How to determine the neighbourhood class A-F

1. Online research: hoodmaps,

Greatschools

city-data

1. Onsite visit/ local agents and investors posts and blogs.

General rules to determine the neighborhood class:

1)Boards on windows to property right and left =F

2)Everything in a two block radius looks rented or owned, but three blocks over a few houses have boarded up windows or look abandoned =D

3)Most everything looks occupied in a 4 or 5 block radius and you see several work trucks in the driveway or evidence blue collar folks live in many of the houses=C

For Philadelphia,

Not recommended: West Philly in general

the west philly is the hipster area, which is not recommended. The 52nd street and Baltimore ave are the boundary of nice and bad area. So not recommend for West Philly.

Exception in West philly: University city:

Mix of hipster and university students, but established community. Purchase price is high but the rent is good.

Up and rising:

19145 and 19148 are good for class B/C investment. Close to sports stadiums. Good schooling. For example, the top schools Gamp school is located in this area.

Cash flow:

And the following neighbours are recommended for good cashflow, some of which are not different county.

Clifton Heights-19018

Sharon Hill-19079

Collingdale

Folcroft

Glenolden

Major Reasons:

Not a hipster area,

great cash flow,

lots of distressed properties

people wanting to rent.

Fishtown and North Liberties

North of the city Center the neighborhoods because of strong rental markets and more and more young kids moved there.

Price is higher and also a hipster area.

Up and rising neighborhood: Kensington

Next to the hipster area, but attracted a lot of investors.

Up and rising neighborhood: 19137

Good schooling. Franklin Towne Charter school

Reference:

1)greatschools

<https://www.greatschools.org/pennsylvania/philadelphia/schools/?gradeLevels%5B%5D=h>

2)hoodmaps

<https://hoodmaps.com/philadelphia-neighborhood-map>