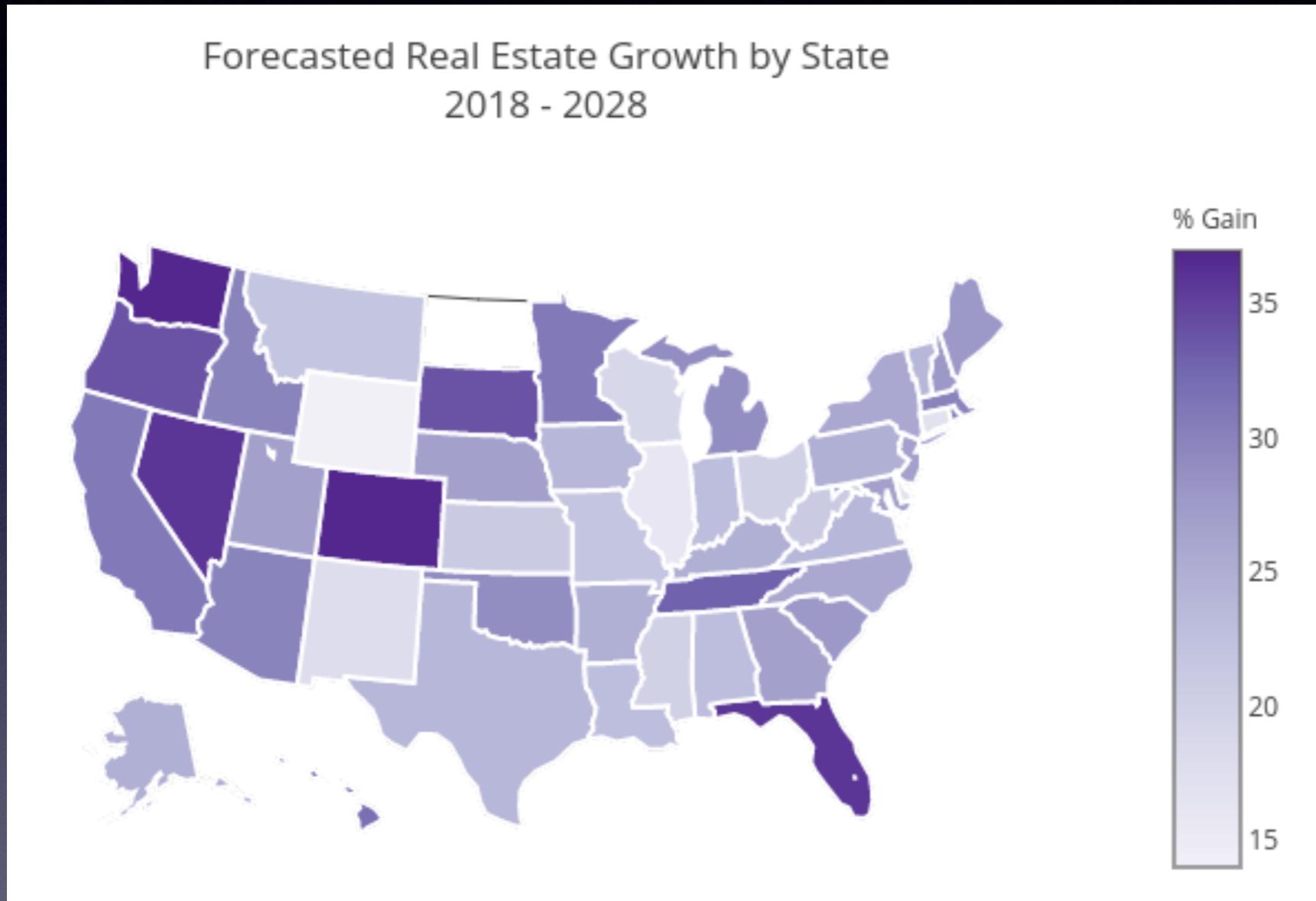


BUYING HIGH

Exploring Nationwide Real Estate Return on Investment

Terry Ollila
terryollila@gmail.com

Forecasting 10-year gains for 13,000+ zip codes across the United States

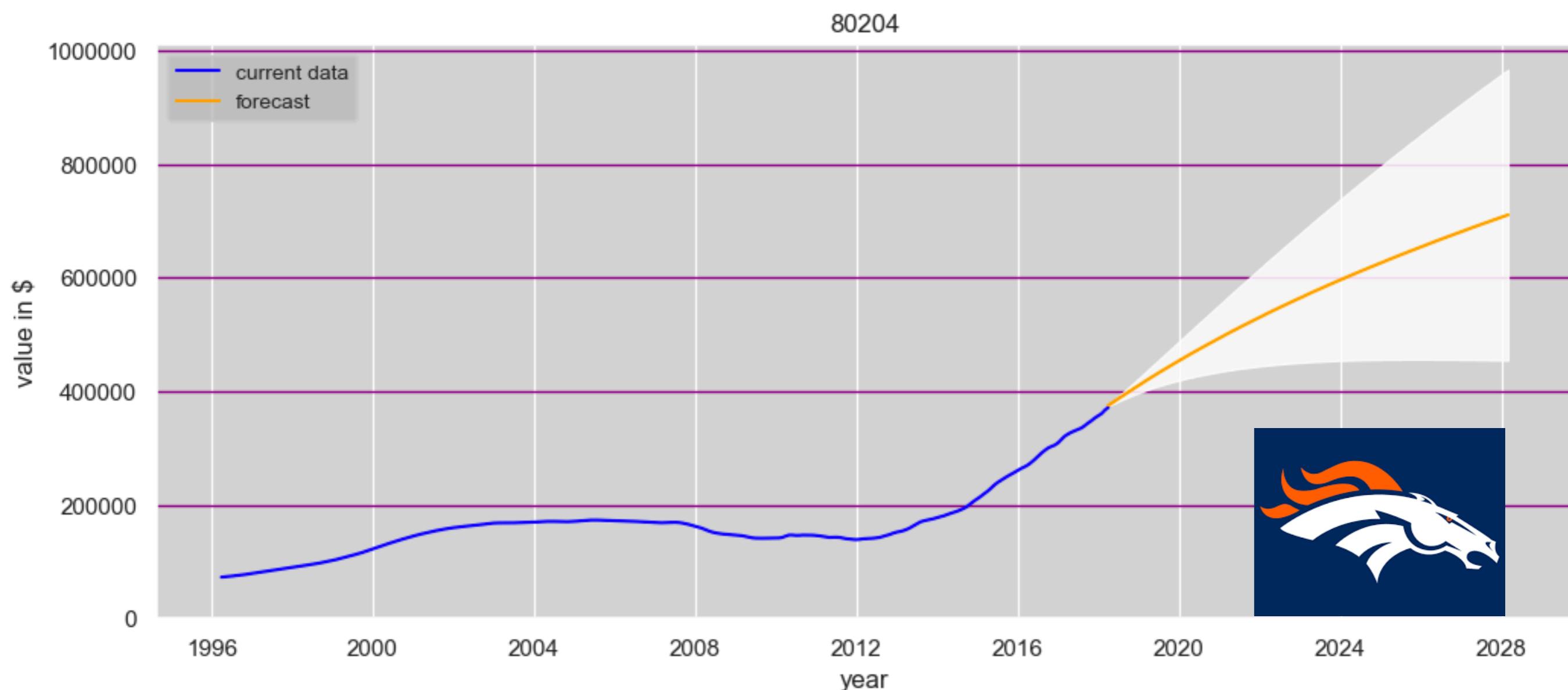


State	Returns	Rank
CO	37.66%	1
WA	37.65%	2
FL	36.63%	3
NV	36.45%	4
SD	34.80%	5
OR	34.21%	6
TN	33.07%	7
HI	32.35%	8
MN	31.64%	9
CA	31.32%	10

Colorado Wins

Honorable mentions for Washington, Florida, and Nevada

CO → Denver County → City of Denver →
80204



Home of Mile High Stadium

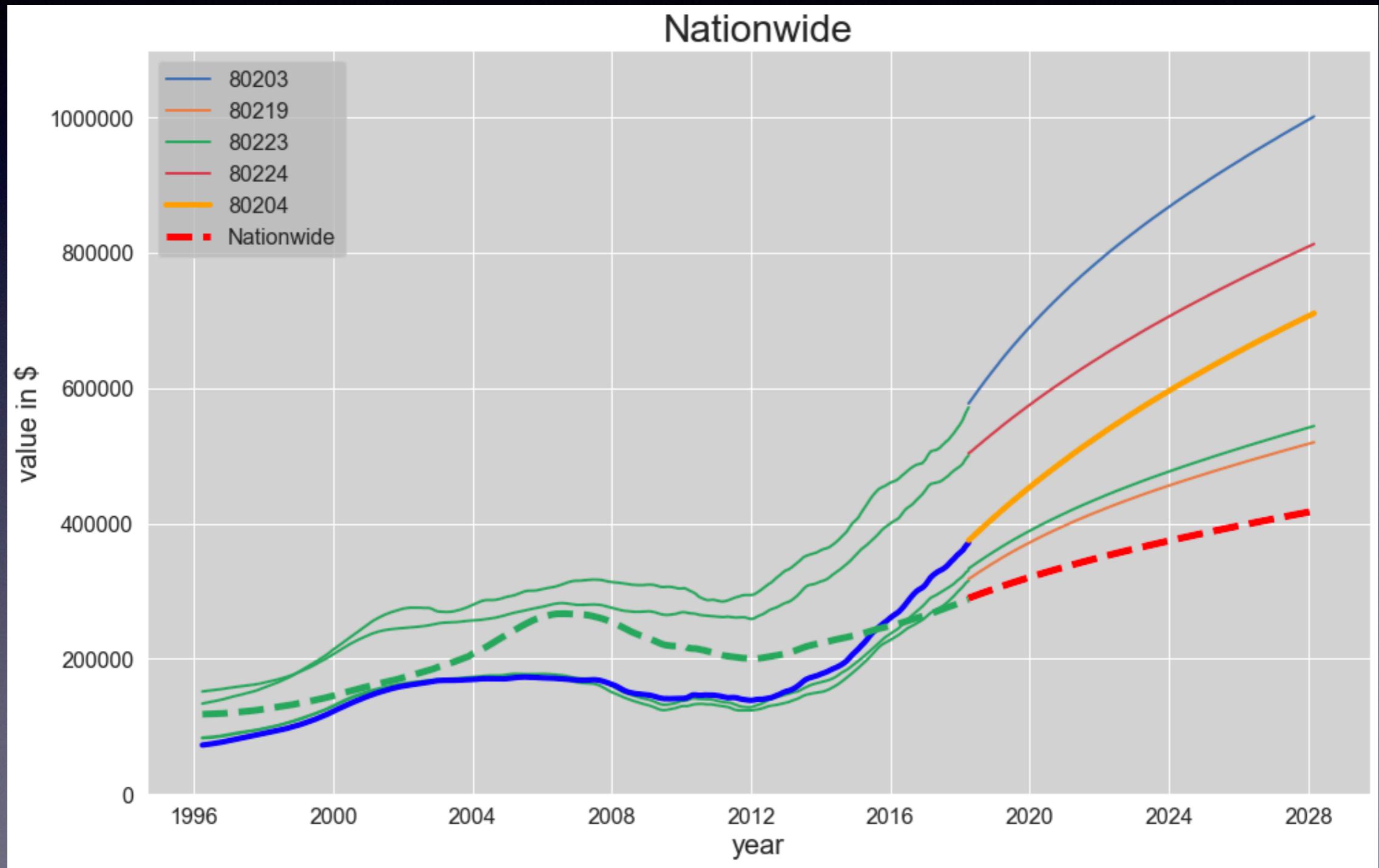
Coincidence?

Alamo Draft House opened its 80204 location in 2017

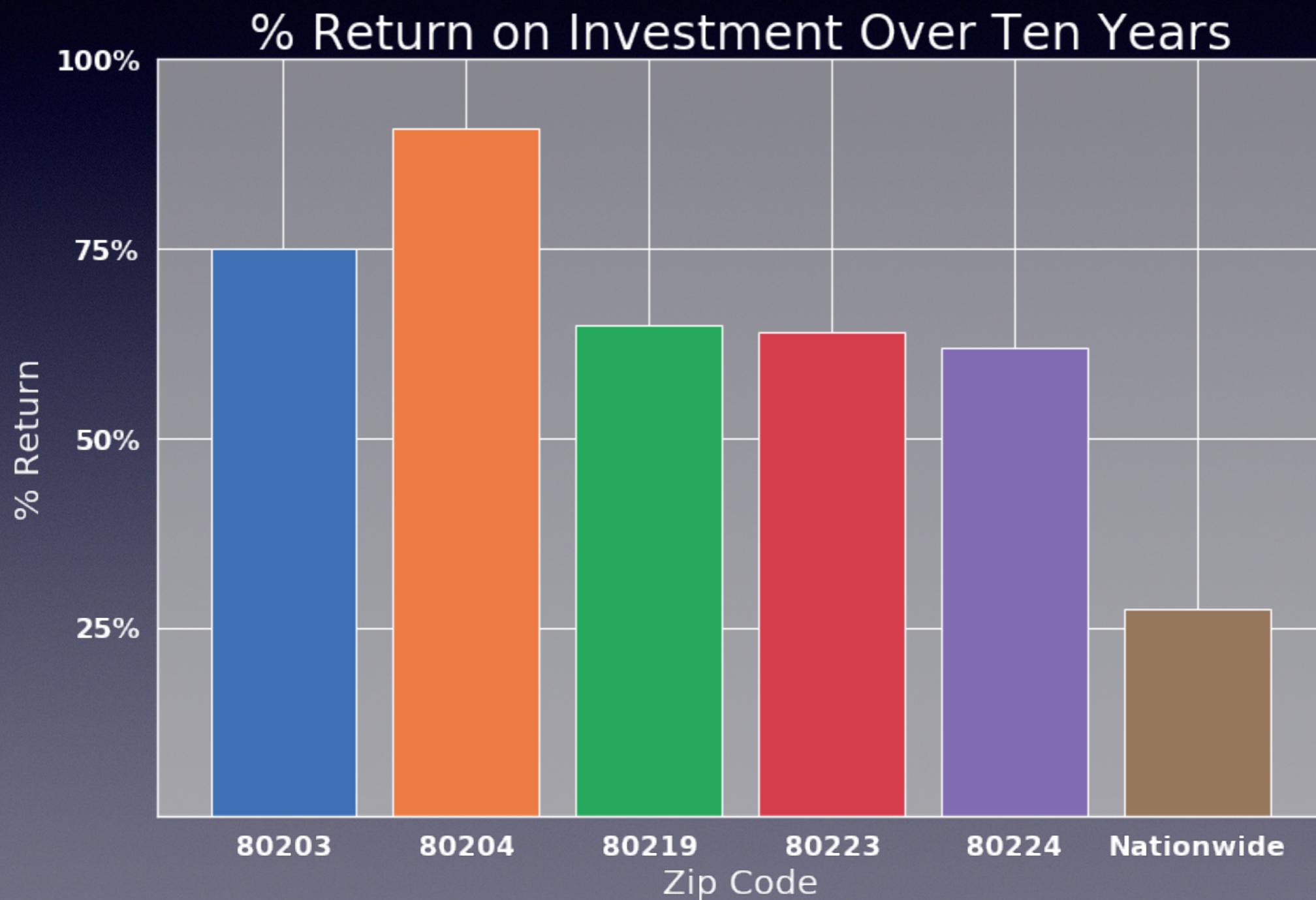


Whether a cause or a result of the region's rise or a happy happenstance.

5 Top Denver Zips

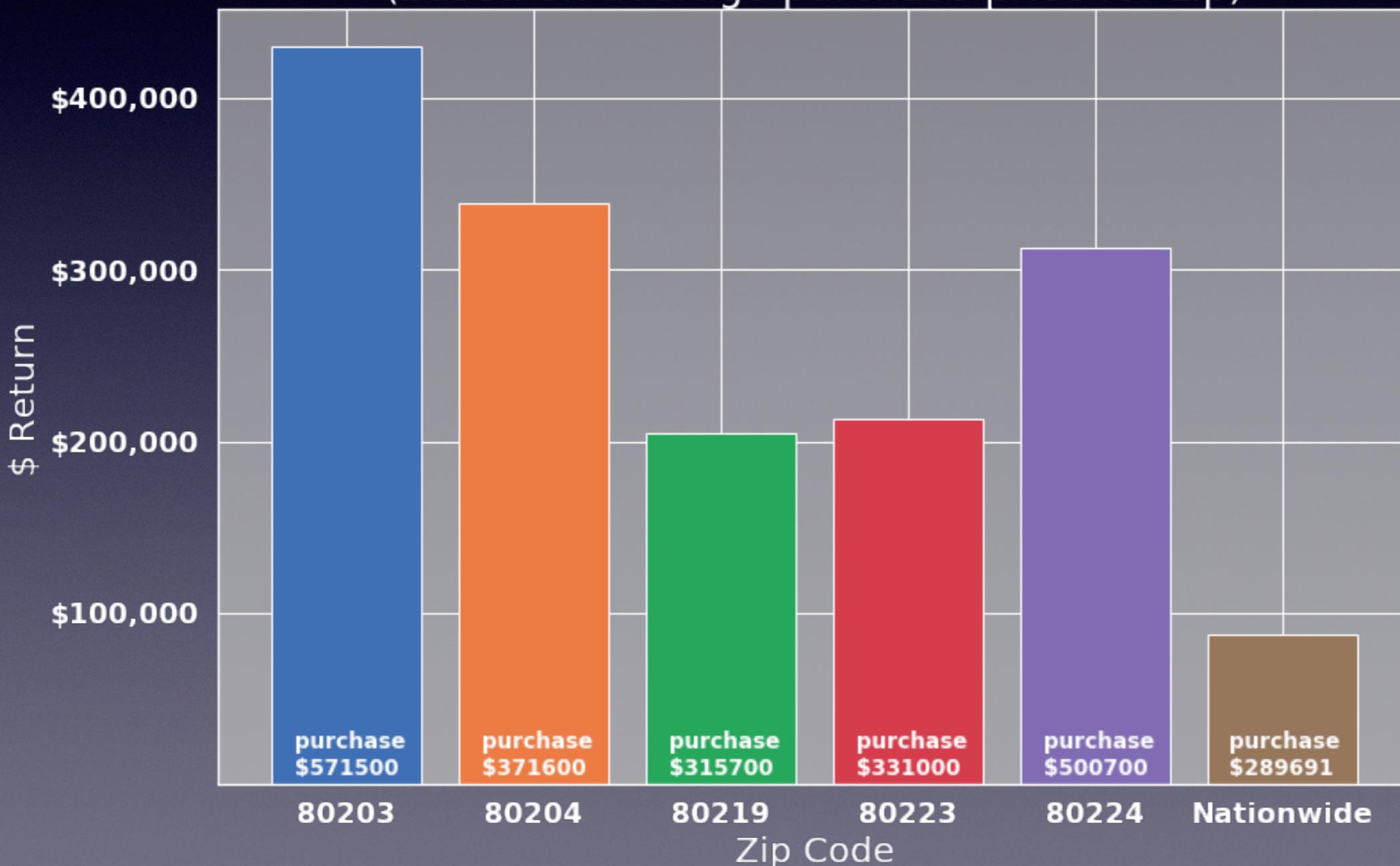


Top 5 Denver Neighborhoods



Top 5 Denver Neighborhoods

\$ Return on Investment Over Ten Years
(based on average purchase price for zip)



Wrapping It Up

- Began with top state ROI over 10 year forecast.
- Top CO city in top CO county: Denver, CO.

Top 5 Denver Zip Codes

Highlights indicate top performing zips

Return	80203	80204	80219	80223	80224
Ave Purchase \$	\$571,500	\$371,600	\$315,700	\$331,000	\$500,700
5 Yr Return %	46%	53%	40%	39%	36%
5 Yr Returns \$	\$265,053	\$197,919	\$125,494	\$130,298	\$180,770
10 Yr Return %	75%	91%	65%	64%	62%
10 Yr Returns \$	\$429,755	\$338,964	\$204,298	\$213,002	\$312,266

\$ Returns based on average purchase price at zip in 2018

For Further Consideration

There are so many opportunities
to take this analysis further.

Here are just a few:

- Expanding analysis by state, especially top four.
- Factoring in additional variables: crime, average age, or if there is an Alamo Draft House.
- Identify unique characteristics of each zip code.

This concludes ‘Buying High’

Thank you for watching!



- * Note that regardless of the title, there were no Colorado cannabis jokes made during this presentation.
- ** Except for this one.