

远程投资 第二期第三组第一周作业

城市：Raleigh and Durham, NC

Chuan老师的评估标准（个人主观标准，仅供参考）

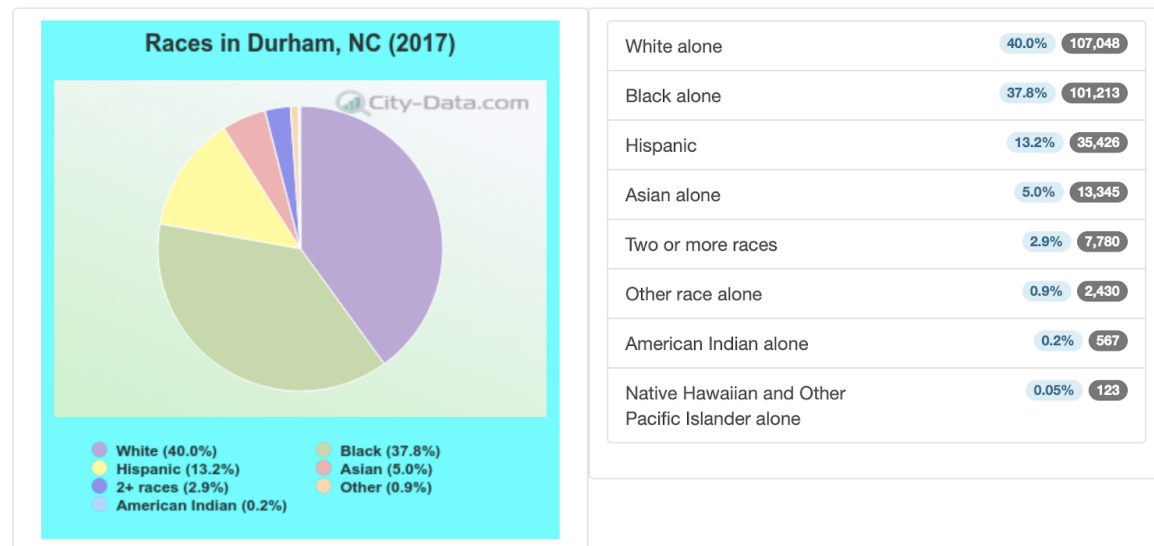
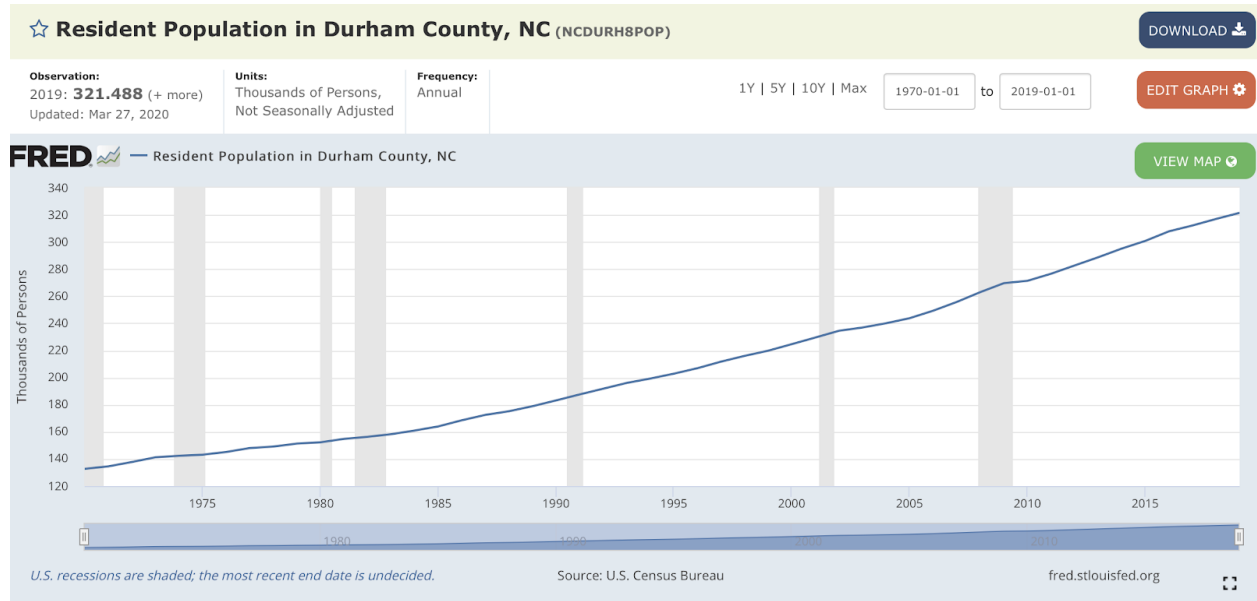
1. • 10年人口增长是全国均值2倍以上
2. • 工作机会多年增长，产业多元化，刚需产业+增长型产业
3. • 家庭收入略高于州内均值
4. • 地区平均年龄小于35岁
5. • 地区工资收入是租金的3倍
6. • 房产税低，1.0%左右
7. • 租房比例在40%左右
8. • 房价接近county均价
9. • 月租金在1000到2000之间
10. • 交通方便，离高速近

决定区域的一些因素

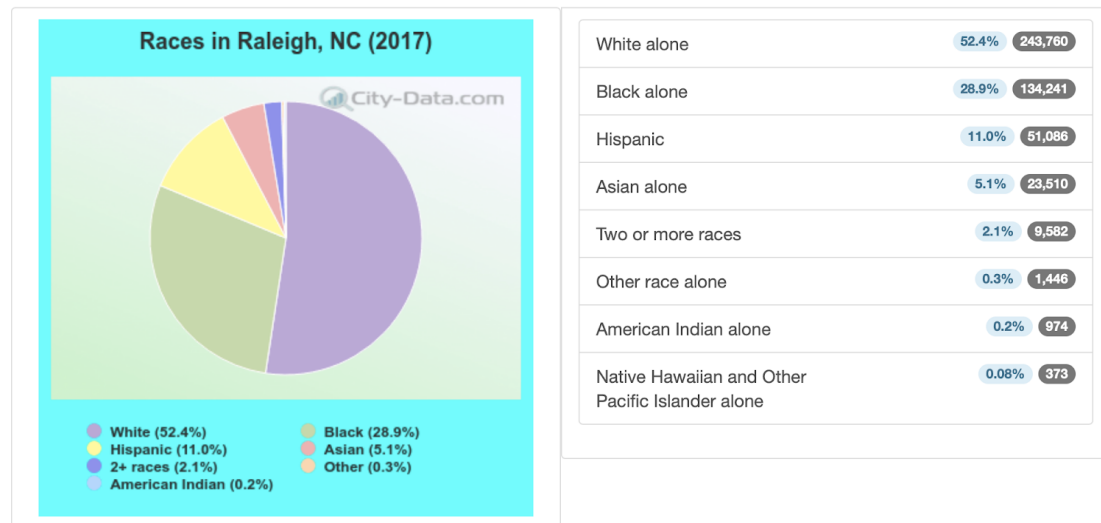
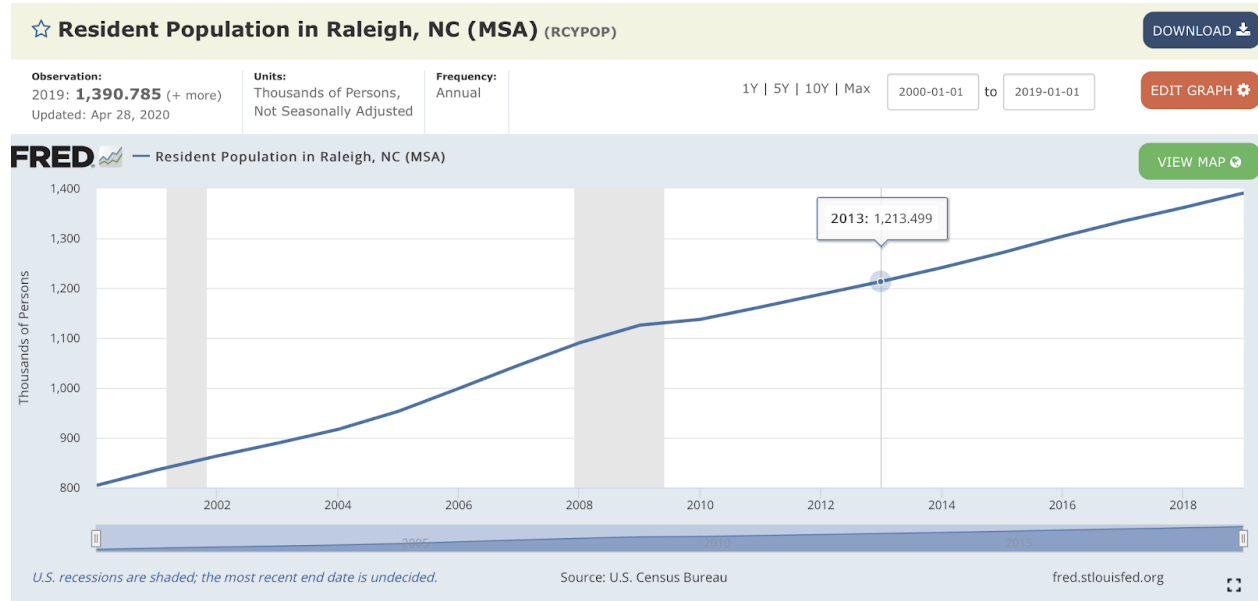
1. 当地的经济情况
2. 人口结构
3. 周边环境

1. 人口 (Summer) To be continued

Population Growth in Durham, NC, 10 YEARS



Population Growth in Raleigh, NC, 10 YEARS



Durham household income: \$55851 Median Gross Rent:\$1005

Raleigh household income: \$63891 Median Gross Rent \$1074

地区工资是收入租金3倍 以上 (2018)

<https://www.census.gov/quickfacts/fact/table/claytontownnorthcarolina,raleighcitynorthcarolina,durhamcitynorthcarolina,durhamcountynorthcarolina/PST045219>

Hospitals in Durham:

CHAPS KOALA CTR OF RESEARCH TRIANGLE (provides emergency services, 5010 S ALSTON AVENUE)

DUKE HOSPICE (4321 MEDICAL PARK DRIVE SUITE 101)

DUKE UNIVERSITY HOSPITAL (Proprietary, provides emergency services, PO BOX 3708 DUMC ERWIN RD)

KENWOOD GROUP HOME (5004 KENWOOD DRIVE) **LENOX BAKER CHILDRENS HOSP** (3000 ERWIN RD)

NORTH CAROLINA SPECIALTY HOSPITAL (Proprietary, 3916 BEN FRANKLIN BOULEVARD) **RESIDENTIAL SERVICES, INC. RETIREMENT CENTER** (6310 MOUNT HERMAN CHURCH ROAD)

SCI-TRIANGLE HOUSE II (1523 TYONEK DRIVE)

VOCA-GENTRY GROUP HOME (2219 GENTRY DRIVE)

VOCA-OTIS GROUP HOME (2415 OTIS STREET)

Airports located in Durham:

Raleigh-Durham International Airport (RDU) (Runways: 3, Commercial Ops: 46,206, Air Taxi Ops: 20,764, Itinerant Ops: 22,363, Military Ops: 2,1950)

Lake Ridge Aero Park Airport (8NC8) (Runways: 1, Air Taxi Ops: 300, Itinerant Ops: 1,800, Local Ops: 8,000, Military Ops: 200)

Amtrak station:

DURHAM (400 W. CHAPEL HILL ST.) . Services: ticket office, fully wheelchair accessible, enclosed waiting area, public restrooms, public payphones, vending machines, free short-term parking, free long-term parking, taxi stand. Local government website: www.ci.durham.nc.us

Colleges/Universities in Durham:

Duke University (Full-time enrollment: 14,652; Location: 103 Allen Bldg; Private, not-for-profit; Website: WWW.DUKE.EDU; Offers Doctor's degree)

North Carolina Central University (Full-time enrollment: 7,281; Location: 1801 Fayetteville Street; Public; Website: www.nccu.edu; Offers Doctor's degree)

Durham Technical Community College (Full-time enrollment: 3,515; Location: 1637 Lawson Street; Public; Website: www.durhamtech.edu)

The Art Institute of Raleigh-Durham (Full-time enrollment: 794; Location: 410 Blackwell St, Ste 200; Private, for-profit; Website: www.artinstitutes.edu/raleigh-durham)

Apex School of Theology (Full-time enrollment: 494; Location: 1701 T.W. Alexander Drive; Private, not-for-profit; Website: www.apexsot.edu; Offers Doctor's degree)

Park West Barber School (Full-time enrollment: 367; Location: 931 E Main St; Private, for-profit; Website: www.parkwest.edu)

ITT Technical Institute-Durham (Full-time enrollment: 144; Location: 3518 Westgate Dr, Ste 150; Private, for-profit; Website: www.itt-tech.edu)

CET-Durham (Full-time enrollment: 129; Location: 807 E. Main Street; Private, not-for-profit; Website: cetweb.org)

Watts School of Nursing (Full-time enrollment: 126; Location: 2828 Croadsaile Drive Suite 200; Private, not-for-profit; Website: www.wattsschoolofnursing.org)

Durham Beauty Academy (Full-time enrollment: 100; Location: 4600 Durham Chapel Hill Blvd Ste 31; Private, for-profit; Website: www.durhambeautyacademy.edu)

Regency Beauty Institute-Durham (Full-time enrollment: 72; Location: 1058 W Club Blvd Ste 826; Private, for-profit; Website: www.regency.edu)

The Hair Design School-Durham (Full-time enrollment: 69; Location: 5106 N Roxboro Rd; Private, for-profit; Website: www.empire.edu)

Read more: <https://www.city-data.com/city/Durham-North-Carolina.html>

Hospitals in Raleigh:

BLANCHE DRIVE (6208 BLANCHE DRIVE)

CHARTER NORTHRIDGE BEHAV HEALTH SYSTEM (400 NEWTON RD)

DICKENS DRIVE GROUP HOME (113 DICKENS DRIVE)

DOROTHEA DIX HOSPITAL (S BOYLAN AVE)

FOREST CREEK GROUP HOME (5117 FOREST CREEK DRIVE)

HOSPICE OF WAKE CTY INC (1300 ST MARYS ST 4TH FLOOR)

JADE TREE GROUP HOME (6501 JADE TREE LANE)

REX HOSPITAL SAME DAY SURGERY (4420 LAKE BOONE TRAIL)

ROLLING MEADOWS (2533 ROLLINGS MEADOWS DRIVE)

TAMMY LYNN CENTER-ADULT RESIDENTIAL (737 CHAPPELL DRIVE)

Airports located in Raleigh:

Triple W Airport (5W5) (Runways: 1, Itinerant Ops: 4,500, Local Ops: 10,000, Military Ops: 500)

NC Amtrak station:

RALEIGH (320 W. CARRABUS ST.) . Services: ticket office, fully wheelchair accessible, enclosed waiting area, public restrooms, public payphones, vending machines, free short-term parking, free long-term parking, call for car rental service, call for taxi service, public transit connection.

Operable nuclear power plant near Raleigh: 19 miles: Shearon Harris in New Hill, NC. Local government website: www.raleigh-nc.org

Colleges/Universities in Raleigh:

North Carolina State University at Raleigh (Full-time enrollment: 29,958; Location: 2101 Hillsborough Street; Public; Website: www.ncsu.edu; Offers Doctor's degree)

Wake Technical Community College (Full-time enrollment: 16,265; Location: 9101 Fayetteville Road; Public; Website: www.waketech.edu/)

Shaw University (Full-time enrollment: 1,981; Location: 118 East South Street; Private, not-for-profit; Website: www.shawuniversity.edu; Offers Master's degree)

Meredith College (Full-time enrollment: 1,884; Location: 3800 Hillsborough St; Private, not-for-profit; Website: www.meredith.edu; Offers Master's degree)

Saint Augustine's University (Full-time enrollment: 1,471; Location: 1315 Oakwood Avenue; Private, not-for-profit; Website: www.st-aug.edu)

William Peace University (Full-time enrollment: 769; Location: 15 E Peace St; Private, not-for-profit; Website: www.peace.edu)

Living Arts College (Full-time enrollment: 731; Location: 3000 Wakefield Crossing Drive; Private, for-profit; Website: higherdigitaleducation.com)

Miller-Motte College-Raleigh (Full-time enrollment: 576; Location: 3901 Capital Blvd Ste 151; Private, for-profit; Website: www.miller-motte.edu)

The Medical Arts School (Full-time enrollment: 514; Location: 7041 Old Wake Forest Rd, Ste 103; Private, for-profit; Website: www.medicalartsschool.com)

University of Phoenix-Raleigh Campus (Full-time enrollment: 284; Location: 5511 Capital Center Dr; Private, for-profit; Website: www.phoenix.edu; Offers Master's degree)

MyComputerCareer.com-Raleigh (Full-time enrollment: 231; Location: 5511 Capital Center Dr Ste 204; Private, for-profit; Website: www.mycomputercareer.com)

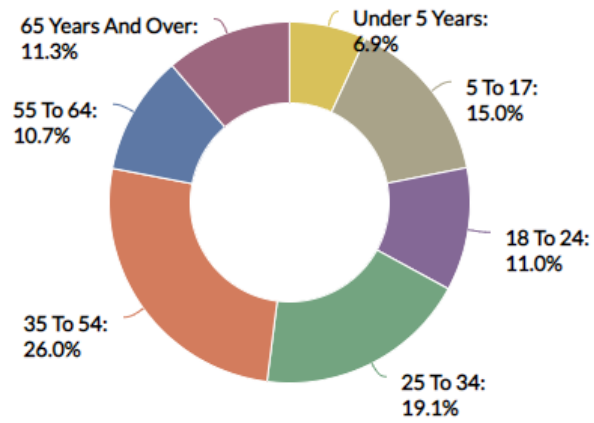
Paul Mitchell The School-Raleigh (Full-time enrollment: 200; Location: 8551 Glenwood Avenue; Private, for-profit; Website: raleigh.paulmitchell.edu)

Mitchell's Hair Styling Academy-Raleigh (Full-time enrollment: 127; Location: 1301 Buck Jones Rd; Private, for-profit; Website: www.mitchells.edu)

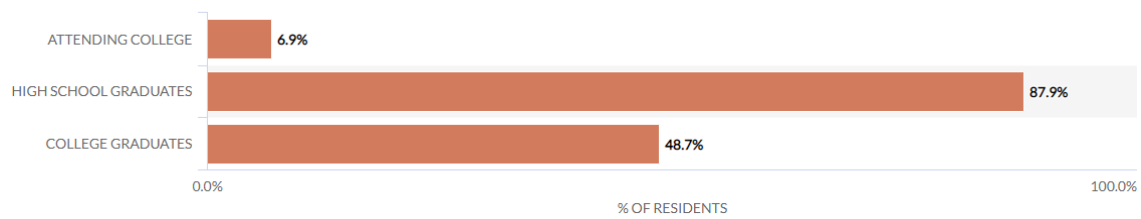
Read more: <https://www.city-data.com/city/Raleigh-North-Carolina.html>

地区平均年龄

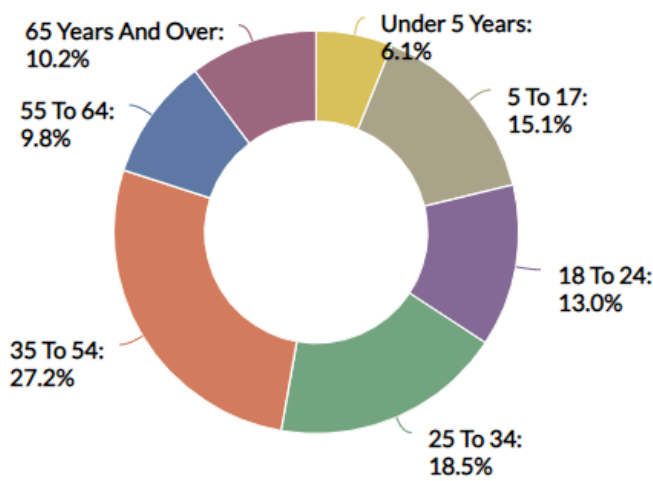
Age in Durham:



教育



Age in Raleigh:



教育

