

Realty Investments

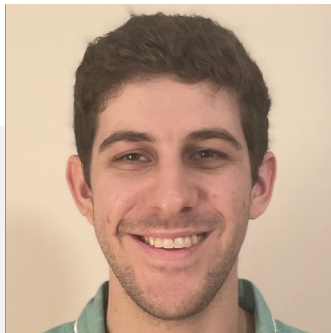
Top 5 Zip Codes to Invest In



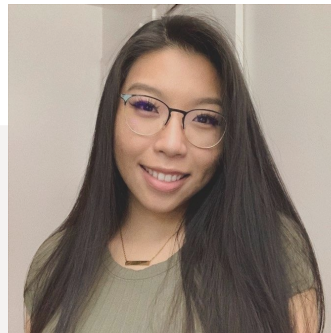
— Meet the Team



Paul Schulken
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Agenda

- 1 Business Problem
- 2 Data Overview
- 3 Modeling & Performance
- 4 Findings & Recommendations
- 5 Future Insights



Business Problem

Business Problem

Stakeholder:
Real-Estate
Investment Firm



Business Problem:
Top 5 Best Zip Codes
to Invest in for
Five-Year Timeline



Business
Problem

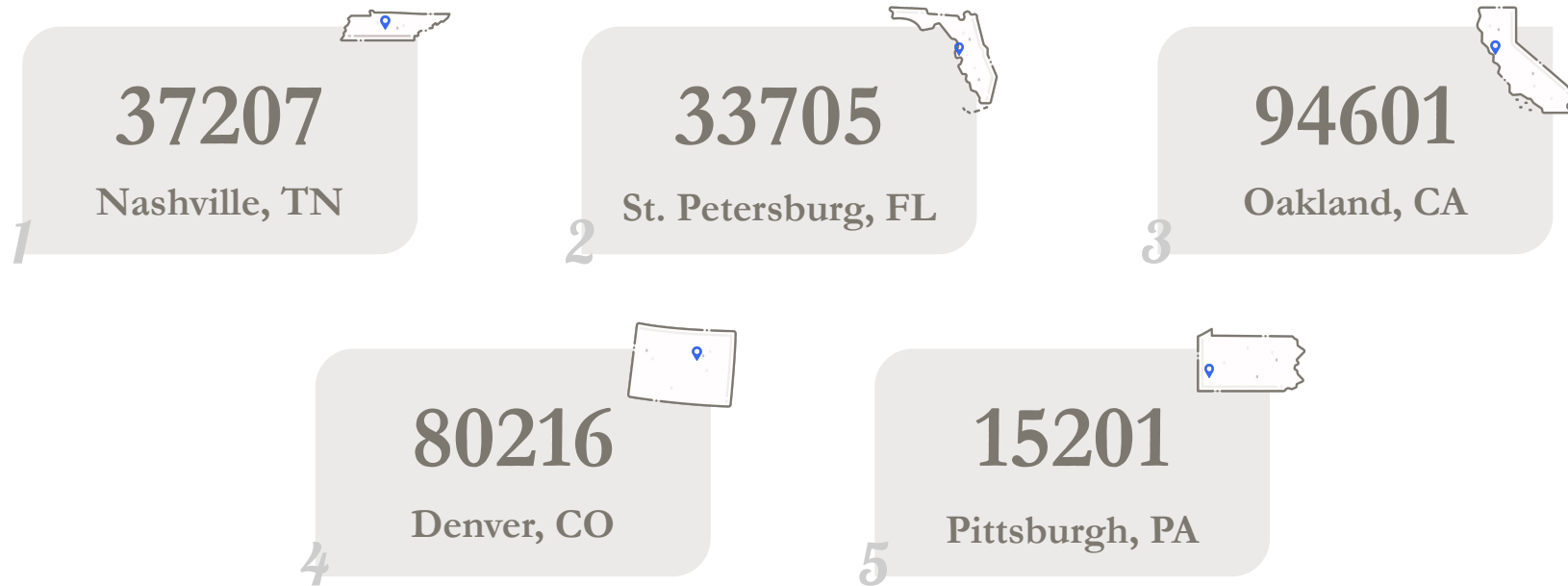
Data
Overview

Modeling &
Performance

Findings &
Recommendations

Future
Insights

Bottom Line: Top 5 Predicted ROI Zip Codes



Data Overview



Data Overview

Source



Data

04/1996 - 04/2018
14,723 Zip Codes

Limitations

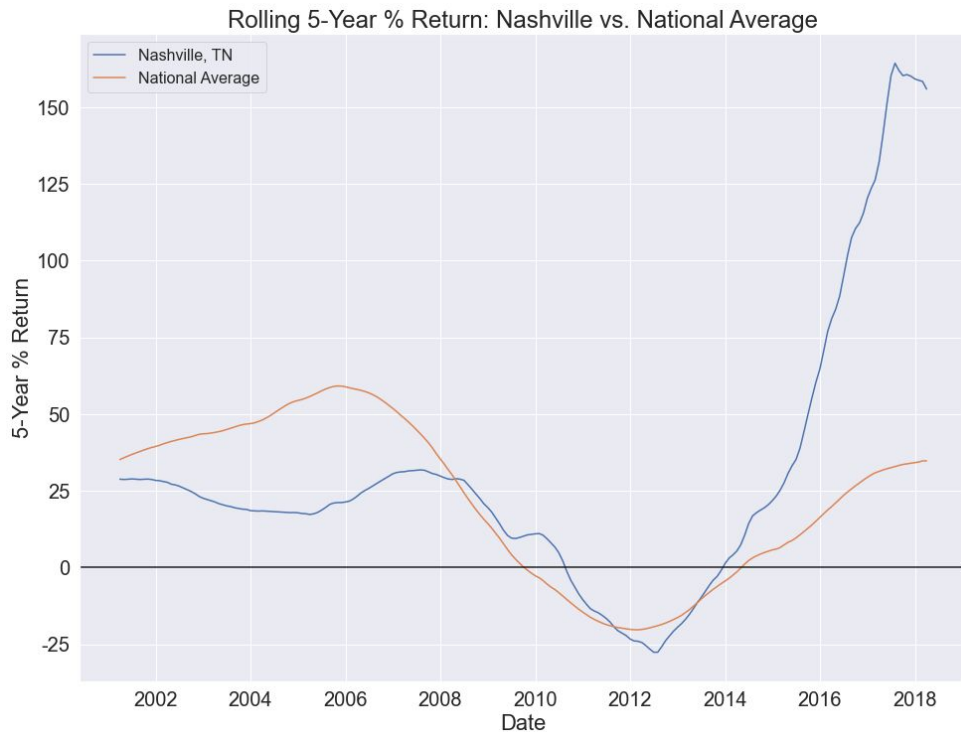
2008 Recession
Skews Data

Filtering

Max. Returns,
Min. Risk



Zip Code Selection: Max. Return, Min. Risk

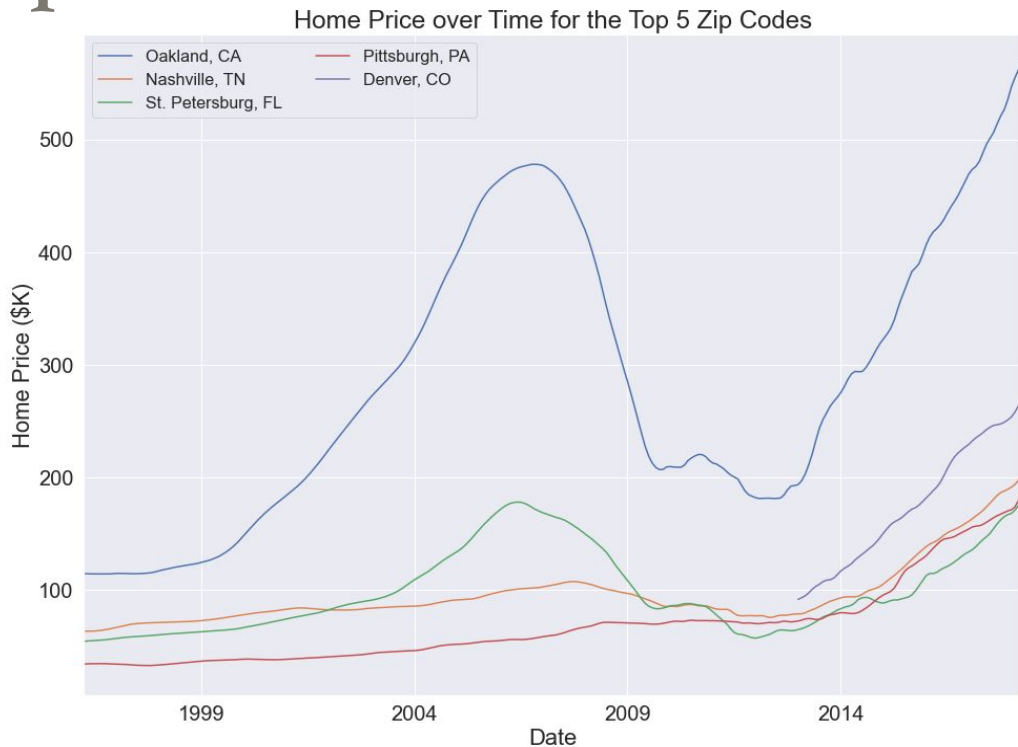


— Top 5 Zip Codes Selected for Modeling

Zip Code	City	State	5-Year ROI	Down Deviation
80216	Denver	CO	174%	N/A
94601	Oakland	CA	168%	21%
33705	St. Petersburg	FL	159%	20%
37210	Nashville	TN	156%	16%
15201	Pittsburgh	PA	148%	10%



Top 5 Zip Codes Selected for Modeling

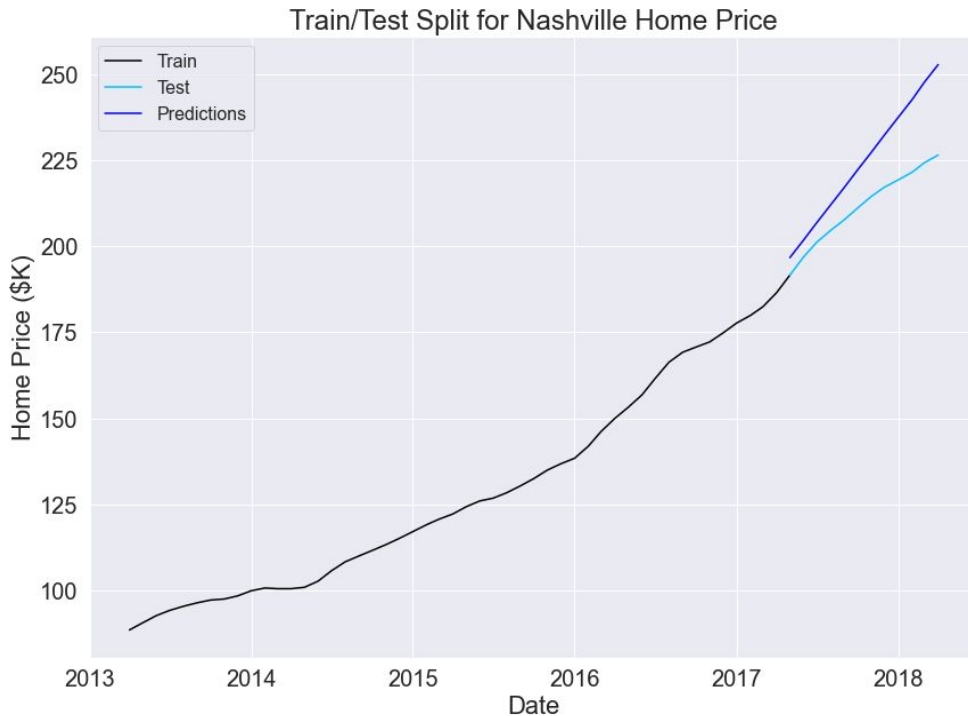




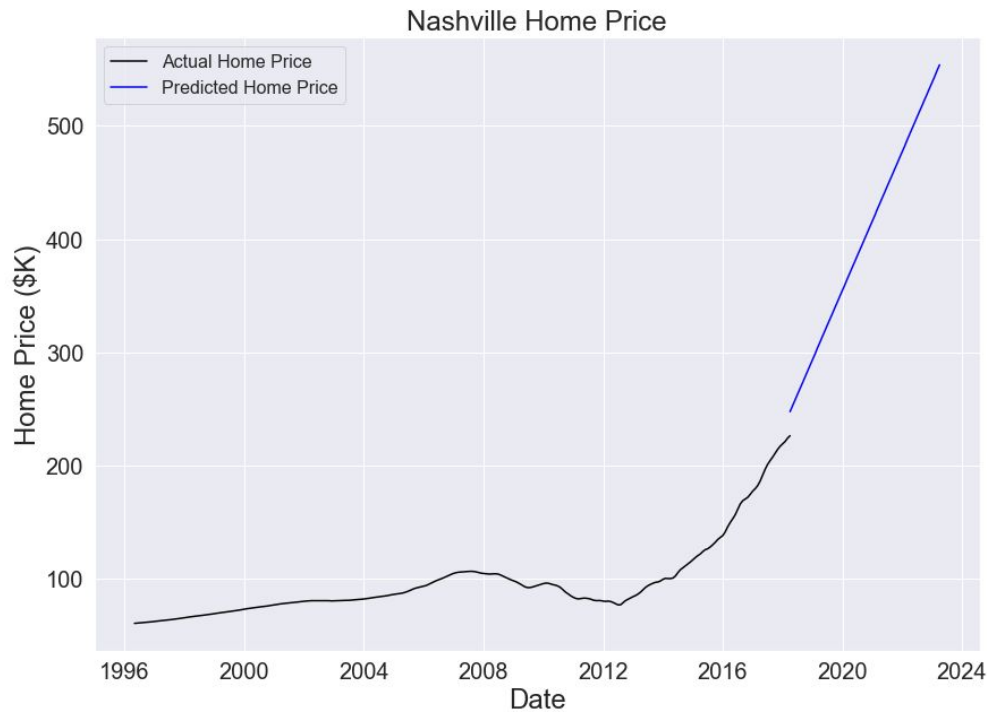
Modeling & Performance

Train and Test Predictions

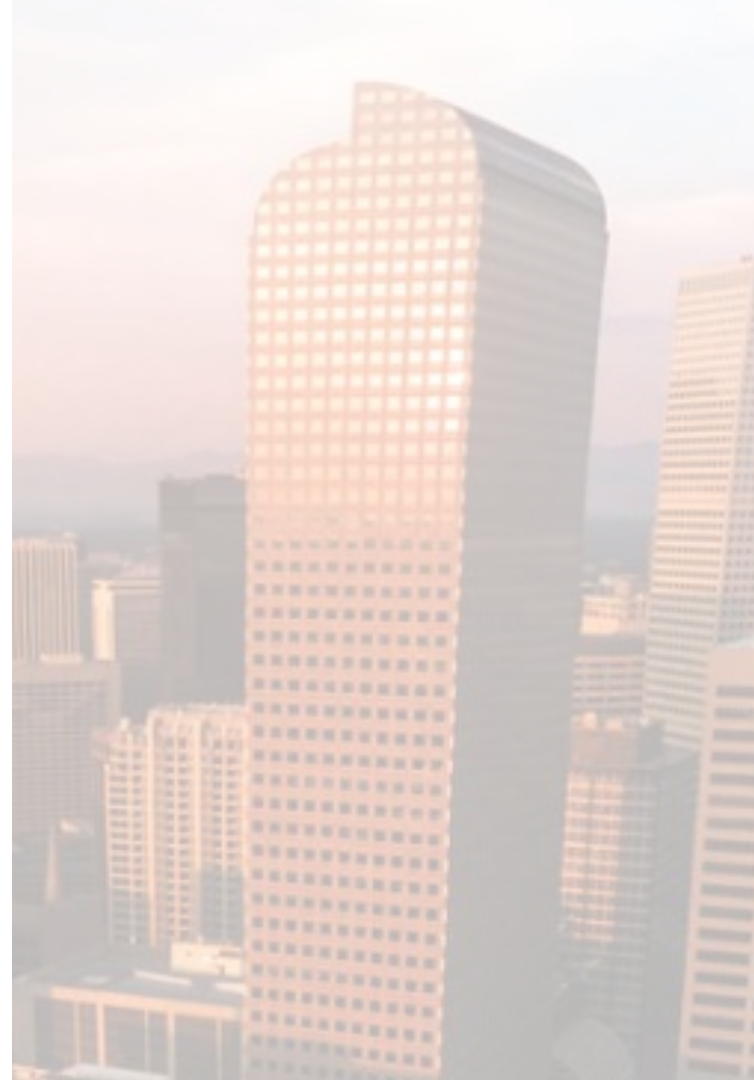
Average Error (Test Data)
~\$15,170



Forecast Predictions for 2018-2023

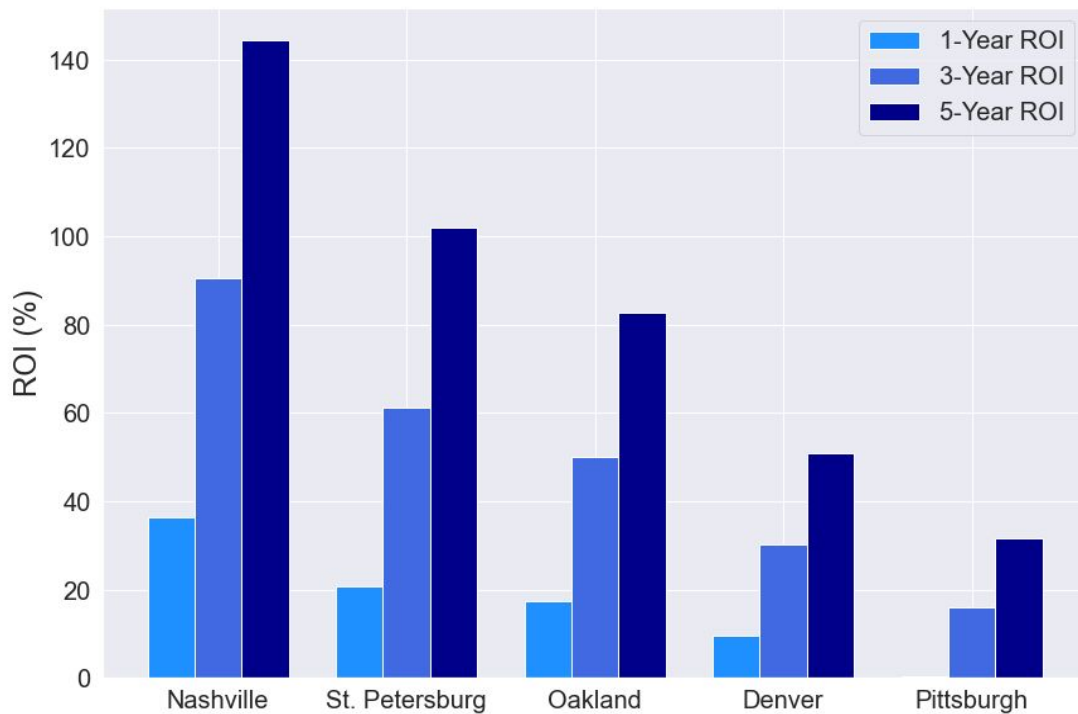


Findings & Recommendations

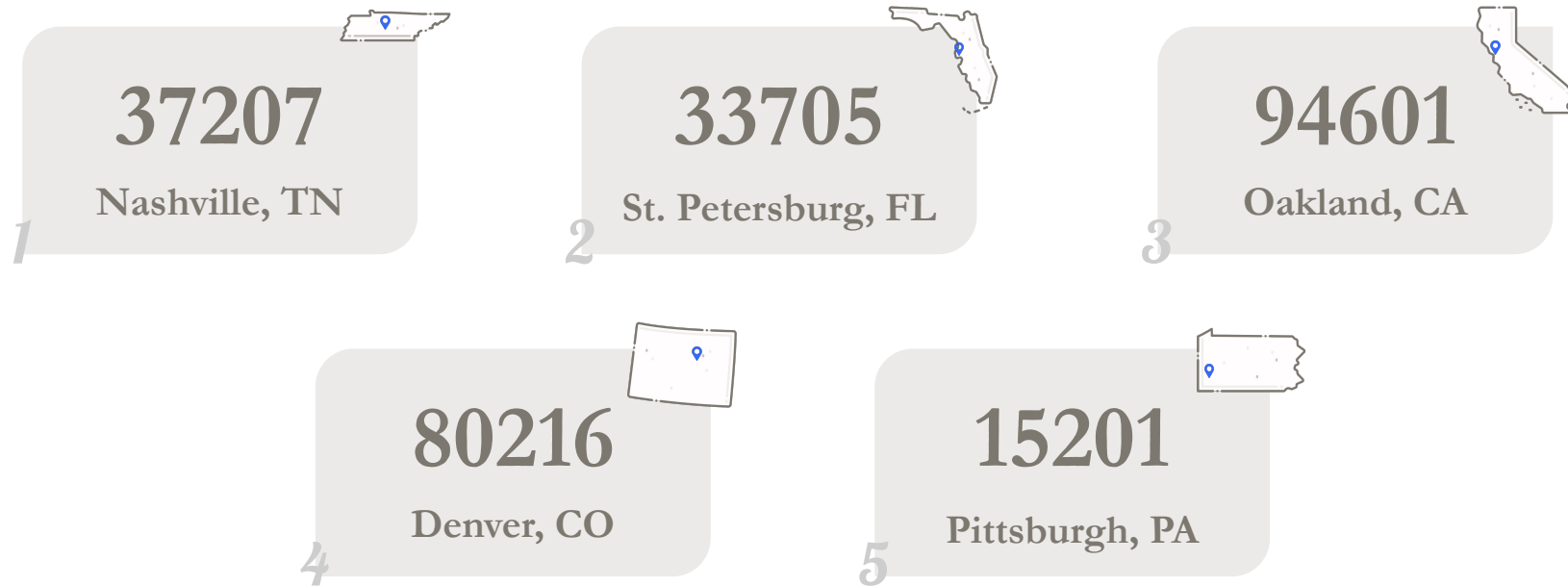


Hot Chicken, Hotter Market

Bride to Be



Recommendations



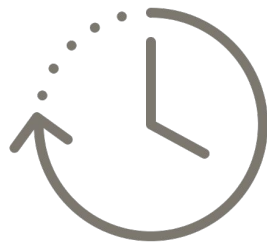


Future Insights

— Future Insights



Mortgage Rates



Cyclical Factor



Seasonal Factor



— Our Team



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Thank You!
Questions?

