Public Data and Source

1. US treasury yields

US treasury yield is the effective interest rate that the U.S. government pays to borrow money for different lengths of time.

In our project, we use 5-year US bond yield to estimate loan spread.

data source and link: we collected the data from US department of treasury

<https://www.treasury.gov/resource-center/data-chart-center/interest-rates/Pages/TextView.aspx?data=yield>

1. Capitalization Rate (Cap Rate)

Cap Rate is the rate lenders use to calculate the property value and usually regarded as the rate of return on an annual basis from the investment property, including cap rate for different property type.

Data source and link: in our project, we use the data from North America cap rate survey H2 2019 published by CBRE.

<https://www.cbre.us/research-and-reports/North-America-Cap-Rate-Survey-H2-2019>

1. Population

Population is used to assess the location of the property.

Data source and link: in our project, we use population estimate data by county published by United States Census Bureau.

<https://www.ers.usda.gov/data-products/county-level-data-sets/download-data/>