



House Recommendations for **Mr. Jacob Phillips**

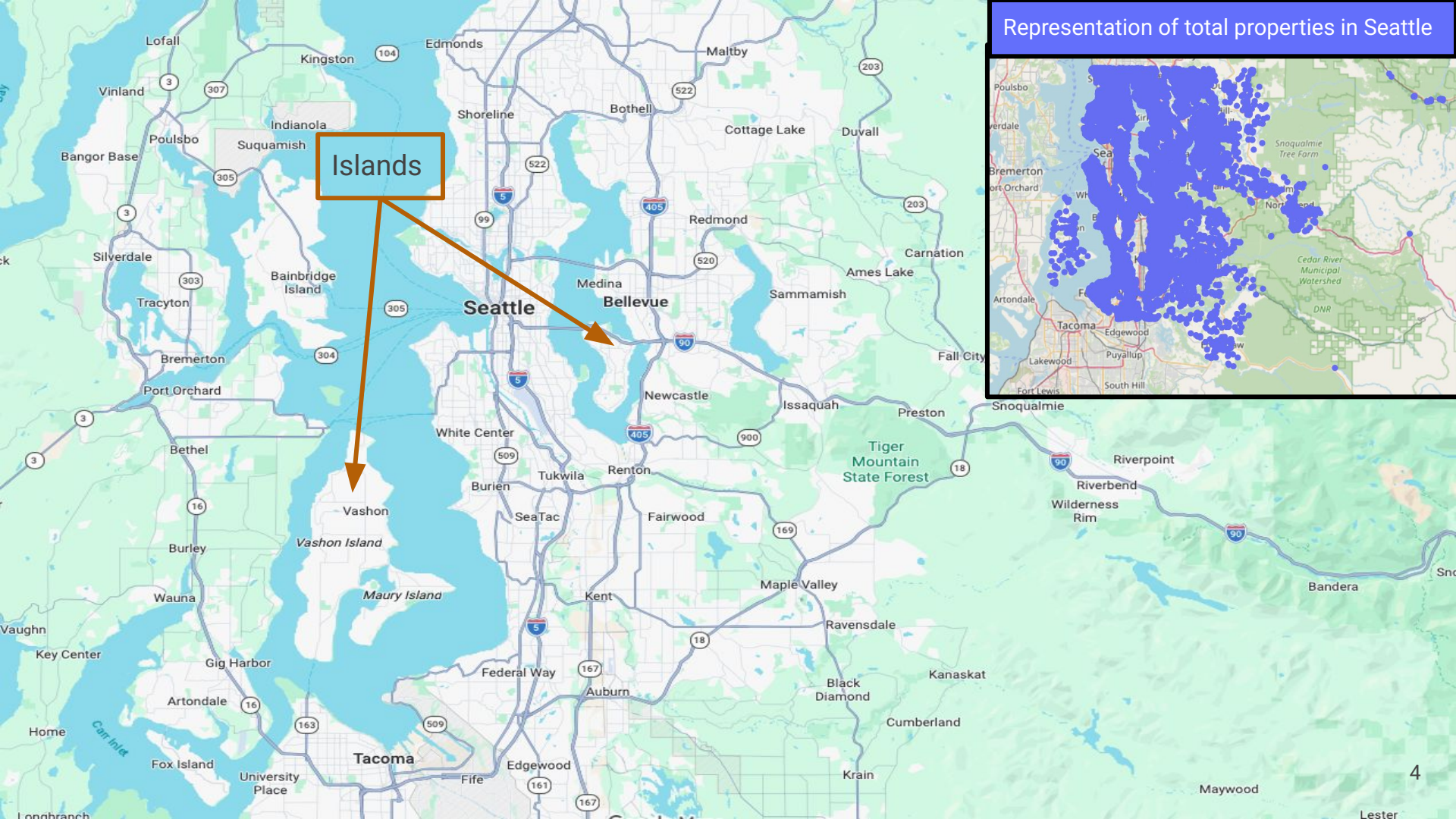
Requirements

Buy a property with:

- 4+ Bathrooms
 - Big lot area
 - ◆ Tennis court
 - ◆ Pool
 - ◆ Golf
 - Historic house
 - No water front
 - No Budget Restrictions
-

Hypothesis:

1. Houses on the Islands have larger lot spaces than houses on the Mainland
2. Renovated historic houses are more expensive than non-renovated historic houses
3. Houses with larger lot area have smaller basement area

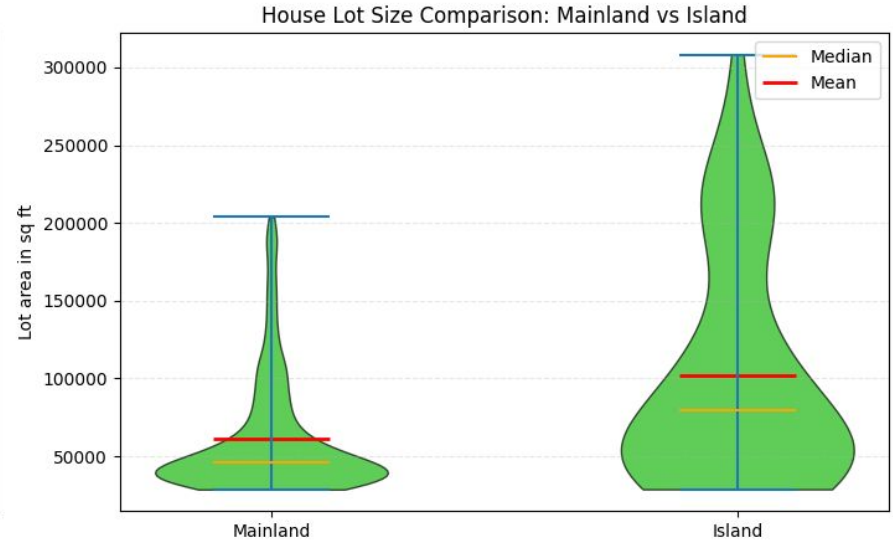
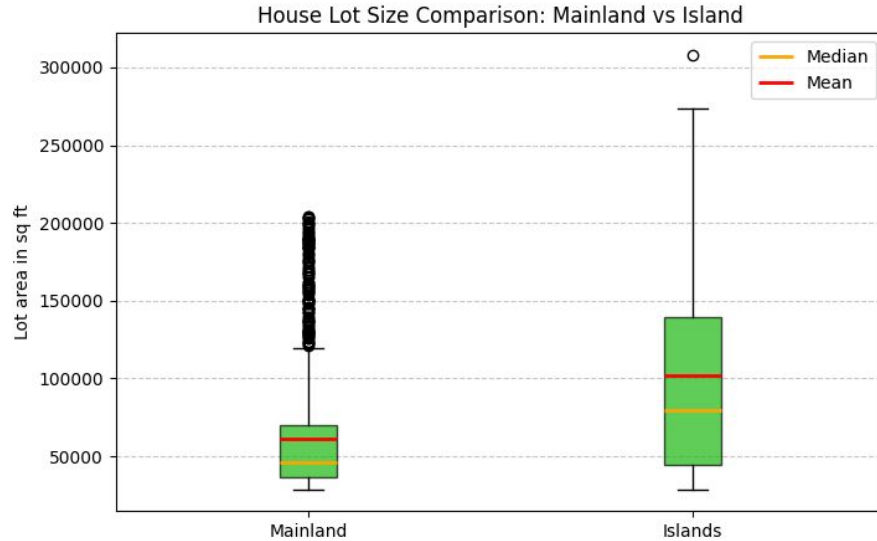


Assumptions and Calculations

- Any house older than 1950 is considered as Historic house.
 - Usually there is a 50yr rule.
 - The data is till 2018 so theoretically <1968
 - To account for errors 1950 is considered

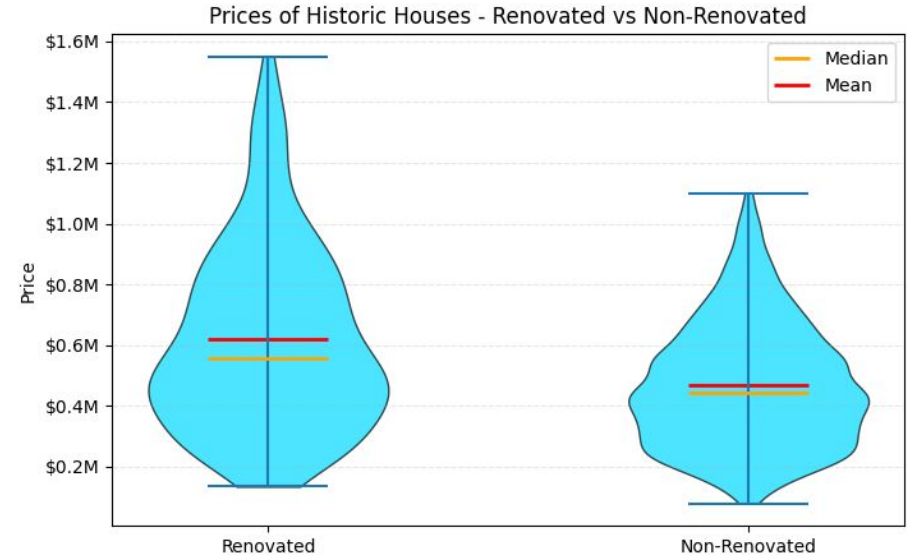
- He wants a Tennis court, Pool and Golf area
 - Tennis Court (Doubles Court): 7200 ft²
 - Pool (Sunbeds + Deck + Spa): 4800 ft²
 - Golf (green + chipping + bunker + hitting): 10000 ft²
 - Total (+30% Margin to avoid cramped feeling): **28600 ft²**

Hypothesis 1: Houses on the Islands have larger lot spaces than houses on the Mainland (Lot sizes more than 28600 ft²)



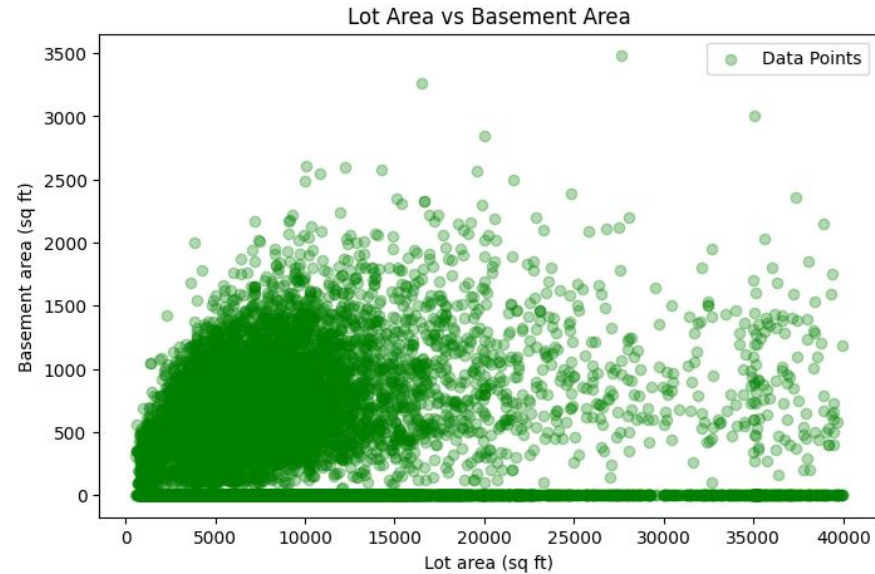
Conclusion: The initial hypothesis is valid.

Hypothesis 2: Renovated historic houses are more expensive than non-renovated historic houses



Conclusion: The initial hypothesis is valid.

Hypothesis 3: Houses with larger lot area have smaller basement area



Conclusion: The initial hypothesis is not valid.

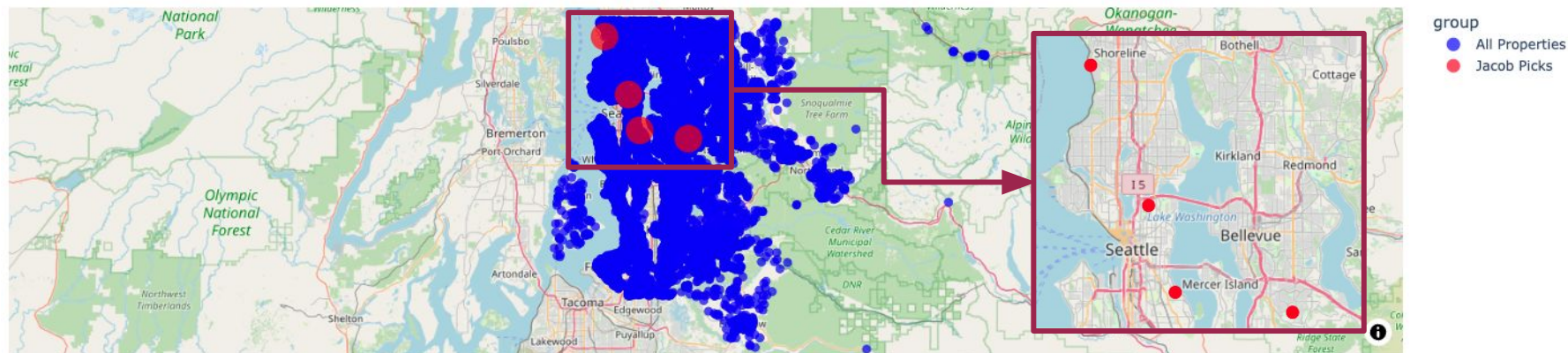
Decision Criteria:

- Lot $\geq 28,600$ ft²
- Historic (≤ 1950)
- ≥ 4 bathrooms
- Grade ≥ 11
- Non-waterfront

Recommendation for Jacob

House ID	Bedrooms	Bathrooms	Living Area (ft ²)	Lot Area (ft ²)	Floors	Waterfront	Grade	Year Built	Year Renovated	Price
3377900195	4	5.5	6930	45100	1	0	11	1950	1991	\$2,530,000.00
5249800010	4	4.25	6410	43838	2.5	0	12	1906	0	\$2,730,000.00
1333300145	3	4	4200	30120	2	0	11	1933	0	\$2,230,000.00
3304700130	4	4	3860	67953	2	0	12	1927	0	\$1,760,000.00

All properties vs shortlisted recommendations



Top 4 Property Recommendations for Jacob



\$2,530,000 • Lot: 45,100 sq ft
• 6,930 sq ft, Built 1950 • Renovated 1991



\$2,730,000 • Lot: 43,838 sq ft
• 6,410 sq ft, Built 1906



\$2,230,000 • Lot: 30,120 sq ft
• 4,200 sq ft, Built 1933



\$1,760,000 • Lot: 67,953 sq ft
• 3,860 sq ft, Built 1927