



# Low-risk, high-payout real estate investments in Colorado

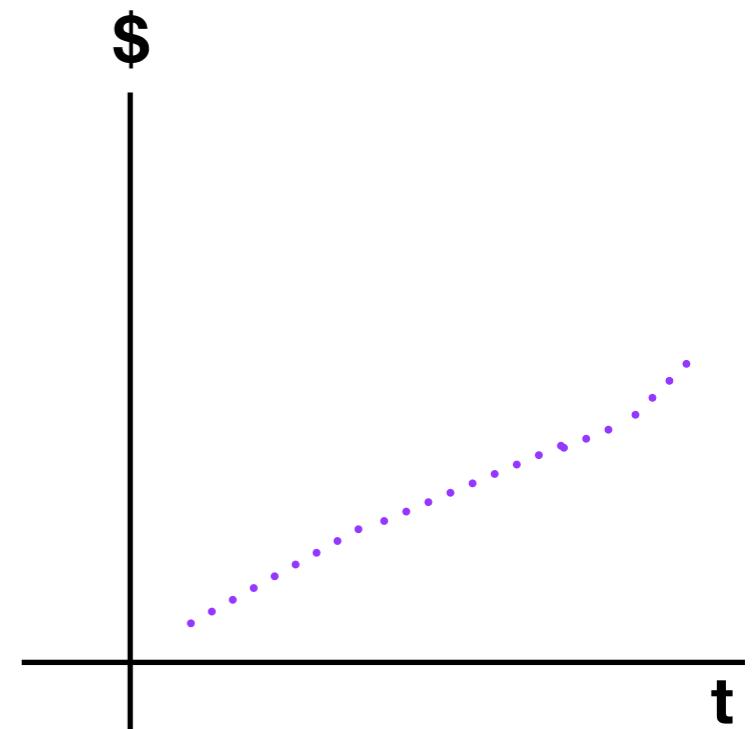
By Valentina Fontiveros

# Introduction

Prismapi partners are seeking to invest in US real estate.

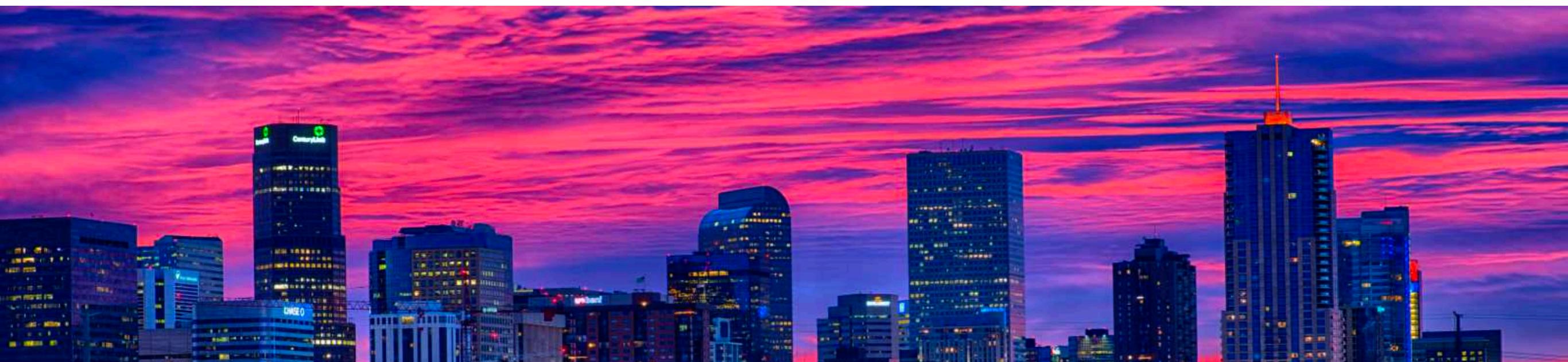
## Requirements:

- Positive value trend over last 20 years
- Recent value growth acceleration
- Low volatility long term.



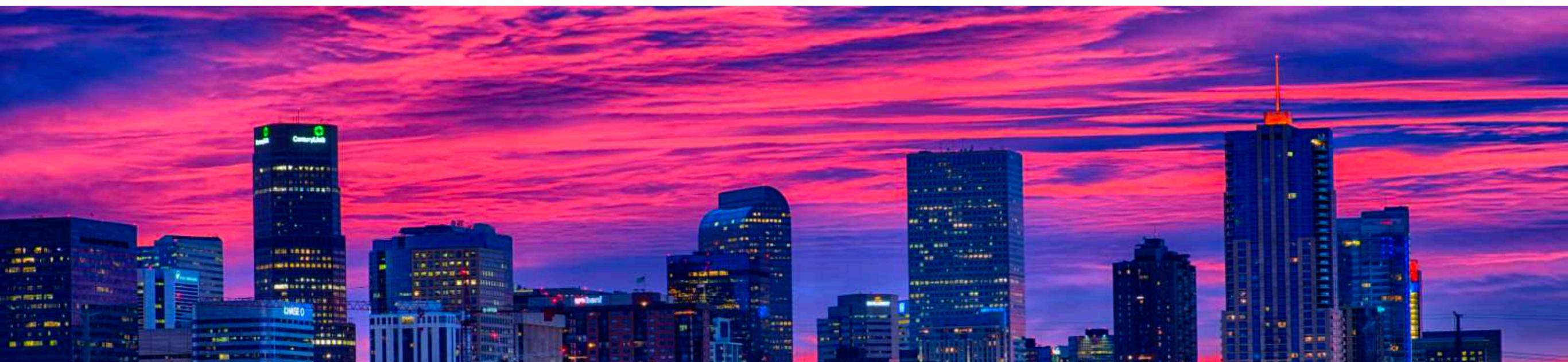
# Business value

Study will identify opportunities  
likely to **sustain value growth**  
**with limited risk.**



# Methodology

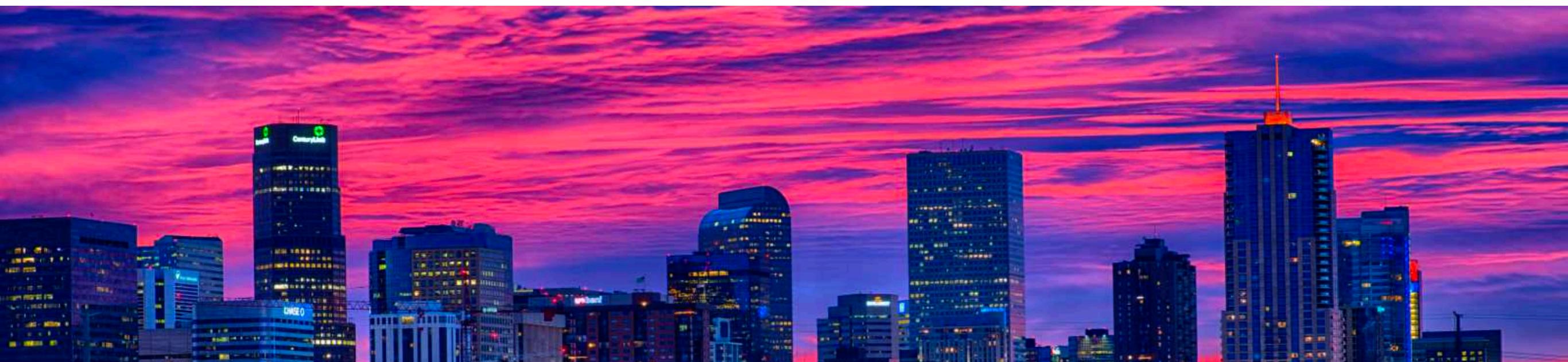
- Data source: Zillow home values (1994 - 2018)
- 3 stages of filtering using proprietary techniques.
- Create a time series model using ARIMA method.
- Forecast future values.



# Results

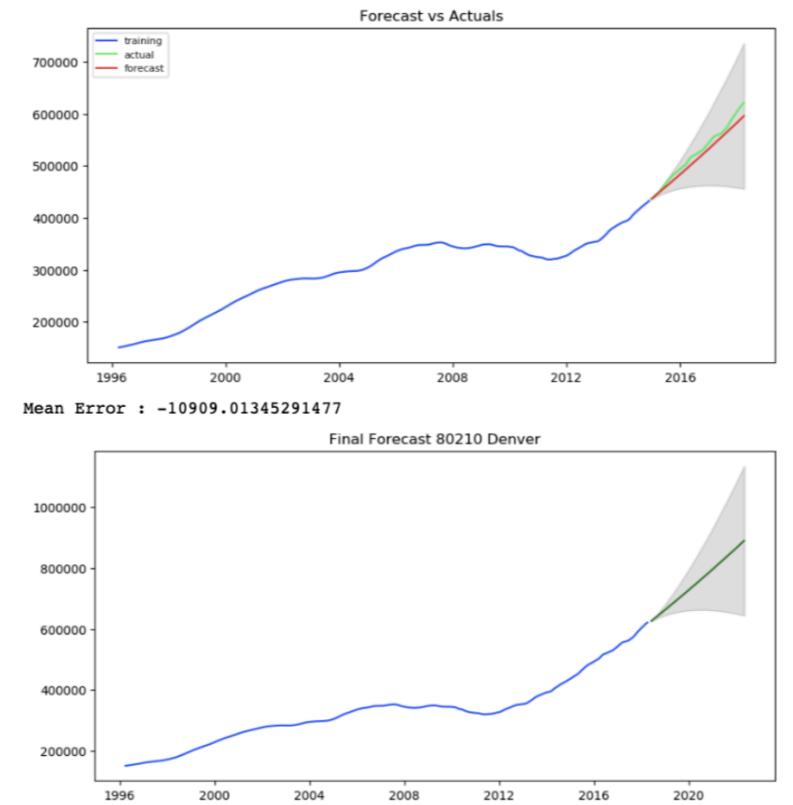
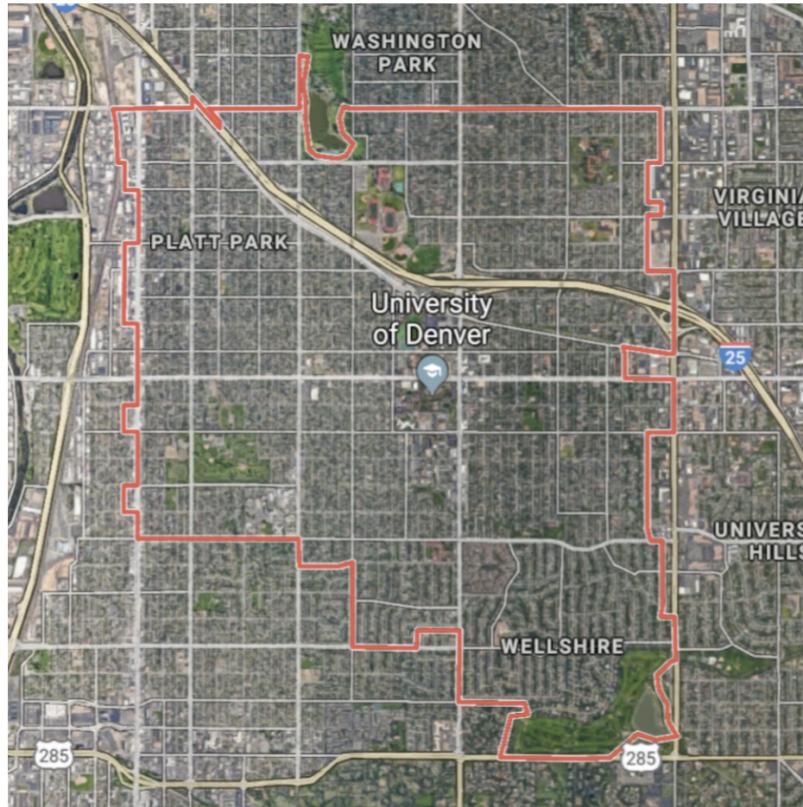
Using our filtering criteria, the top zip codes found are all in the state of Colorado.

Let's take a look at each of them.



# Denver - 80210

Excellent fidelity model. Forecast has high upside and base case.  
Possibility of negative return for conservative case.



Case	2022 ROI
Upside	
Base	
Low	

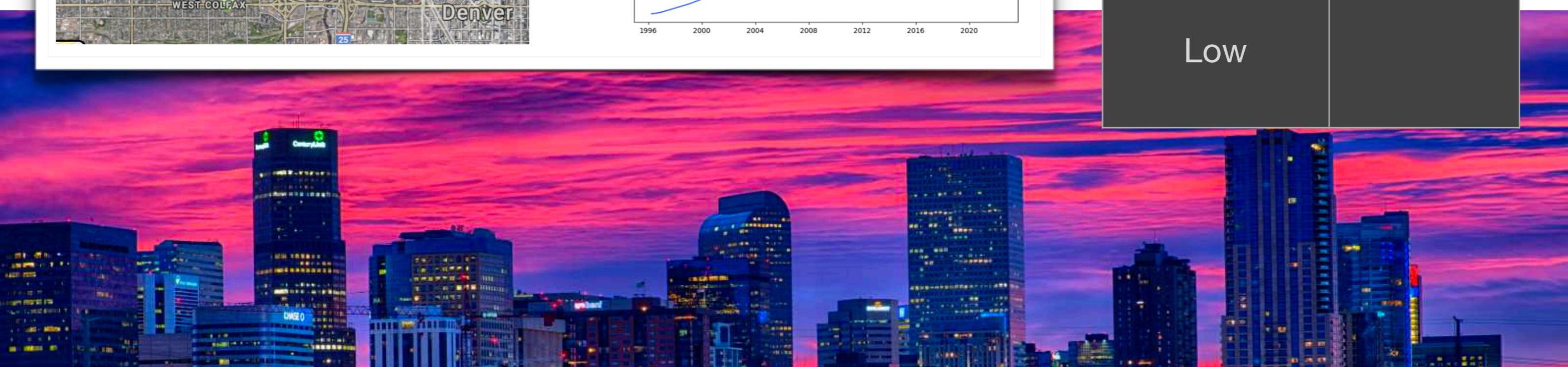


# Denver - 80212

Excellent fidelity model. Forecast has high upside and base case.  
Positive return for conservative case.

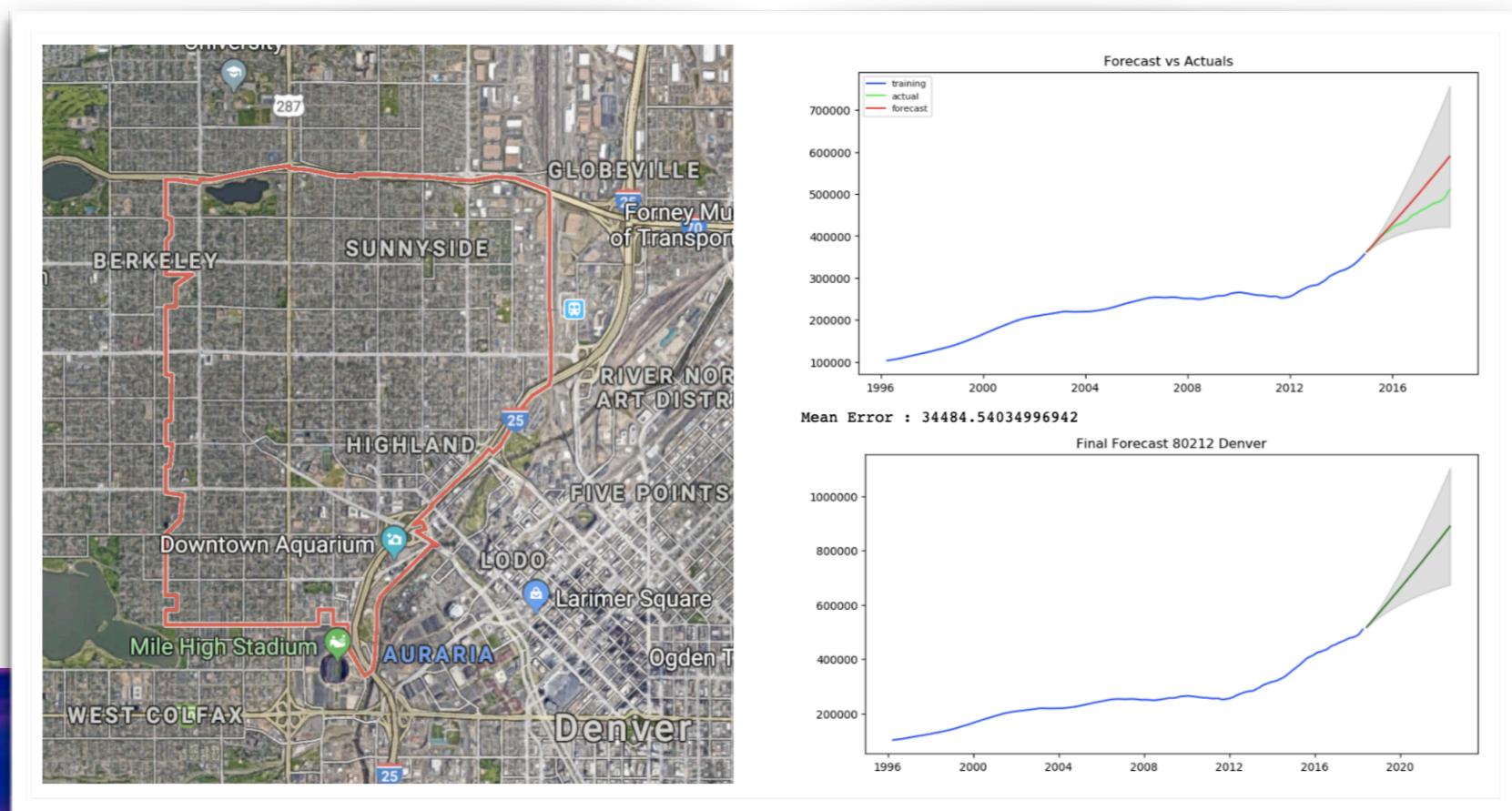


Case	2022 ROI
Upside	
Base	
Low	



# Denver - 80211

Good fidelity model. Forecast has high upside and base case.  
Positive return for conservative case.

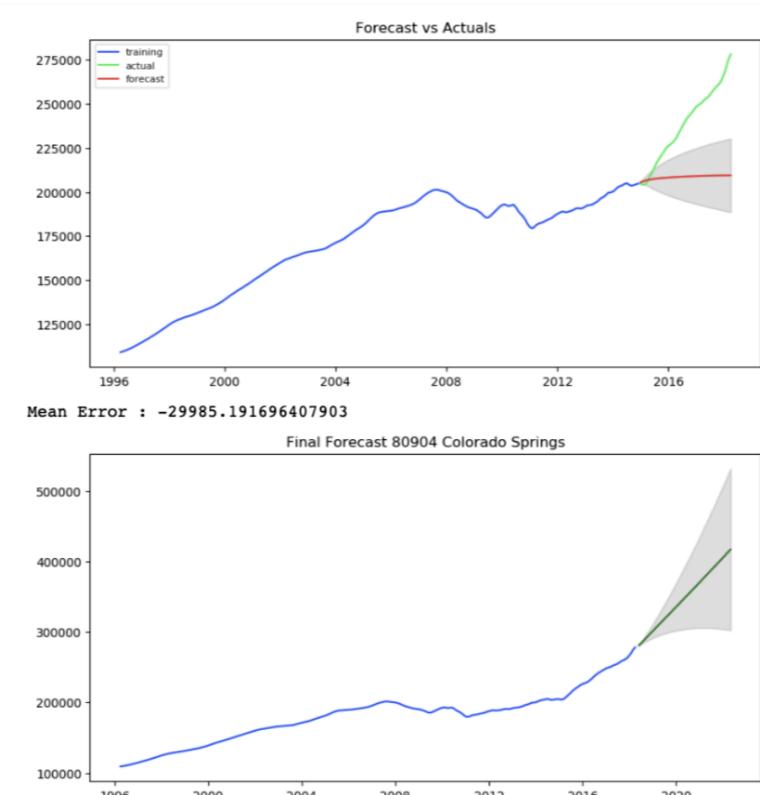
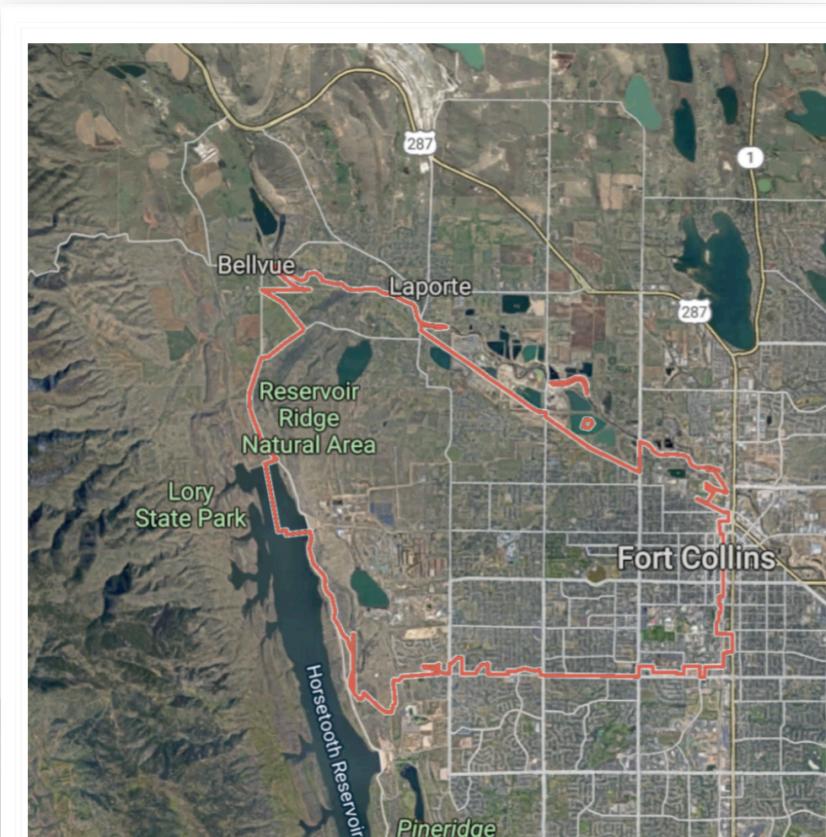


Case	2022 ROI
Upside	
Base	
Low	



# Colorado Springs - 80904

Low-risk, high-payout  
real estate investments in Colorado

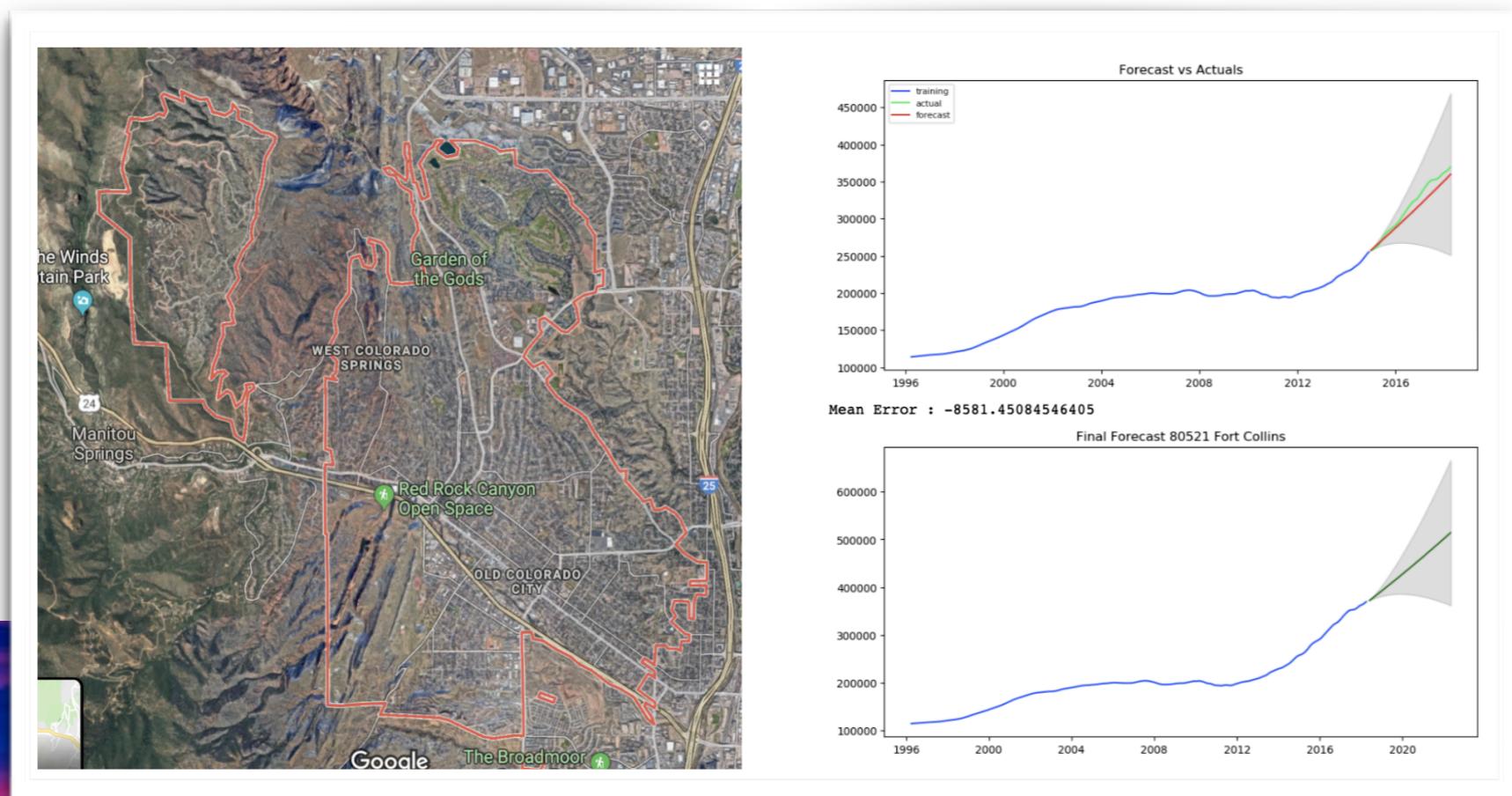


Case	2022 ROI
Upside	
Base	
Low	



# Fort Collins - 80521

Low-risk, high-payout  
real estate investments in Colorado

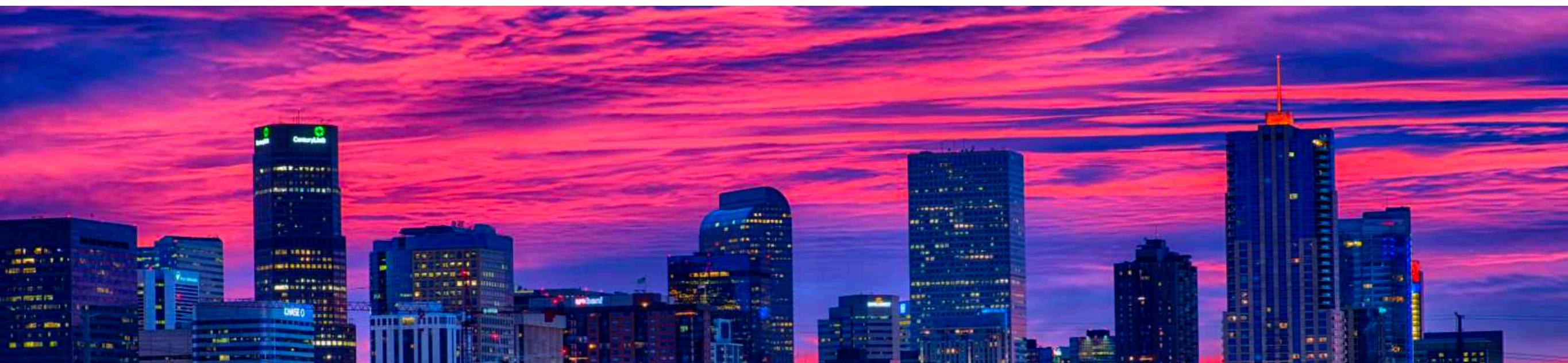


Case	2022 ROI
Upside	
Base	
Low	

# Conclusions & Future Work

Zip codes identified have high growth potential and less risk.

Future work: add data for rest of 2018 and 2019, check models.



# Thank you!

Any questions?

