

Assignment 2 by Group 1

Summary

投资区域: Zipcode 27713, 27707, 27704, 27703 in Durham NC

Pros:

1. 总体家庭收入略高于州内均值 (2017)。其中 27713, 27703 明显高于州内均值。
2. 地区平均年龄小于 35 岁。相比北卡州数据, 该地区的本科及以上学历比例高。其中 27713 本科及以上学历比例明显高, 贫困率比例明显低
3. 总体地区工资收入是租金的 3 倍。其中 27713, 27703 工资收入明显高于租金 3 倍。
4. 房产税低, 1.2%左右
5. 租房比例在 45%左右

Cons:

1. 10 年人口在增长, 但总体增长水平与全国均值相当
2. 总体犯罪率接近州内水平的 2 倍, 需要挑选合适的 Neighborhood
3. 年龄中位数低, 未婚比例高, 人口流动性高

出租性价比:

1. SFH 租售比在 0.6%左右。其中 27704, 27703 高于 0.6%
2. SFH 每平尺价格在\$150 左右。其中 27703 仅为\$131
3. 房价涨幅(2012-2020)在 60%左右。其中 27704 高于 70%
4. 租金涨幅(2012-2020)在 28%左右。其中 27703 高于 30%

房型选择:

与地区多数房型保持一致, 即价位 250k 左右, 房屋建造年份在 2000-2009 之间, 3 卧室。

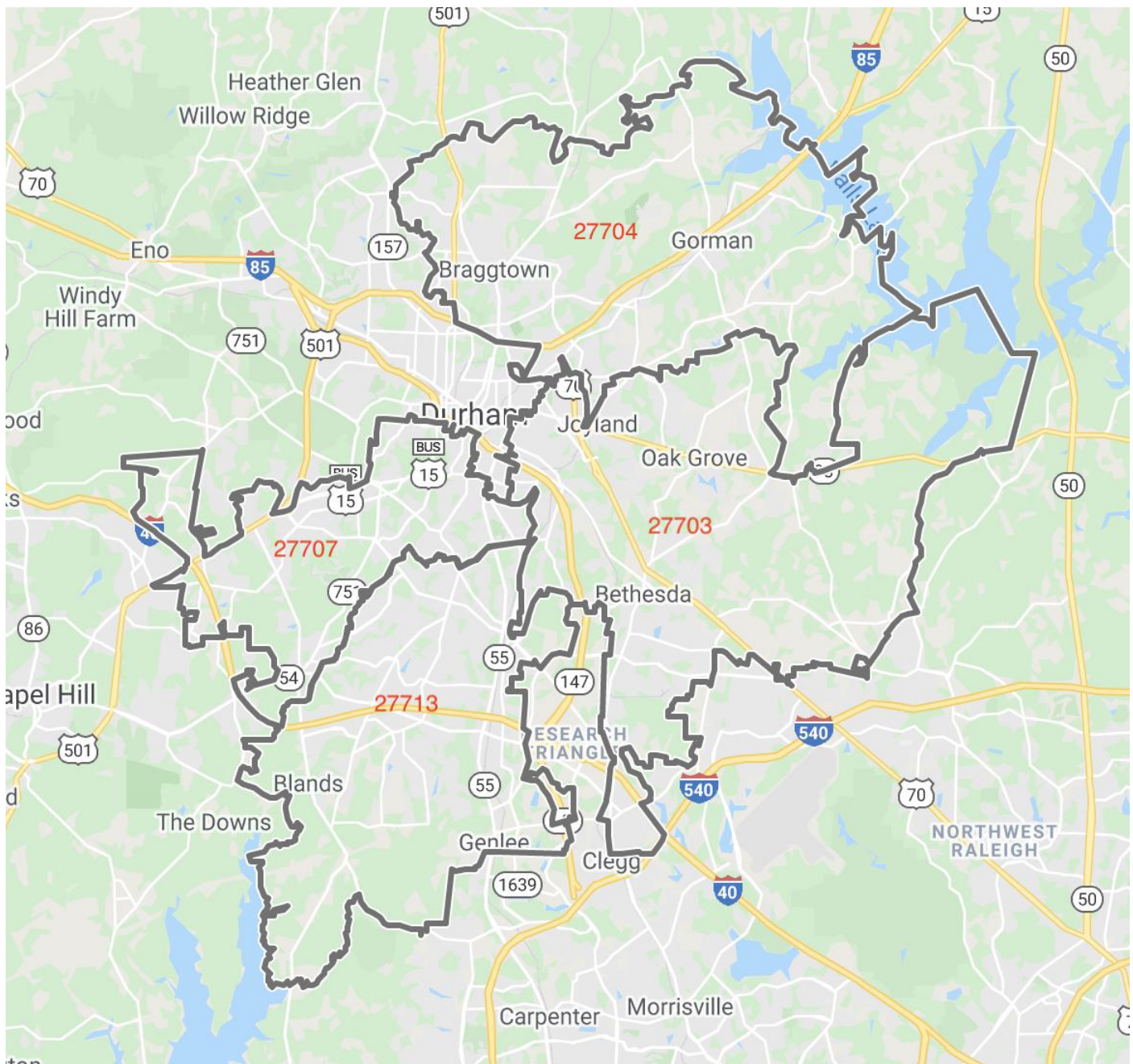
总结:

1. 总价较低, 租售比 0.6%, 首付比例不高也可以有正现金流。
2. 四个区域属于中下中产阶级至中产阶级居住区, 尤其 Durham Downtown 处于 gentrification 过程中, 近 10 年房价涨幅明显高于租金涨幅。
3. 总体犯罪率高, 需要挑选合适的 neighborhood 以便管理。

投资目标

1. 租售比高, 首付比例不高的条件下, 仍能保证正现金流。
2. 处于 gentrification 的过程中, 有持续升值潜力。
3. 房屋管理简单, 维护成本可控。

Zipcode 27713, 27707, 27704, 27703 in Durham NC



Population Structure

Population and Population Change

	27713	27707	27704	27703	US
Population	54,143	48,234	40,036	63,447	326,262
Population change by Year, 2010-2020	1.39%	1.16%	1.29%	3.81%	1.95%

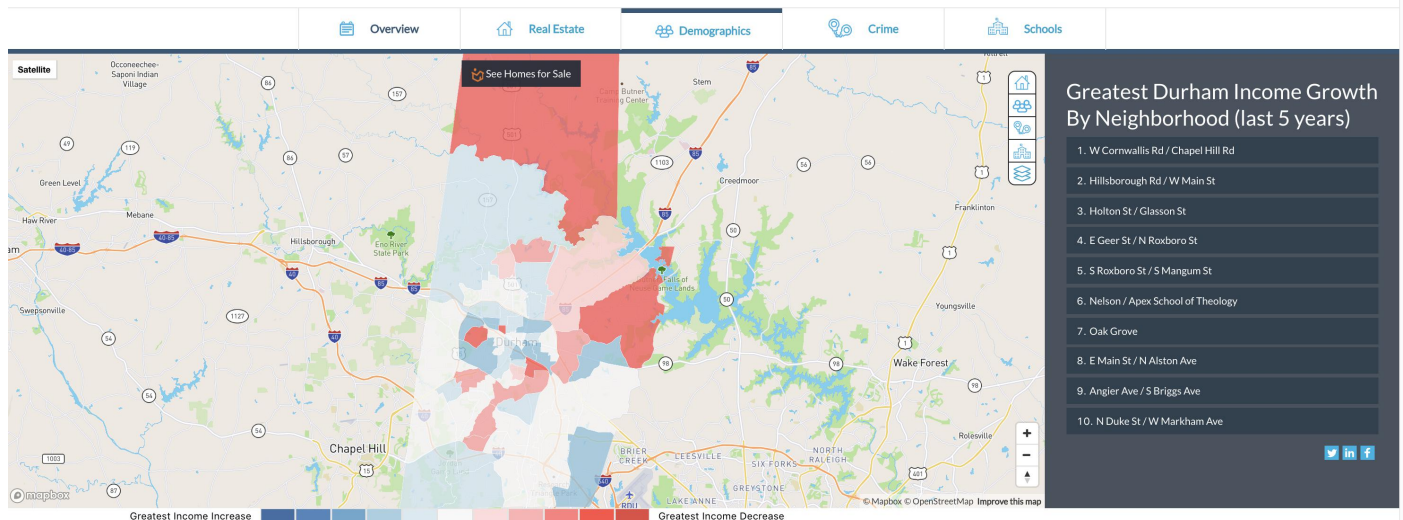
Diversity (2017)

	27713	27707	27704	27703	NC State
Median resident age	34.9	34.4	34.8	34.7	38.8
% of foreign born population	13.2%	16.8%	12.7%	14.0%	8.1%
Bachelor's degree or higher	64.5%	49.4%	31.3%	38.0%	30.5%
Average household size, people	2.3	2.4	2.6	2.7	2.5
Residents with income below the poverty level	9.2%	16.0%	20.8%	14.8%	14.7%
Estimated median household income	\$77,244	\$52,602	\$45,621	\$62,086	\$52,752

Income Growth by Neighborhood

DURHAM, NC
DEMOGRAPHIC DATA

+ SAVE



Common point of these 4 areas:

Black race population percentage above state average.

Foreign-born population percentage above state average.

Median age below state average.

Length of stay since moving in significantly below state average.

Most neighborhoods of these areas belong to Lower-Middle class to Middle class residential area.

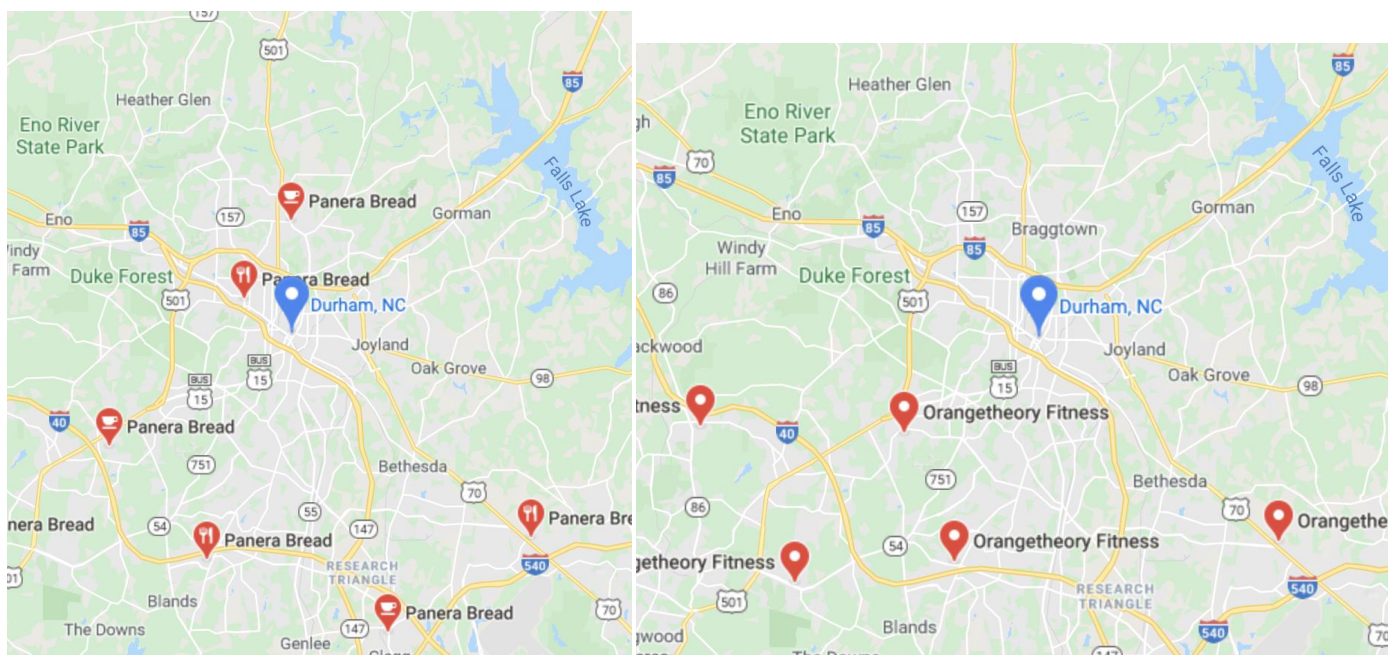
For 27707, 27704 and 27703, hispanic race population percentage above state average.

For 27713 and 27707, percentage of population with a bachelor's degree or higher above state average.

Surroundings

Facilities

The supporting facilities of 27713 and 27707 are relatively more complete. There are relatively few facilities in the area which is away from Durham Downtown in 27704 and 27703.



Transportation

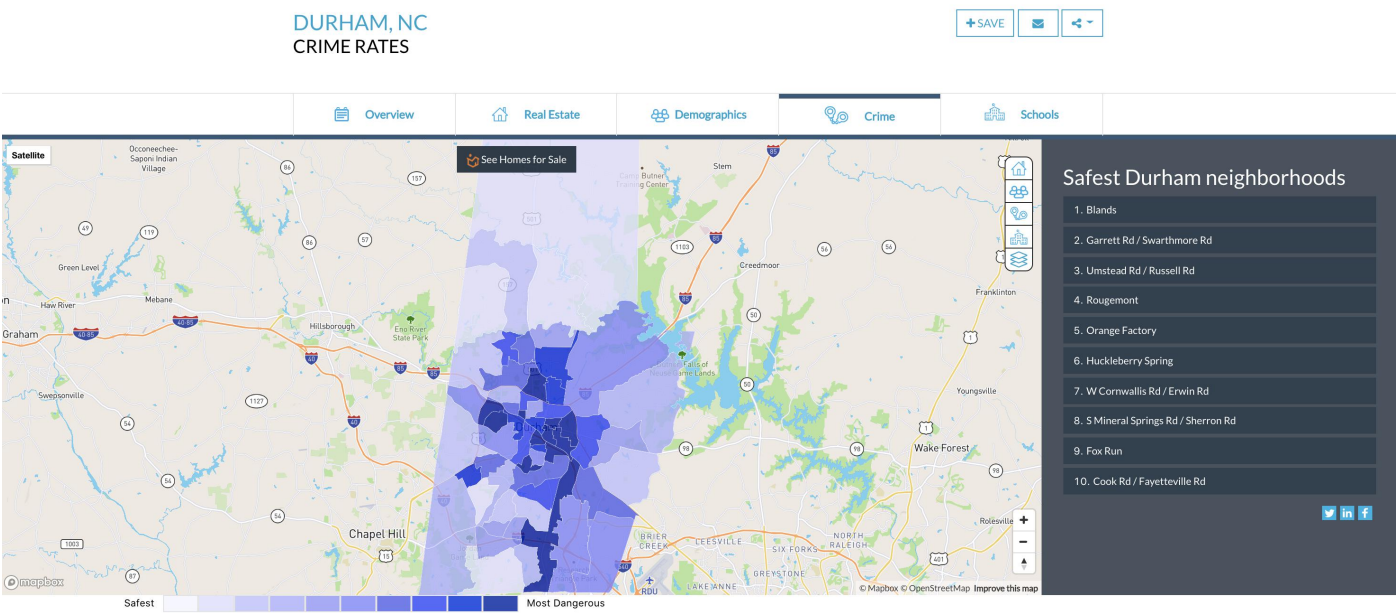
Airport: Raleigh-Durham International Airport

Highway: Durham is served by US highways 15-501 and 70; Interstates 85 and 40; and NC highways 54,55,98,147 (Durham Freeway), 157 (Guess Road) and 751.

Crime rate

The violent crime rate is much higher than the level in NC.

Crime rate by Neighborhoods



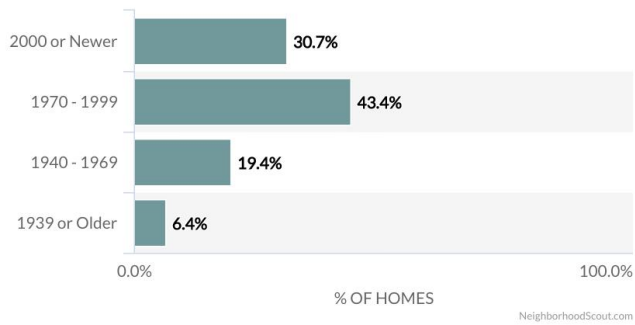
Housing

Durham House Age, Types of Houses, and House size:

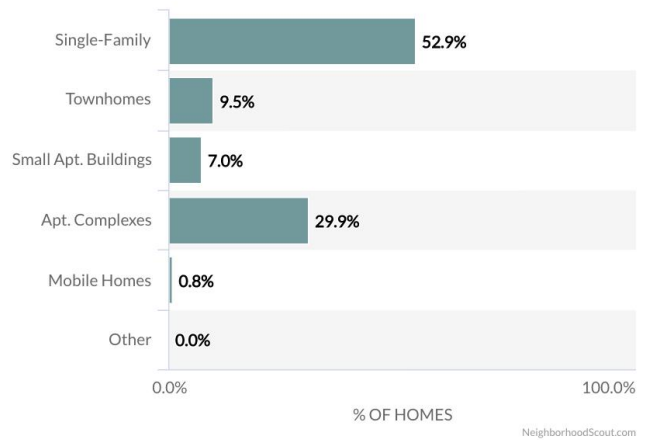
HOUSING MARKET DETAILS



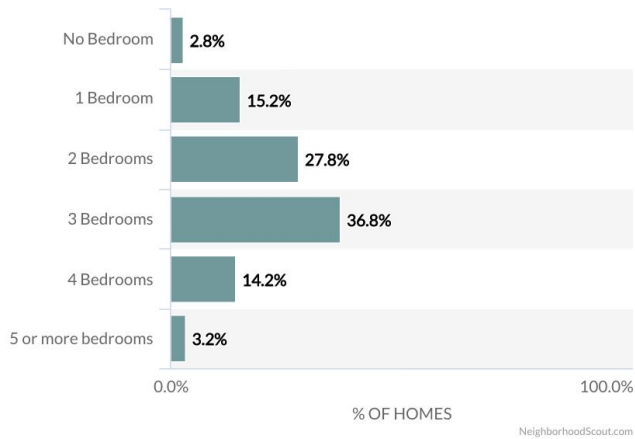
AGE OF HOMES



TYPES OF HOMES



HOME SIZE

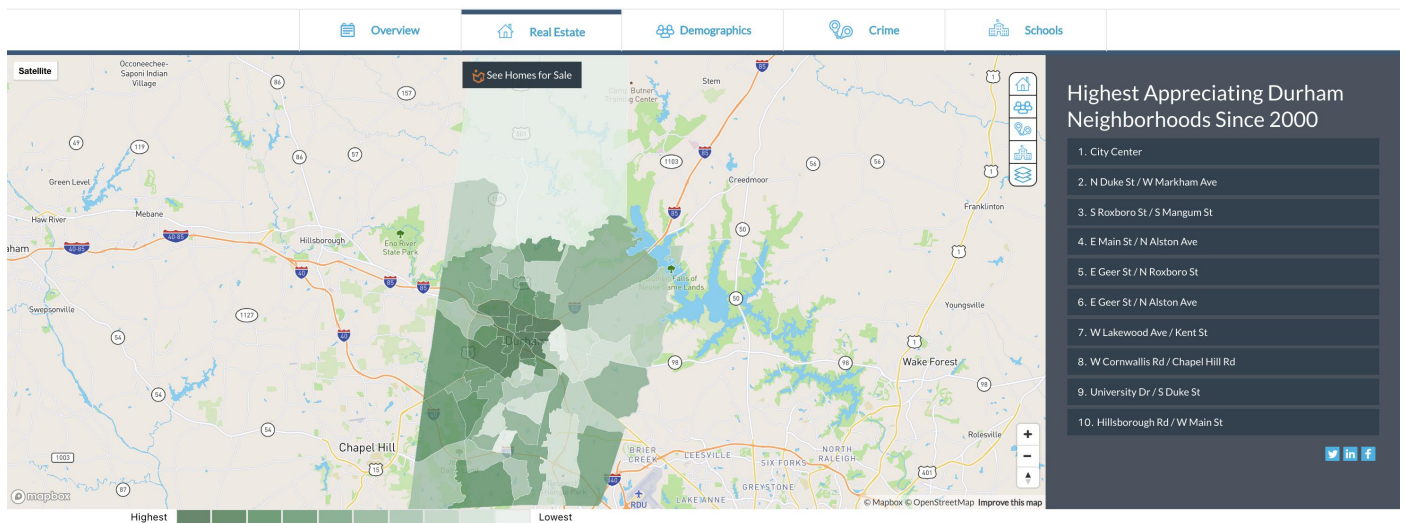


The House Appreciation Rate

DURHAM NC

APPRECIATION RATE TRENDS AND HOUSING MARKET DATA

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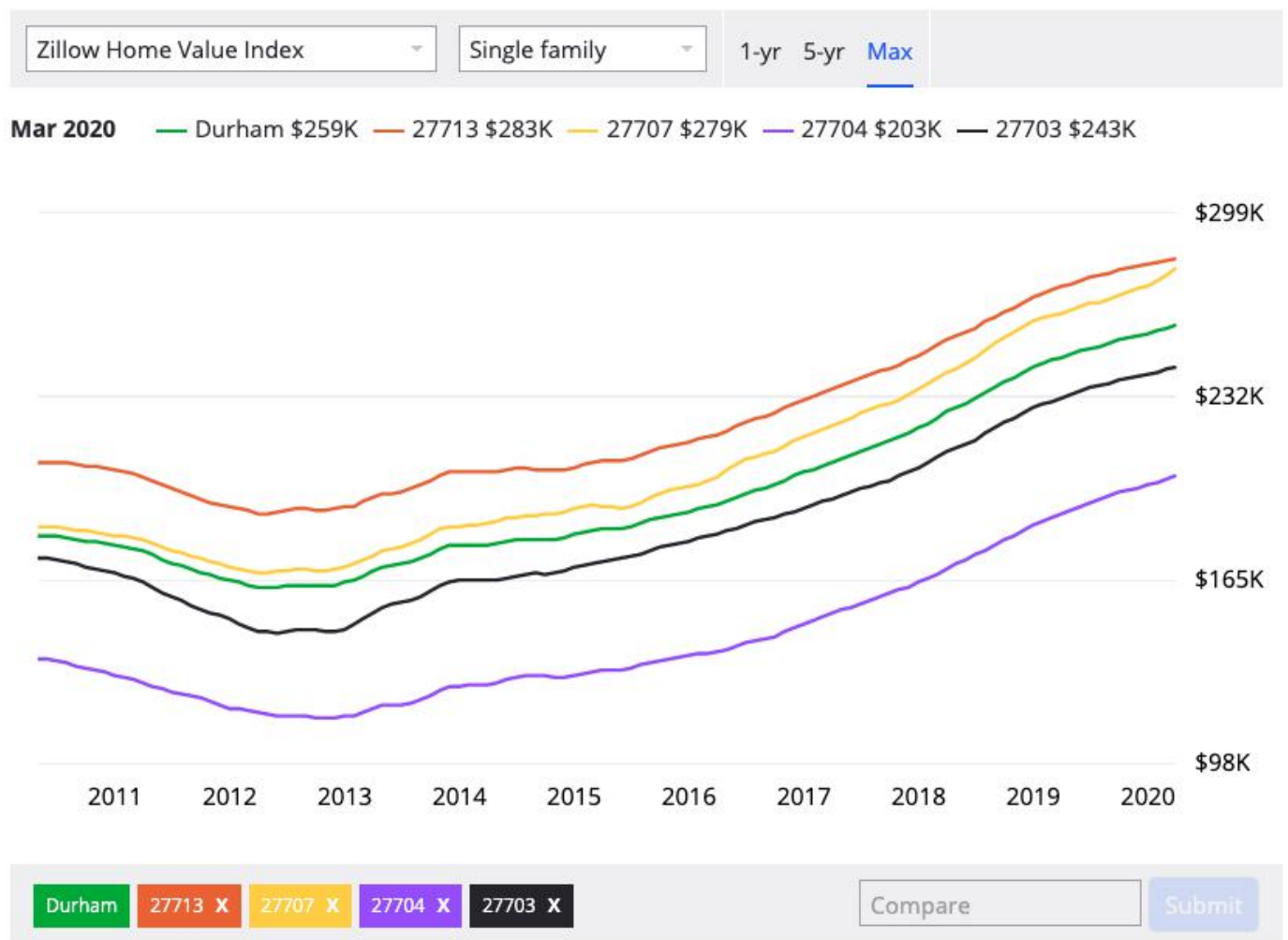


Housing Data of the 4 zipcodes

	27713	27707	27704	27703
% of renters here	45%	56%	46%	38%

Property tax	1.2%	1.1%	1.1%	1.2%
Residents lived in the same house 5 years ago	41%	47%	53%	52%
Zillow Home Value Index (SFH, Jan 2020)	281k	275k	201k	241k
Zillow Rent Index (SFH, Jan 2020)	\$1638	\$1541	\$1359	\$1530
Monthly Rent/Purchase Price (SFH, Jan 2020)	0.58%	0.56%	0.68%	0.63%
Median list price/sq ft	\$151	\$161	\$131	\$148
Year house built	2000-2009	1980-1989	2000-2009	2000-2009
Home Value Change (SFH, 2012 - 2020)	48%	64%	72%	62%
Rental Change (SFH, 2012 - 2020)	25%	27%	29%	31%

House Value Change



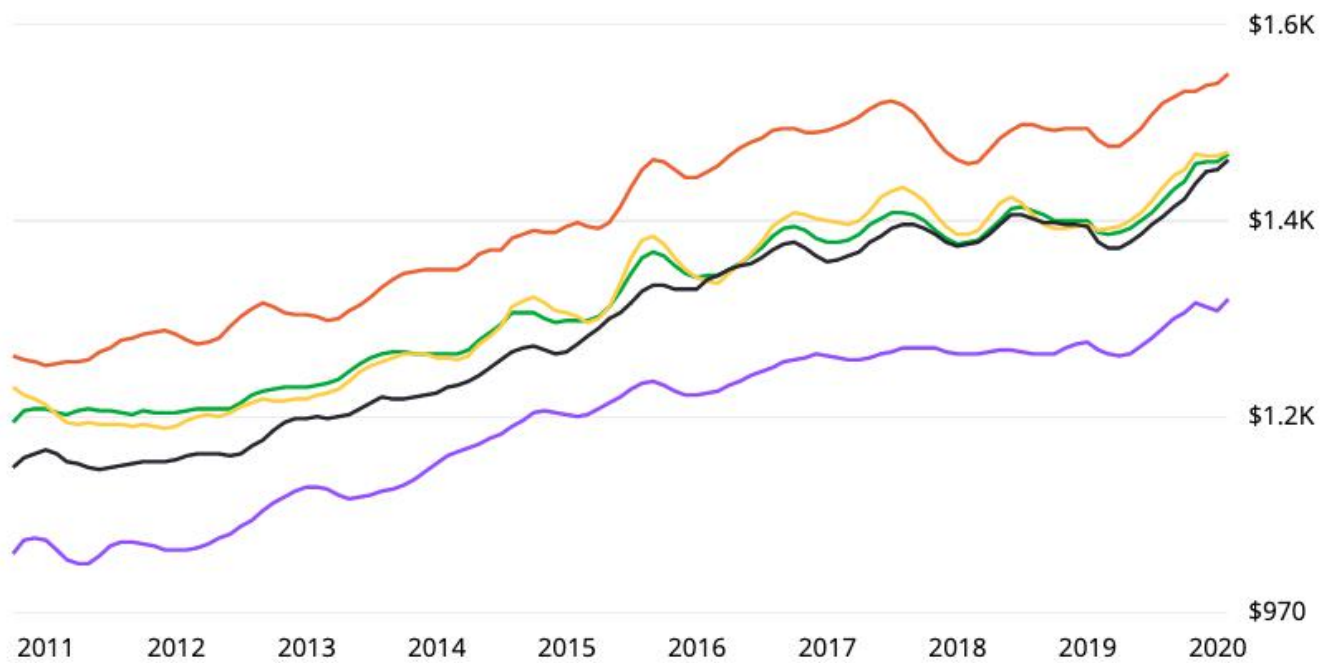
Rental Change

Zillow Rent Index

Single family

1-yr 5-yr **Max**

Jan 2020 — Durham \$1,538/mo — 27713 \$1,638/mo — 27707 \$1,541/mo — 27704 \$1,359/mo
— 27703 \$1,530/mo



Durham

27713 X

27707 X

27704 X

27703 X

Compare

Submit