

Real Estate Investment Plans **USING SAFETY SCORES**

GROUP – 4 : REAL ESTATE VIGILANTES



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PROJECT PROPOSAL

We believe safety is a key factor in determining real estate prices and investment performance. By analyzing Chicago's crime records for the last 15 years we will define the best and worst areas to invest in Chicago's real estate for the good of our investors and renters.



BUSINESS PROBLEM?



Safety in Chicago is a huge problem. Chicago currently faces 67% more crime than the national average, that is 3926 cases per 100,000 people. It is also a lot more than the Illinois average which is 1,985 cases per 100,000. Currently in Chicago there is a 1 in 100 chance that you will be hurt by a violent crime.

But it's important to remember that just because you live in Chicago does not mean you are always in danger. Your risk of violence depends heavily on factors like Social Class, your Neighborhood and your Gender.

Unfortunately, while you cannot really control your Gender or your Social Class, without serious change, the neighborhood you live in can be easily controlled.

PROPOSED ANALYSIS



Phase 1

Classify Chicago into different safety zones based on criminal records and their severity.



Phase II

Identify average real-estate prices for the pre-cataloged zones.



Phase III

Identify long-term trends for criminal activity in the different zones.



DATA SOURCES

Chicago Data Portal

The largest governmental collection of data sets for

- 1) Crime Statistics
- 2) Real Estate Sales
- 3) Sanitation & other Public Works



Tools

Tools

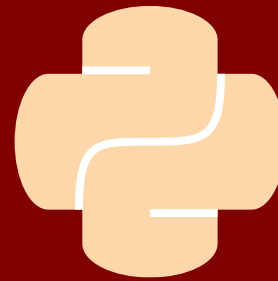


MySQL™

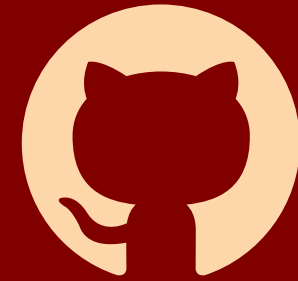
MySQL DB



Power BI



Python



GitHub

THANK YOU!

