Real Estate Investment Analysis Report

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Date: November 07, 2024

Table of Contents

Chapter 1: Executive Summary

Performance Analysis Summary

	Unnamed: 0	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
0	Gross rental income	$13603.33	$16732.10	$17150.40	$17579.16	$18018.64	$18469.11	$18930.84	$19404.11	$19889.21	$20386.44
1	Cash flow	$-3571.99	$-1220.66	$-1177.63	$-1130.23	$-1078.37	$-1021.95	$-960.88	$-895.04	$-824.33	$-748.65
2	EoY equity	$37328.35	$41386.10	$45587.08	$49938.73	$54448.98	$59126.26	$63979.57	$69018.51	$74253.30	$79694.87
3	Investment	$43862.50	$43862.50	$43862.50	$43862.50	$43862.50	$43862.50	$43862.50	$43862.50	$43862.50	$43862.50
4	Overall Return ($)	$22156.36	$24761.44	$27548.16	$30528.21	$33713.88	$37118.09	$40754.38	$44637.00	$48780.97	$53202.05
5	CoCRoI	-8.20%	-2.48%	-2.69%	-2.59%	-2.47%	-2.34%	-2.20%	-2.05%	-1.89%	-1.72%
6	Overall RoI (CAGR)	-100.00%	-43.55%	-20.75%	-11.38%	-6.37%	-3.28%	-1.22%	0.25%	1.34%	2.17%
7	Cap rate	3.60%	5.22%	5.25%	5.28%	5.32%	5.36%	5.40%	5.45%	5.49%	5.55%
8	Gross Rent Multiplier	10.66	8.67	8.45	8.25	8.05	7.85	7.66	7.47	7.29	7.11
9	Expense/rent ratio	1.26	1.07	1.07	1.06	1.06	1.06	1.05	1.05	1.04	1.04
10	Rent/Purchase Price ratio	9.38%	11.54%	11.83%	12.12%	12.43%	12.74%	13.06%	13.38%	13.72%	14.06%

Property & Deal Details

Property & Deal Details	Value
Full address	317 Newell St, Barberton, OH 44203
Purchase Price	$145000
Zestimate to Purchase Price %	2.0%
Loan Amount	$108750
Bedrooms	3
Bathrooms	1
Year Built	1908
Home Type	SingleFamily
Niche Area Feel	The area feel of the neighborhood is "Sparse Suburban."
Niche Overall Grade	B
Estimated Median Rent	$1360.3333333333333

Chapter 2: Performance Analysis

Investment Property Analysis

Overall CAGR Evaluation

Analyzing the data for each year:

- **Initial Loss**: In Year 0, the overall CAGR is -100.0% due to an initial negative cash flow of -$3,571.99 and a total investment of $43,862.5. The property begins with a home value of $145,000, but the overall return is $22,156.36.
- **Improving Trends**: By Year 6, the overall CAGR improves significantly to -1.22%. The cumulative cash flow reaches -$10,161.71 with a home value increase to $163,293.55 and an increase in home equity to $63,979.57. The overall return climbs to $40,754.38.
- **Positive Growth**: Positive growth is achieved starting in Year 7, with an overall CAGR of 0.25%. This is characterized by cumulative cash flow reducing to -$11,056.75 as cash flow increases, home value rises to $166,559.42, home equity to $69,018.51, and an overall return of $44,637.00.
- **Consistent Growth Uptrend**: By Year 20, the property demonstrates a more stable growth, with a CAGR of 5.40% as the home value appreciates to $215,462.37, and the home equity reaches $157,173.80. The cumulative cash flow improves to -$14,335.07, indicating recovering cash flow conditions.
- **Steady Returns at Maturity**: At Year 29, the overall CAGR stabilizes at 5.94%, with overall returns of $233,879.11, cumulative cash flow at -$3,018.57, and home equity and value both peaking as the debt reduces.

Overall Return Assessment

- **Initial Negative Return**: In Year 0, the overall return is $22,156.36, lower than the initial investment due to the high cost of sales ($11,600).
- **Steady Increase in Home Equity**: Throughout the 30 years, home equity increases substantially from $37,328.35 in Year 0 to $257,497.48 in Year 29, indicating effective long-term appreciation and mortgage repayment success.
- **Sales Costs Impact**: Sales costs increase annually, reaching $20,599.80 by Year 29, though they are outweighed by home value appreciation.
- **Positive Return Outlook**: The overall returns indicate strong potential for realizing profits when considering property appreciation and improving cash flow trends.

Risk Factors

- **Initial Losses**: High negative cash flow in early years may indicate risk for investors who require early yield.
- **Slow Positive Cash Flow**: Notably, positive annual cash flow does not emerge until Year 17, which could be a concern for investors focused on immediate cash flow.
- **Sales Costs Accumulation**: The escalating sales cost might reduce net gains if the property is sold before maturity (Year 29).

Conclusion

Overall, this investment property offers moderate long-term appreciation potential as demonstrated by the steady increase in CAGR from negative to over 5.9%. However, initial years present cash flow challenges as returns take time to grow measurably positive. Investors need to be prepared for initial losses and delays in positive cash flow but can expect substantial home equity and returns if held long-term.

Analysis of Cash-on-Cash Return on Investment (CoCRoI)

The analysis of the CoCRoI over the 30-year period illustrates an initially challenging financial landscape, but shows signs of improvement over time.

Initial Investment Concerns

- **Year 0** starts with a CoCRoI of -8.20%, which is notably adverse, paired with an **Annual Cash Flow** of -$3,597.57, reflecting the immediate financial obligation of the initial **Total Investment** of $43,862.5.

- The negative CoCRoI continues through **Year 16**, with the least negative performance recorded at -0.18% (Year 16) compared to the lesser magnitude of negative cash flow at -$79.76.

Transition to Positive Returns

- At **Year 17**, the investment begins to yield positive returns with a CoCRoI of 0.09% and an Annual Cash Flow of $39.30. This marks a turning point, indicating that the property starts to overcome its initial financial burdens.
- Moving forward, the CoCRoI steadily climbs, reaching impressive levels such as 4.50% in **Year 29**, with an Annual Cash Flow of $1,975.50, suggesting robust financial health in the later stages.

Positive Trends and Risks

- The CoCRoI continues on an upward trend past Year 18, peaking at 4.50% in Year 29, with a handsome annual cash flow. However, the sudden drop to a CoCRoI of 0.37% in **Year 30**, with Annual Cash Flow drastically reducing to $160.52, suggests potential variability in returns that could be indicative of market changes or unforeseen costs.

Investment Risks

- The severely negative returns from **Year 0 to Year 16** might deter risk-averse investors, as the lack of positive cash flow during these years implies a commitment to sustain those losses through margin financing or other capital supplementation.
- The consistent negative returns could stress liquidity and financial flexibility during the early years, a risk that requires careful cash management and planning.

Conclusion

Overall, while this property requires a considerable upfront investment that doesnÃ¢â‚¬â„¢t yield positive returns until Year 17, it eventually matures into a financially viable asset demonstrating strong future value potential. Investors should be prepared for prolonged negative cash flow periods and should possess a strong financial capability and risk tolerance to support this investment until it turns profitable. Adequate assessment of market conditions and future cash flow projections are crucial for ensuring sustained profitability and managing potential year-over-year variability as observed in Year 30's data.

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## CAGR Analysis Table

| Time Horizon | CAGR   |
|--------------|--------|
| 3-Year       | 24.79% |
| 5-Year       | 19.83% |
| 10-Year      | 11.75% |

## Summary of Assessment

The historical Compound Annual Growth Rate (CAGR) for the investment property shows significant growth

- **3-Year CAGR**: The recent 3-year CAGR is exceptionally high at **24.79%**, indicating strong short

- **5-Year CAGR**: Over a 5-year horizon, the CAGR is **19.83%**, still substantial but lower than the

- **10-Year CAGR**: In the long term, the CAGR stands at **11.75%**. This is a sustainable growth rate

## Risks and Considerations
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- **Sustainability of Growth**: The very high 3-year CAGR of **24.79%** may not be sustainable indefin

- **Market Volatility**: The difference between the 3-year and 10-year CAGRs (24.79% vs 11.75%) could

- **Economic Factors**: External factors such as interest rate changes, economic downturns, or regiona

It is crucial to continuously monitor market conditions and property performance to gauge if adjustmen
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Historical Price Evolution

The property's Zestimate data reveals varying degrees of price volatility over the years. During December 2014, the property was valued at approximately $50,850 (timestamp `1417334400`). By February 2015, the value decreased slightly to $48,697 (timestamp `1420012800`).

From there, the next few years saw considerable fluctuations. In April 2015, the value rebounded to $51,444 (timestamp `1425110400`), but then it took a sharp drop to $41,105 by March 2016 (timestamp `1459407600`). Subsequently, the valuation showed further decline reaching $24,206 in June 2016 (timestamp `1464678000`).

By the end of 2016, the property value began to recover, reaching $38,743 in November (timestamp `1475218800`). The upward trend continued into 2017, with the property peaking at $60,855 by August (timestamp `1504162800`).

The property value then experienced another downturn in late 2017 and early 2018, dropping to $47,287 by March 2018 (timestamp `1522479600`). Thereafter, there was a significant rebound, reaching another peak at $62,891 in July 2019 (timestamp `1564556400`).

The valuation remained relatively stable with minor fluctuations until November 2020, when it was recorded at $64,320 (timestamp `1606723200`). Another significant increase was noted during 2021, peaking at $77,187 in April (timestamp `1619766000`).

Recent data from 2023 shows another dramatic increase, reaching a peak of $148,400 by November (timestamp `1730358000`). This substantial leap from the previous months is worth mentioning as it indicates either a significant market shift or an error in the valuation model.

Risks

1. **Market Volatility**: The data reveals significant fluctuations in the property's value over the years, which suggests market instability. This is evidenced by dramatic falls, such as from $60,855 in August 2017 to $50,064 in November 2017 (timestamp `1509433200`), and unusual spikes as seen in 2023.

2. **Recent Valuation Variability**: Recent jumps in the property's value, from $80,500 in January 2023 (timestamp `1704009600`) to $148,400 in November 2023 (timestamp `1730358000`), may indicate hyperinflation of local prices or potential inaccuracies in valuation algorithms.

3. **Sustainability of Increases**: The sizeable recent increase needs further analysis to determine if these changes are sustainable or if they result from temporary market conditions or anomalies.

Conclusion

Overall, while the property has displayed considerable appreciation over the decade, market volatility poses a significant risk. Potential investors should conduct further due diligence to understand the factors contributing to these fluctuations, especially recent price surges, and assess the potential for future price stability.

Zestimate to Purchase Price Analysis

Metric	Value
Zestimate to Purchase price delta (percentage)	2.00

Summary

The **Zestimate to Purchase price delta** is 2.00%, which indicates that the Zestimate valuation is 2% higher than the actual purchase price. This suggests that you are acquiring the property at a price slightly below its estimated market value, which could be considered favorable for the buyer. The positive figure indicates a purchasing advantage, as the property seems to be undervalued based on Zestimate.

Risks

Despite the favorable purchasing condition based on the current analysis, there are some potential risks to be aware of:

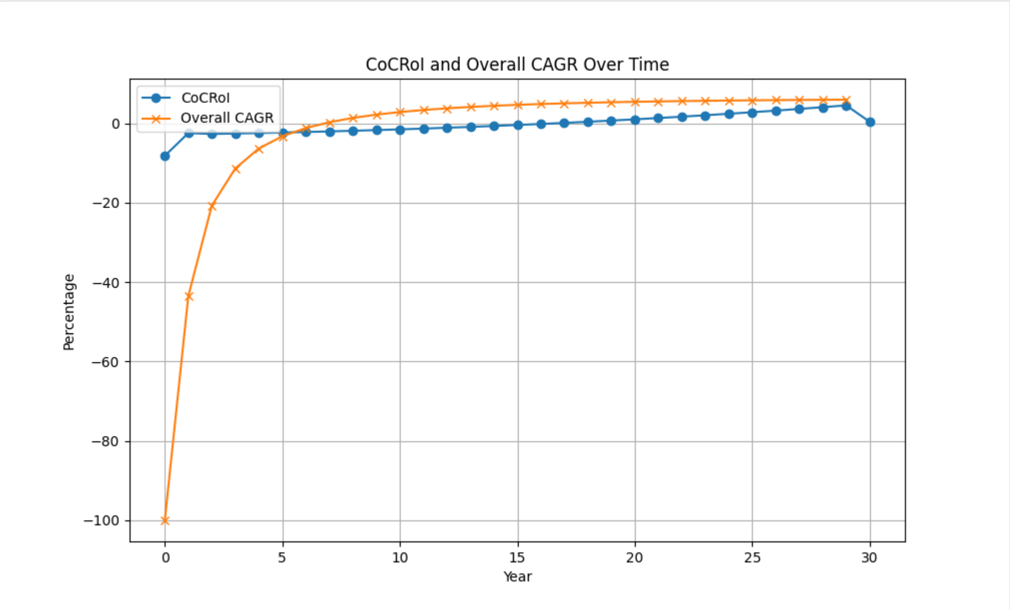
1. **Accuracy of Zestimate**: The Zestimate is an estimated valuation that can sometimes fluctuate due to market regulation changes, recent sales in the area, or updates in property characteristics. Therefore, relying solely on the Zestimate may pose a risk if these factors are not accurately accounted for.

2. **Market Volatility**: Given economic fluctuations, property values can change rapidly. A 2% undervaluation is relatively modest, and any downturn in the housing market could quickly negate this benefit.

3. **Condition of the Property**: If the property requires significant repairs or updates that were not factored into the purchase price, the anticipated financial advantage might be offset.

By considering these risks, you can better assess the opportunity and make a more informed purchasing decision.

Below is a chart showing the evolution of the CoCRoI and Overall CAGR throughout the ownership tenure



Below is a chart showing the evolution of Zestimate (from Zillow) price of the property over history

Chapter 3: Cash Flow & Expenses

Rental Income and Cash Flow Analysis

The data provides insights into the rental income progression and associated cash flows over 30 years:

- **Rental Income Growth**: The rental income starts at approximately $13,603 in Year 1 and grows to $33,405 by Year 30. This reflects a steady annual increase, which indicates potential appreciation or rental price adjustments based on market conditions.
- **Cash Flow Progression**: The property starts with a negative cash flow of approximately -$3,572 in Year 1, which gradually improves to a positive cash flow of $1,992 by Year 30. The onset of consistent positive cash flow is observed from Year 18 onward, indicating financial improvements, possibly due to increased rental income and stabilized expenses.

Expenses Overview

- **Vacancy Costs**: These costs start at $680 in the first year and increase annually, reaching $1,670 in the final year. This growth is consistent with the assumption that rent increases may lead to higher occasional vacancy costs.
- **Repair and Capex**: Both start at approximately $1,632 in Year 1 and see a steady annual increase, indicating anticipated maintenance and value-adding improvements to the property.
- **Property Management**: Interesting to note, property management expenses are $0 in Year 1 but begin at $1,673 from Year 2 onward. This suggests a possible introductory offer or self-management for the first year, followed by the employment of property management services subsequently.
- **One-time Expenses**: These are significant in Year 1 at $1,360, after which they drop to $0, implying potential initial setup or unforeseen expenses at the beginning of property ownership.
- **Mortgage**: The annual mortgage payment remains constant at approximately $8,792 throughout the ownership period, highlighting a fixed-rate mortgage scenario.

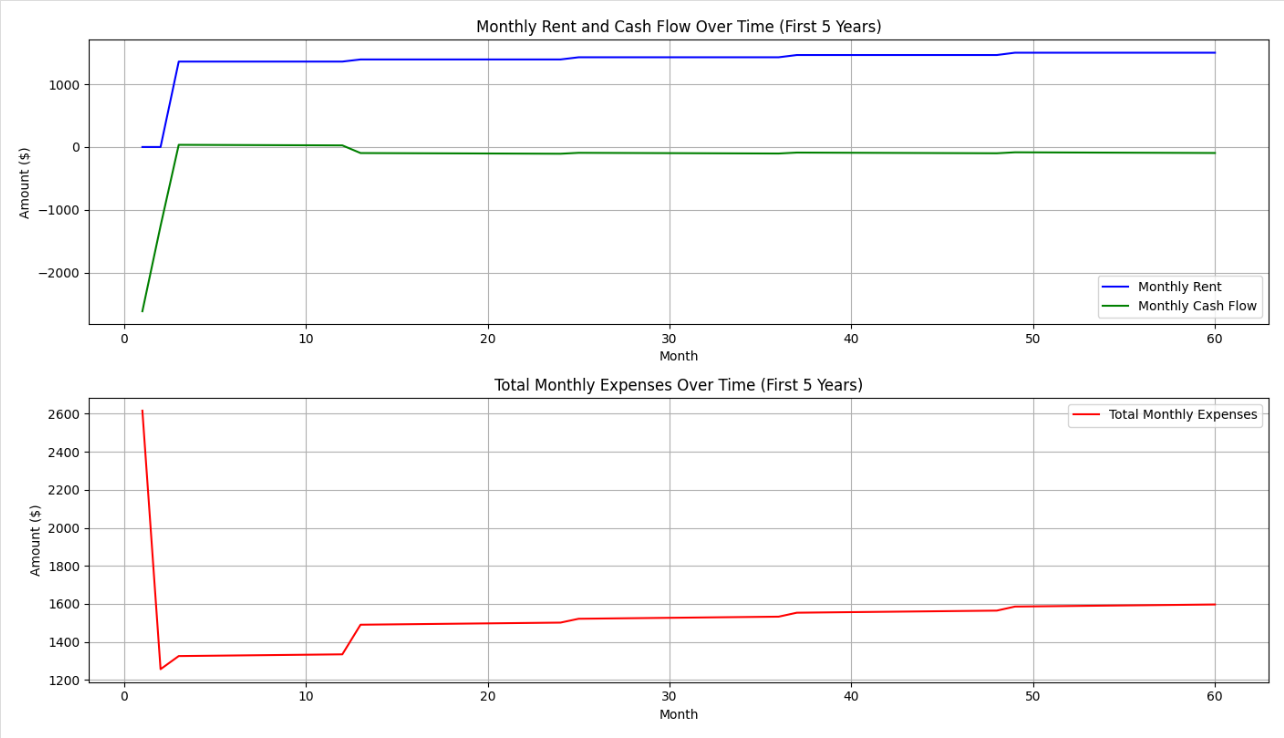
Risk Assessment

- **Initial Negative Cash Flow**: The negative cash flow in the early years (up until Year 18) poses an immediate risk, requiring supplementary funding from other sources unless offset by equity value growth.
- **Increasing Expenses**: As expenses naturally grow with inflation and property wear, the owner must ensure rental income keeps pace, though the eventual turn to positive cash flow suggests this risk is mitigated over time.
- **Insurance Costs**: The insurance costs increase from $500 to $1,559 over the 30 years, reflecting an annual increase that requires consideration in long-term financial planning.
- **Potential Offer/Discount**: The absence of property management costs in Year 1 might indicate an introductory offer or self-management strategy initially, meaning future cash flow will be affected once this cost kicks in from Year 2 onward.

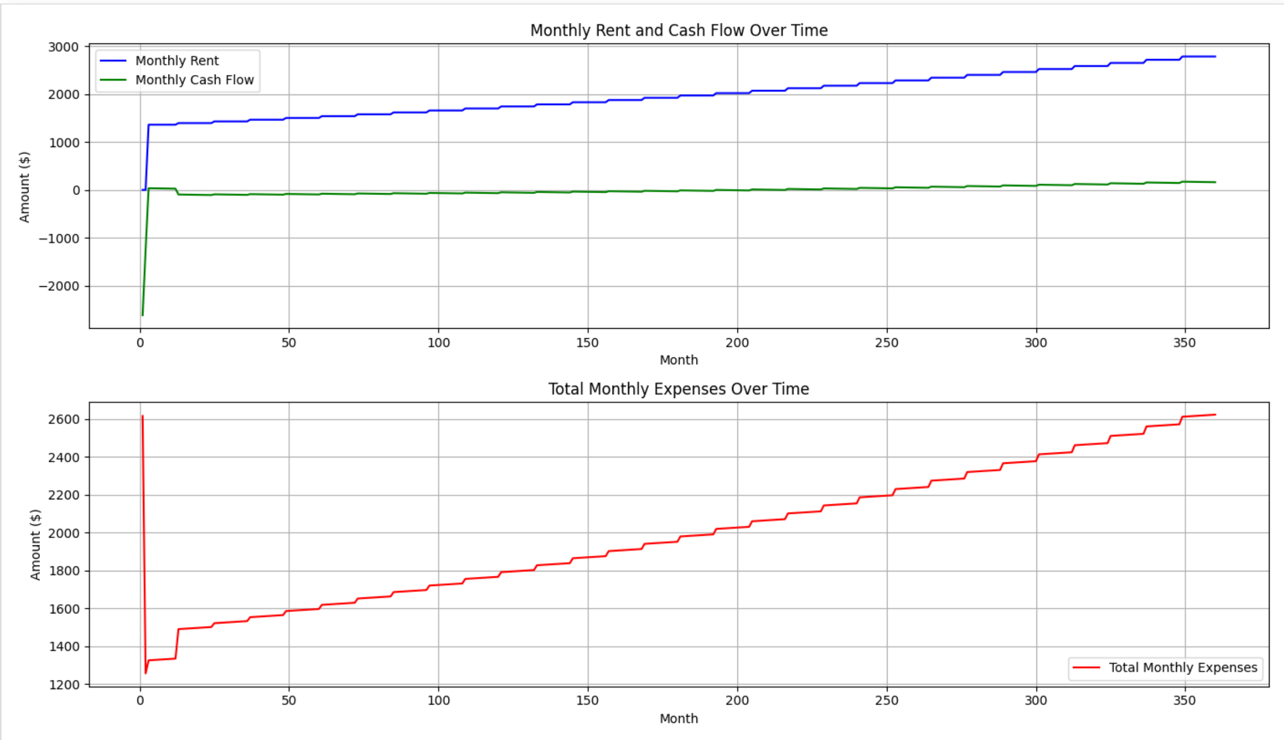
Conclusion

The investment scenario illustrates a common trajectory for rental properties focusing on long-term benefits via appreciation in rental income while offsetting naturally increasing expenses. Initial years require financial support due to negative cash flow, suggesting a strategic financial plan is vital. Long-term prospects appear promising, considering the transition from negative to positive cash flow as observed beyond Year 18. This analysis underscores the importance of balancing up-front cash needs against future rental income growth.

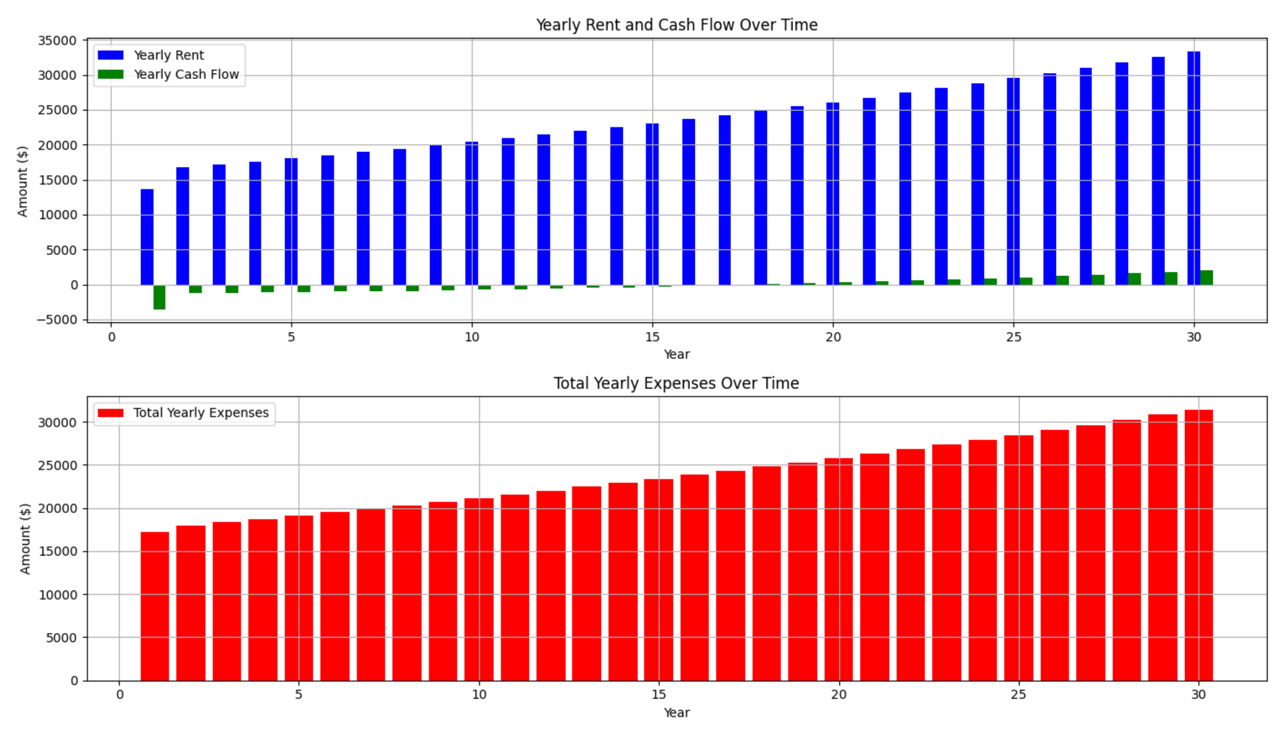
Below is a chart showing the evolution of the monthly rent, monthly cash flow and monthly expenses for the first 5 years of ownership



Below is a chart showing the evolution of the monthly rent, monthly cash flow and monthly expenses throughout the ownership tenure



Below is a chart showing the evolution of annual rent, cash flow and expenses throughout the ownership tenure



Yearly Rent and Cash Flow Over Time
Yearly Rent
Yearly Cash Flow
Amount ($)
Year
Total Yearly Expenses Over Time
Total Yearly Expenses
Amount ($)
Year

Chapter 4: Mortgage

Mortgage Amortization Analysis

The mortgage amortization structure provided in the data spans over 360 months (30 years), indicating a typical long-term fixed-rate mortgage setup. Let's delve into some crucial metrics and the changing patterns observed throughout the amortization period.

Key Metrics Across the Months

- **Monthly Payment**: The monthly payment remains constant at $732.67 across all 360 months. This is consistent with a fixed-rate mortgage where the total payment is steady despite the changing portions of principal and interest.
- **Principal Payment**: The initial payments are heavily interest-focused. In the first month, the principal portion is only $86.97, while the interest is much higher at $645.70. Over time, the principal payment gradually increases, which is a characteristic of how amortization schedules function. For instance, by month 60, the principal component rises to $123.32, gradually reducing the loan balance more significantly. By the final month (360), the entire principal is paid at $728.34, leaving the balance effectively at zero.
- **Interest Payment**: Correspondingly, the interest payment starts high and diminishes over time. By month 60, the interest component reduces to $609.35 from the initial $645.70 in month 1. By the last payment in the 360th month, the interest paid drops to a mere $4.32. This pattern showcases the declining interest charges as the principal is progressively paid off.
- **Remaining Balance**: The starting balance is over $108,663.03. It shows a consistent decline, reaching approximately $102,503.68 by the 60th month. This gradual reduction continues as the principal payments increase, concluding in full repayment by month 360 when the remaining balance hits $0.

Assessment and Risks

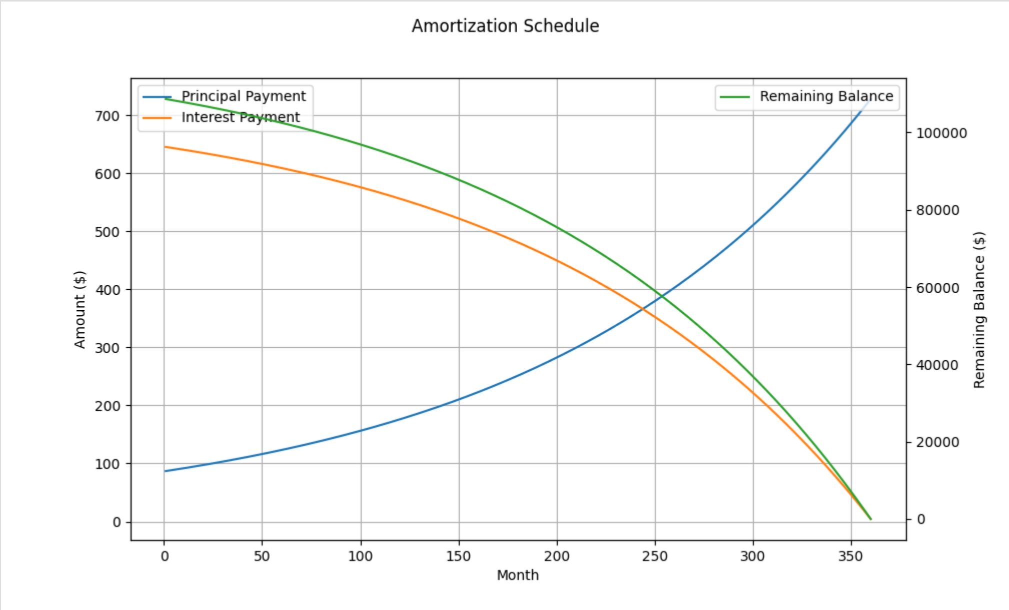
1. **Cash Flow Management**: The fixed monthly payment provides a stable cash flow requirement, which is easier for budgeting over time. However, the investor must ensure contingency for the initial high-interest burden (e.g., $645.70 in month 1).
2. **Interest Burden**: The structure highlights significant initial interest costs, especially within the first few years. High up-front interest can impact cash flow negatively in the short term.
3. **Principal Build-up**: Gradual increase in principal payments builds equity slowly in the early years, which is typical of fixed-rate loans. Equity build-up is crucial for financial security and possibly leveraging property for other investments.
4. **Market Interest Rate**: While this fixed-rate setup protects against rising interest rates, an investor could miss out on benefits if market rates significantly decline, which may warrant a refinancing decision.
5. **Prepayment Opportunities**: No data was provided on penalties or options for additional principal prepayments. Investors might consider this if income allows, to reduce the total interest paid over the loan's life.

Conclusion

This amortization schedule represents a typical fixed-rate mortgage, beneficial in providing predictable monthly obligations. Early-stage high interest warrants a proper cash management strategy to mitigate its impacts on investment returns. Any decisions around refinancing or prepayment will depend on the investorÃ¢â‚¬â„¢s broader financial strategy and market conditions, factors this analysis only touches upon lightly.

As you convert this to a PDF for the investor, a chart visualizing the balance reduction, principal increase, and interest decline can provide an intuitive comprehension of the amortization dynamics, aiding in more informed investment decisions.

Below is a chart showing the evolution of the remaining principal, paid interest and remaining balance throughout the mortgage period



Amortization Schedule
Principal Payment
Interest Payment
Remaining Balance
Amount ($)
Remaining Balance ($)
Month
0
50
100
150
200
250
300
350
700
600
500
400
300
200
100
0
100000
80000
60000
40000
20000
0

Chapter 5: Location (by Niche)

Assessment Table

Assessment Type	Assessment Outcome
Niche Area Feel	Sparse Suburban
Niche Overall Grade	B

Summary

Upon analyzing the data provided for the potential property, we can derive some insights about the neighborhood's characteristics and its potential appeal to different types of tenants.

Location Type

The "Sparse Suburban" feel suggests that the area is likely characterized by more open space, possibly large lots, and may be less densely populated compared to urban environments. This type of neighborhood generally offers a quieter living experience, which can be appealing to families with children and individuals who prefer more space and privacy. It may also attract tenants who value being away from the hustle and bustle of a city.

Potential Tenants

Given the "Sparse Suburban" designation, potential tenants might include:

- **Families:** Families looking for a safe and peaceful area to raise children might be attracted to the sparse suburban environment.
- **Retirees:** Individuals seeking a quieter living environment away from the city's noise.

Risks

The overall grade of "B" indicates that while the area is relatively good, there may be some aspects that do not score as high compared to neighborhoods with an "A" or higher grade. This rating could suggest moderate issues in areas such as crime rate, school quality or housing affordability, all of which impact the neighborhood's attractiveness.

- **Crime and Safety:** A "B" grade could imply some concerns regarding crime; prospective tenants may need assurance regarding safety.
- **Schools:** If targeting families, the quality of local schools could be a crucial factor, and the "B" grade suggests they may not be top-tier.

It is advisable to investigate further into specific factors contributing to the "B" rating to effectively address potential tenant concerns and to better tailor marketing strategies for this property.

Chapter 6: Property Characteristics

Characteristic	Value
Year Built	1908
Living Area (sqft)	1384
Bedrooms	3
Bathrooms	1
Garage Spaces	2
Lot Size	6,599 sqft
HVAC	Forced Air, Gas
Cooling	Central Air
Appliances	NOT FOUND
Home Type	SingleFamily
HOA Fees	NOT FOUND
Annual Insurance	609
Utilities	NOT FOUND
Property Condition	NOT FOUND
Views	NOT FOUND
Description	3 Bedroom colonial close to downtown, shopping, restaurants, middle and high schools. Needs TLC. Fenced backyard, 2 car detached garage. Subject to short sale approval.

Property Assessment

The investment property is a historical single-family home built in 1908 and offers substantial living space of 1384 square feet. With 3 bedrooms and only 1 bathroom, the layout might limit appeal for larger families seeking additional bathrooms. The property's appeal is enhanced by a considerable lot size of 6,599 sqft and the provision of 2 garage spaces. Central air conditioning and a forced air HVAC system are positive features, ensuring modern comfort. However, several characteristics are missing, notably, the absence of information on appliances, HOA Fees, and utilities, which are essential considerations for calculating ongoing maintenance costs.

Highlighted risks include the property's condition being unidentified ("Needs TLC" from the description suggests potential need for renovation), and a "short sale approval", which can prolong transaction times and introduce uncertainty. Moreover, the absence of appliances and undefined property condition might escalate repair and outfitting costs substantially.

Overall, while the property presents a solid foundation for investment with potential upside, it's crucial to conduct thorough due diligence to uncover further details on property condition, appliance needs, and financial implications before proceeding.

Chapter 7: School Ratings

Below is the risk assessment of the nearby schools -

Name	Rating	Distance (miles)	Level	Type
Barberton Middle School	5	0.3	Elementary	Public
Barberton High School	4	0.5	High	Public
Barberton Elementary School East	5	0.9	Elementary	Public

Summary

In assessing the nearby schools for this property, there is strong accessibility to educational institutions as evidenced by all schools being within one mile of the property, with distances ranging from 0.3 to 0.9 miles. The schools have favorable ratings, with Barberton Middle School and Barberton Elementary School East both receiving a rating of 5, which indicates a high level of quality in education. Barberton High School, rated 4, still performs above average, providing a robust option for secondary education. All schools are public, which may be preferred for residents considering costs and accessibility. These factors combined suggest that the property is well-served by quality educational institutions, adding considerable value to the investment from a long-term residential perspective.

Chapter 8: Nearby Amenity

Below is the risk assessment of the nearby amenities -

Amenity	Address	Distance (in km)	Distance (in miles)	Duration	Risk Score	Rationale
Hospital	NOT_FOUND	NOT_FOUND	NOT_FOUND	NOT_FOUND	10	High risk due to unavailability of hospital proximity data. Essential for emergencies.
School	555 Barber Road, Barberton	1.0 km	0.62 miles	2 mins	3	Low risk as the school is only 1.0 km away, ideal for families with school-aged children.
Restaurant	343 4th Street Northwest, Barberton	0.4 km	0.25 miles	1 min	2	Very low risk with a restaurant within walking distance; enhances lifestyle convenience.
Park	Municipal Building, 500 West Hopocan Avenue, Barberton	0.3 km	0.19 miles	1 min	1	Minimal risk and highly desirable with a park nearby encouraging recreational activities.
Bank	532 Wooster Road West, Barberton	1.2 km	0.75 miles	3 mins	4	Moderate risk with a bank at a reasonable distance, useful for financial services.
Grocery	Barberton	0.8 km	0.50 miles	2 mins	3	Low risk as a grocery store is close, ensuring ease of access to daily necessities.
Overall	**N/A**	**N/A**	**N/A**	**N/A**	**5**	**Moderate overall risk due to hospital data unavailability, but good access to other amenities.**

Chapter 9: Tax History

Overview of Tax History

Analyzing the tax history data reveals both increases and decreases in property tax and assessed value over time.

1. **Recent Trends (approximately 2023)**:
2. The most recent year shows a tax increase rate of **12.10%** with taxes paid amounting to **$1286** and a property value of **$25,050**. The property value increased by **29.21%** compared to the previous year, indicating a notable uptick in assessed value.
3. **Stability Phase (approximately 2020 - 2022)**:
4. During this period, the property value remained constant at **$19,387** while the taxes hovered around the **$1,145 - $1,147** mark with marginal tax increase rates, suggesting a phase of stability with negligible property value appreciation.
5. **Tax Fluctuations in Earlier Years (approximately 2018 - 2019)**:
6. A substantial **25.17%** increase in property value occurred around 2020, though specific tax paid details are missing for this year.
7. Prior to 2020, the tax paid decreased by approximately **10.89%** around 2019 with taxes at **$990.04** and a slight decrease in value to **$15,488** suggesting a possibly favorable adjustment for the owner at the time.
8. **Consistent Increases and Decreases Early in the Decade (approximately 2010 - 2017)**:
9. The property experienced slight decreases and increases in value and tax over the years, with notable value depreciation of approximately **17.24%** around 2014, aligning with a decrease in taxes **-14.19%** to **$1,075.18**.
10. **Long-term Historical Data (2000 and earlier)**:
11. The data from the early 2000s showed steadier growth trends with a significant **52.33%** value increase hitting **$21,102** around 2002 and a tax paid spike at **$720.28**. Prior decades reflected modest tax increases aligning with economic growth patterns.

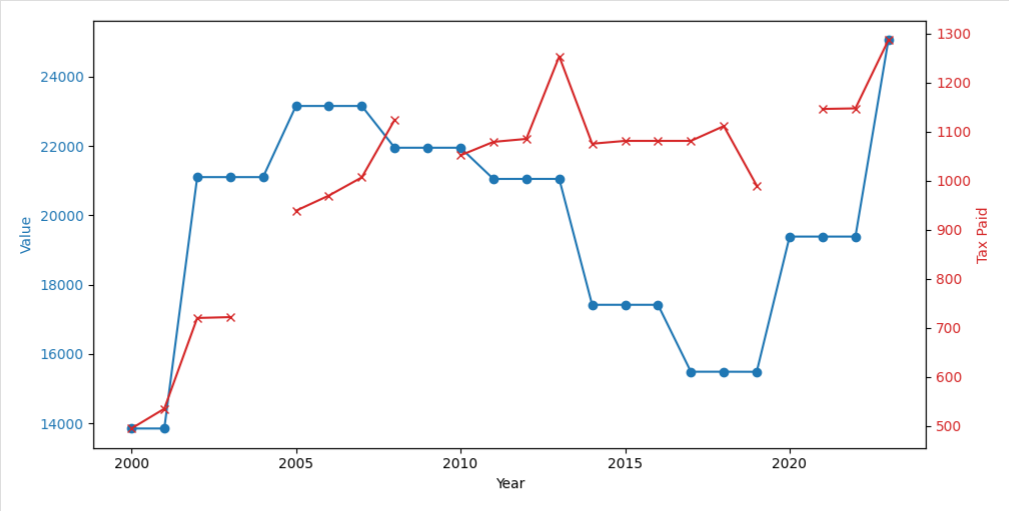
Potential Risks

1. **Recent Value Spikes**:
2. The **29.21%** increase in assessed value in approximately 2023 signals rapid property appreciation which might suggest potential over-assessment risks if such trends do not align with broader market conditions.
3. **Tax Volatility**:
4. The fluctuation in taxes paid, particularly the significant **12.10%** increase in the most recent data year, could indicate vulnerability to policy changes or inconsistent assessment approaches.
5. **Inconsistent Evaluation Intervals**:
6. Missing data points for certain years like 2020, and the sporadic reporting (e.g., complete absence of tax data during the economic downturn phases), might pose challenges in accurately forecasting future tax expectations.

Summary

Overall, the tax history reflects both stability and volatility across different periods, with recent years showing significant property value and tax increase. The risks are mainly associated with these recent sharp increases and underlying market dynamics, which might indicate either a boom in property demand or potential over-valuation concerns. Monitoring broader economic and regional real estate trends will be crucial to anticipate future tax liabilities effectively.

Below is a chart showing the evolution of the paid tax and assessed value of the property over history (sourced from Zillow)



Value
Tax Paid
Year
24000
22000
20000
18000
16000
14000
1300
1200
1100
1000
900
800
700
600
500
2000
2005
2010
2015
2020

Chapter 10: Rent Estimation

Estimated Rent Table

Type	Estimated Rent
Median Rent	$1360.33
Average Rent	$1357.67
25th Percentile	$1262.38
75th Percentile	$1348.00

Summary Assessment

The estimated rents data provided indicate a relatively narrow range of rental prices. The **median rent** stands at $1360.33, closely aligning with the **average rent** of $1357.67. This proximity between median and average suggests a balanced distribution of rent prices in the dataset without significant skewness. Moreover, the **25th percentile** of the estimated rent is $1262.38, indicating that 25% of the rental estimates fall below this value, while the **75th percentile** is at $1348.00, indicating that 25% are above this threshold.

The relatively close values between these percentiles and the medianÃ¢â‚¬â€specifically, a $97.95 difference between the 25th percentile and the median, and a $12.33 difference between the median and the 75th percentileÃ¢â‚¬â€suggests a tight clustering of rent values. This lack of extensive variability may imply stability in the rental market represented by this data set.

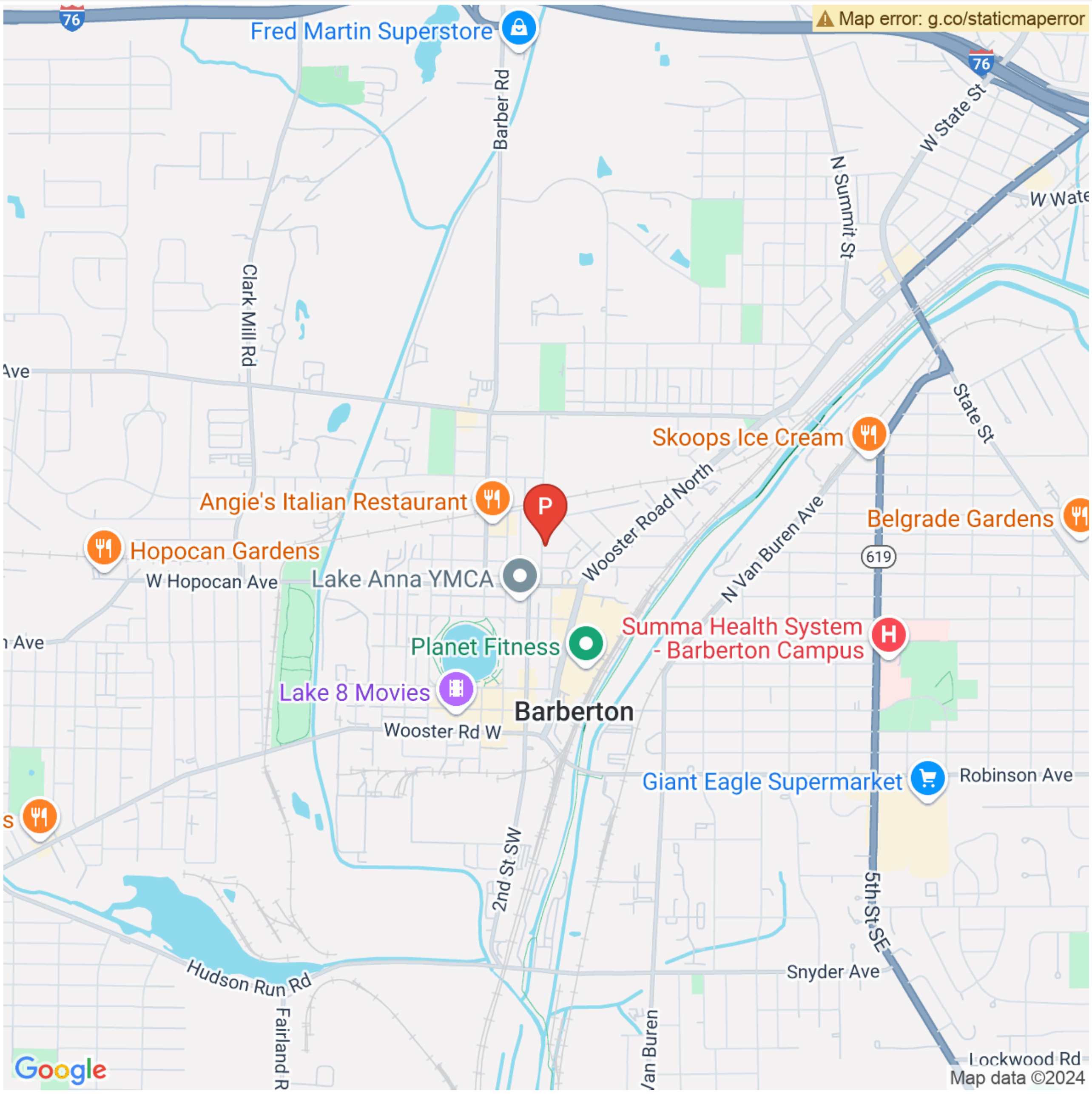
Risks and Trends

- **Narrow Range of Rent Estimates**: The narrow spread from the 25th to the 75th percentile indicates the estimated rents do not vary widely, suggesting a potential risk if market conditions abruptly change, as there may not be substantial rental options across different price points.
- **Potential Data Homogeneity**: The slight variance in the estimates might imply that the data sources (Rentometer, Zillow, User inputs) potentially reflect similar properties or geographical areas lacking diversity. Before making investment decisions, further analysis to include diverse datasets could give a more comprehensive view of rental trends.

Overall, while the tight clustering of data suggests market stability, careful monitoring of external factors influencing rental markets is advised to mitigate unforeseen risks.

Appendix

Additional Images:



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