

第一周作业:

1. 确定选房标准, 如邮码, 城市, 几室, 几卫, 面积, 楼龄, 等等。。。
2. 在 Redfin 根据 Search Criteria 设置自动 Email。或请中介在 MLS 上根据 Search Criteria 设置自动 Email。

我们组有两位同学的作业。章鱼和 Ryan。章鱼选的区域算是 A 区, 现金流大概率不如 Ryan 选的 B 区。从升值方面来看, 章鱼选的区域在过去 10 年升值幅度更大。但是未来的升值空间不如现金流更好预测。

## 章鱼

Zip code: 90230, 90232. Culver City, California.

Criteria:  $\geq 2$  bedroom,  $\geq 2$  bathroom,  $> 1970$ , price  $< 700k$ .

Pros: good schools, relatively young population, high per capita income, high education. Large tech companies are building new offices. Industries: entertainment, tech.

California > Culver City

Showing 1 to 25 of 62 schools found in Culver City, CA

Sort by: GreatSchools Rating

9<sup>th</sup>

Above average

1

**El Marino Elementary School**  
11450 Port Road, Culver City, CA, 90230  
Public district, K-5 | 842 students  
[Homes for sale](#)

9<sup>th</sup>

Above average

1

**Farragut Elementary School**  
10820 Farragut Drive, Culver City, CA, 90230  
Public district, K-5 | 576 students  
[Homes for sale](#)

SPONSORED LISTING

1

**Futures Academy - Manhattan Beach**  
2101 Rosecrans Ave, Manhattan Beach, CA 90266  
(866) 994-4350

8<sup>th</sup>

Above average

1

**Culver City High School**  
4401 Elenda Street, Culver City, CA, 90230  
Public district, 9-12 | 2,230 students  
[Homes for sale](#)

8<sup>th</sup>

Above average

1

**El Rincon Elementary School**  
11177 Overland Avenue, Culver City, CA, 90230  
Public district, K-5 | 582 students  
[Homes for sale](#)

Age

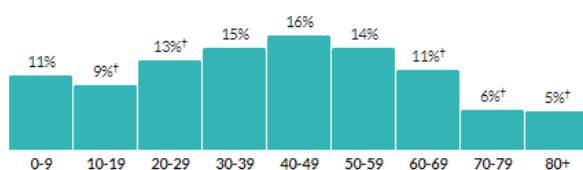
**41.7**

Median age

about 10 percent higher than the figure in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 36.6

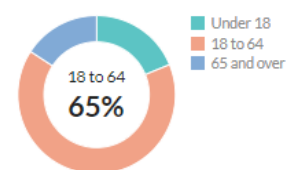
about 20 percent higher than the figure in California: 36.3

Population by age range



[Show data](#) / [Embed](#)

Population by age category



[Show data](#) / [Embed](#)

## Income

**\$51,732**

Per capita income

about 1.5 times the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$34,168

about 1.5 times the amount in California: \$35,021

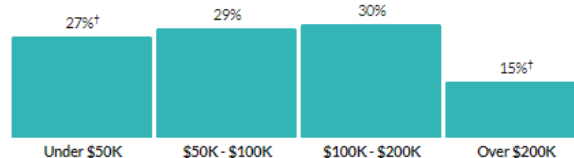
**\$90,183**

Median household income

about 1.3 times the amount in the Los Angeles-Long Beach-Anaheim, CA Metro Area: \$69,138

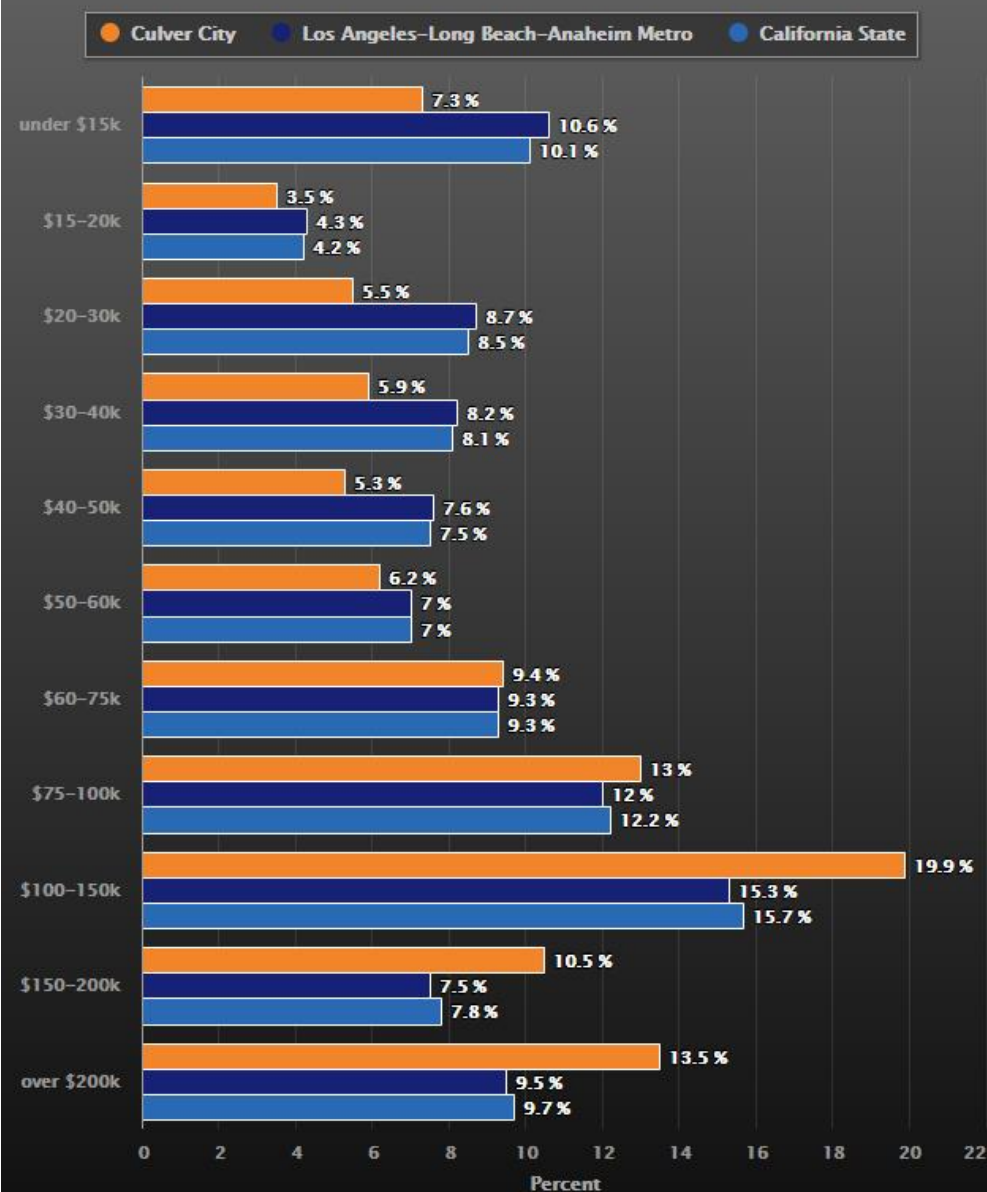
about 25 percent higher than the amount in California: \$71,228

## Household income



[Show data](#) / [Embed](#)

## INCOME BY POPULATION PERCENT



Educational attainment %

**92.3%**

High school grad or higher

about 20 percent higher than the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 80.2%

about 10 percent higher than the rate in California: 82.9%

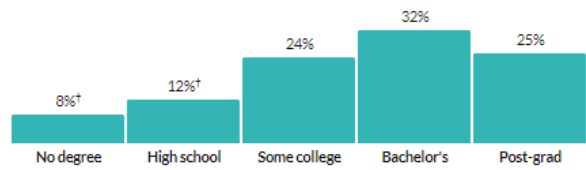
**56.5%**

Bachelor's degree or higher

more than 1.5 times the rate in the Los Angeles-Long Beach-Anaheim, CA Metro Area: 33.7%

more than 1.5 times the rate in California: 33.3%

Population by minimum level of education



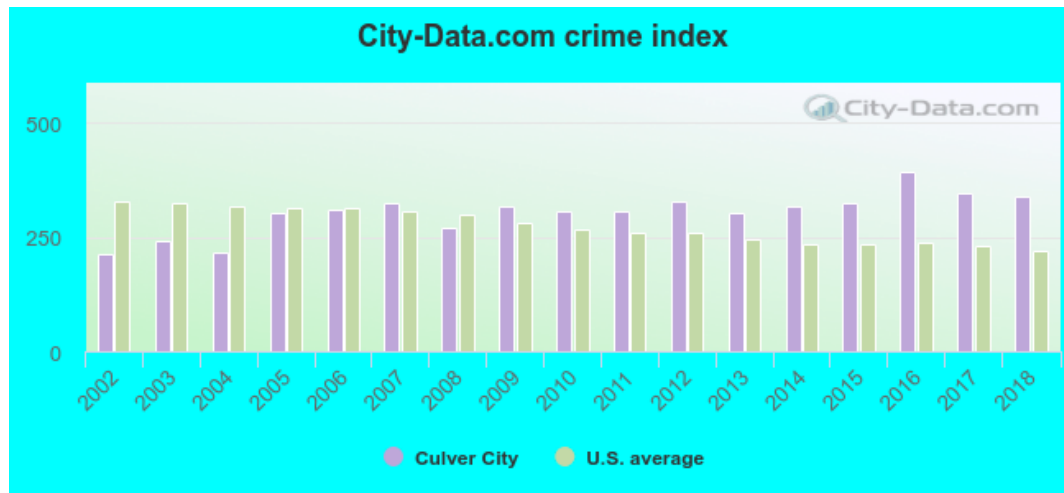
\* Universe: Population 25 years and over

[Show data](#) / [Embed](#)

# Why Amazon, Apple, and a Slew of Startups Are Fighting to Get Into This L.A. Neighborhood

How sleepy Culver City became the new tech boomtown

Cons: high crime rate (decreasing in the past 3 years), high unemployment rate (4.6% vs 3.7% nationally)



Ryan:

**REDFIN** Bellflower

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**Bellflower Homes for Sale** Listings Market Insights

Price  to  [Fewer Filters](#)

Beds  to

Baths

Property Type

House

Condo

Townhouse

Multi-family

Land

Other types

Listing Status

For Sale ☒

Status

Time on Redfin

☐ Open Houses ☐ Price Reduced ☐ Self Tour Only ☐ Fixer-Uppers Only

[Reset](#) 2 Homes [Apply Filters](#)

## Edit Saved Search



Name Your Search \*

Bellflower - 3-4 beds, 2+ baths

3-4 beds, 2+ baths, >1000 sq. ft., Lot  
Size: >4500 sq. ft., Built: >1970

Email Me

Instantly

Update

[Delete This Search](#)