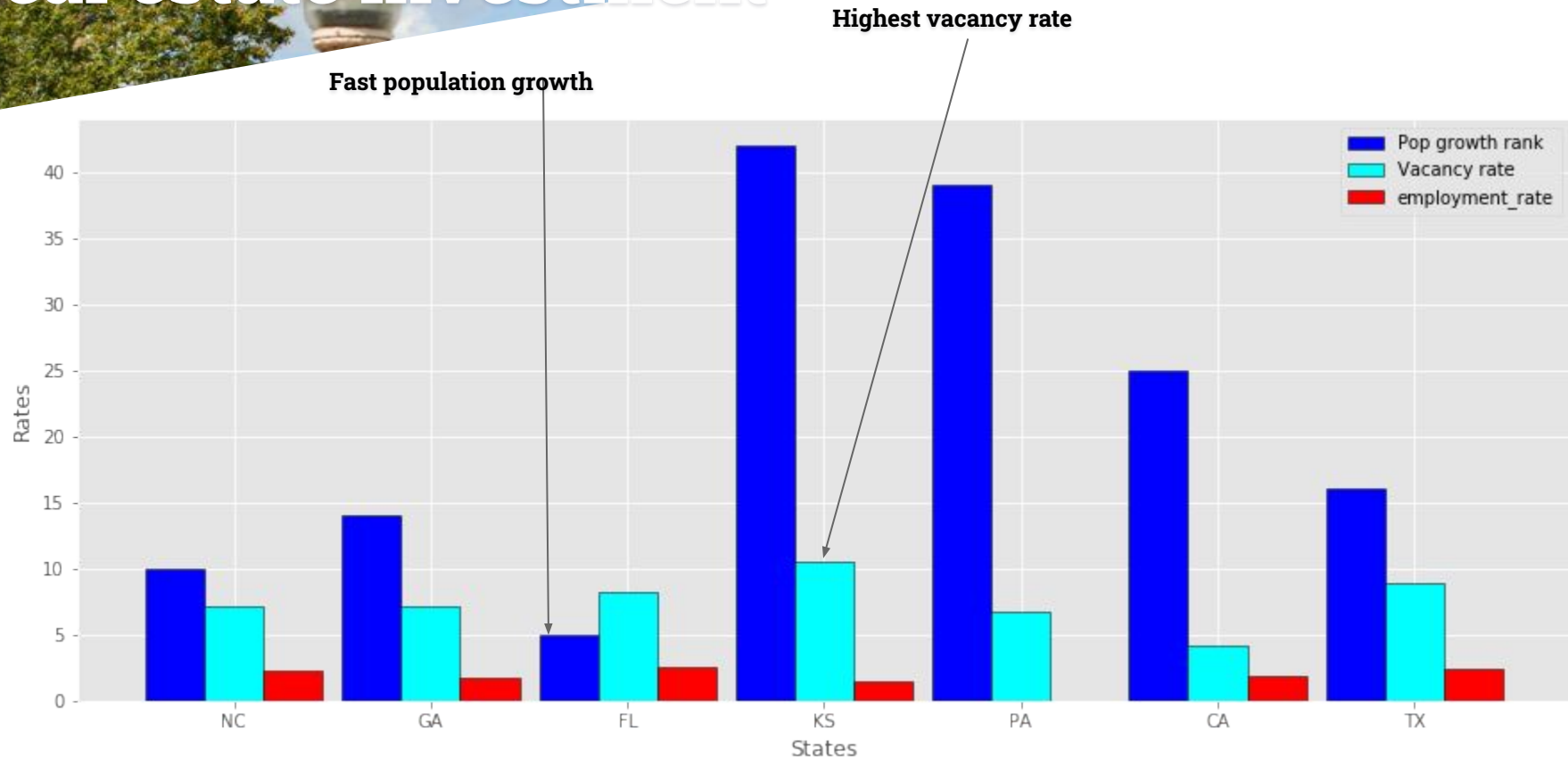
Risk factor analysis & filtering

- Population growth
- Job growth
- Rent index
- Vacancy rate
- Model accuracy

Time series model:

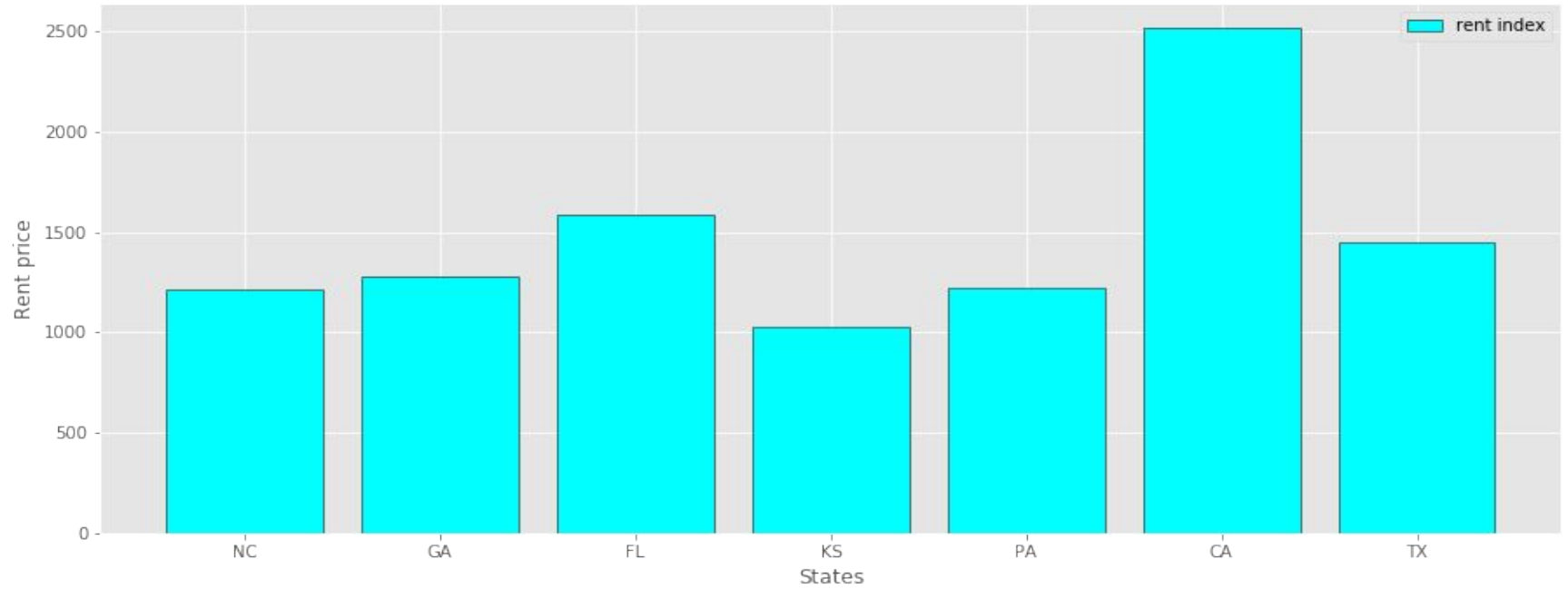
- To forecast future
values ?

Factors affecting real estate investment



Factors affecting real estate investment

Rent price by state





Recommended locations

Location	Rate of increase
Zip code 27980 Hertfold, NC	45%
Zip code 30032 Candler-Mcafee, GA	76%
Zip code 33805 Lakeland, FL	78%
Zip code 32117 Holly Hill, FL	56%
Zip code 28208 Charlotte, NC	73%



Recommendations

Rent & sale

Zip code 32117 Holly Hill, FL

Zip code 33805 Lakeland, FL

Zip code 30032 Candler-McAfee, GA

Flip & sale

Zip code 27980 Hertford, NC

Zip code 32117 Holly Hill, FL



Future work

- More analysis on the types of houses with in a specific zip code
- Include the rent profit to the calculated ROI



Thanks!

Any questions?

Contact info

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