KEYSTONE FUNDING NETWORK

2021

Top 10 Flipping Markets

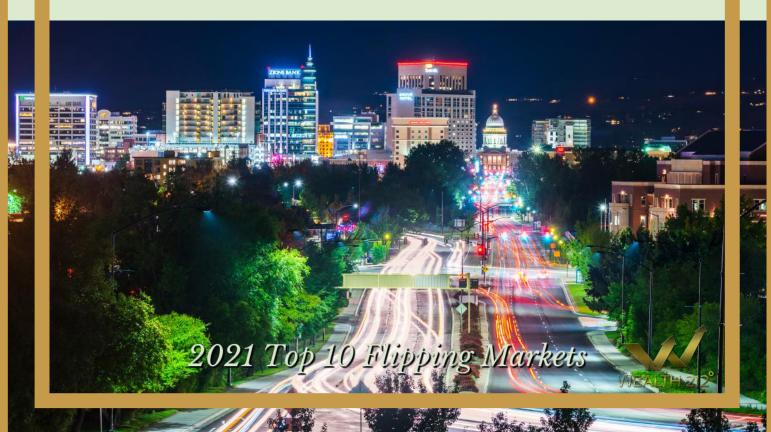
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BOISE, ID

- **POPULATION**: 226,115
- DEC. 2020 UNEMPLOYMENT RATE: 4.9%
- AVG. INCOME: \$66,293
- AVERAGE SALES PRICE: \$404,000
- **AVERAGE RENT:** \$1,279
- INVENTORY LEVELS: .26 MONTHS
- 1. POPULATION & JOB GROWTH TRIPLE NATIONAL AVERAGE
- 2.3.2% 12 MONTH APPRECIATION FORECAST



KEYSTONE Funding Network

DALLAS, TX

- **POPULATION**: 1,331,000
- DEC. 2020 UNEMPLOYMENT RATE: 7.1 %
- AVG. INCOME: \$52,580
- AVERAGE SALES PRICE: \$284,000
- **AVERAGE RENT**: \$1,250
- INVENTORY LEVELS: 2.3 MONTHS
- 1.11.4% THREE-YEAR APPRECIATION FORECAST
- 2.52.9% OF DALLAS RENTS VS 33% NATIONALLY





KEYSTONE

ATLANTA, GA

- POPULATION: 488,800
- DEC. 2020 UNEMPLOYMENT RATE: 5.6%
- AVG. INCOME: \$65,345
- AVERAGE SALES PRICE: \$375,000
- **AVERAGE RENT**: \$1,504
- INVENTORY LEVELS: 2.0 MONTHS
- 1. PROPERTIES STARTING AT \$70K
- 2.9.3% THREE-YEAR APPRECIATION FORECAST





KEYSTONE

VEGAS, NV

- **POPULATION**: 634,773
- DEC. 2020 UNEMPLOYMENT RATE: 11.5%
- AVG. INCOME: \$53,575
- AVERAGE SALES PRICE: \$320,000
- **AVERAGE RENT:** \$1,158
- INVENTORY LEVELS: 1.4 MONTHS
- 1.28TH-MOST POPULATED CITY IN USA
- 2. 3% POPULATION INCREASE FROM 2019 TO 2020



KEYSTONE

ORLANDO, FL

- **POPULATION**: 280,832
- DEC. 2020 UNEMPLOYMENT RATE: 7.7%
- AVG. INCOME: \$51,820
- AVERAGE SALES PRICE: \$277,000
- **AVERAGE RENT**: \$1,391
- INVENTORY LEVELS: 1.72 MONTHS
- 1. OVER 60% OF POPULATION RENTS
- 2. SECOND FASTEST GROWING CITY ACCORDING TO FORBES



KEYSTONE DUALISTICATION OF SPOKANE, WA

- **POPULATION**: 217,353
- DEC. 2020 UNEMPLOYMENT RATE: 6.8%
- AVG. INCOME: \$47,822
- AVERAGE SALES PRICE: \$303,583
- **AVERAGE RENT:** \$1,067
- INVENTORY LEVELS: 1.2 MONTHS
- 1. BUYERS LEAVING OVERPRICED MARKETS (PORTLAND & SEATTLE) TO COME HERE
- 2. SECOND-LARGEST CITY IN WASHINGTON BY POPULATION





TAMPA, FL

- **POPULATION**: 387,916
- DEC. 2020 UNEMPLOYMENT RATE: 5.7%
- AVG. INCOME: \$54,599
- AVERAGE SALES PRICE: \$251,387
- **AVERAGE RENT:** \$1,373
- INVENTORY LEVELS: 2.3 MONTHS
- 1. COST OF LIVING IS 5% LOWER THAN NATIONAL AVERAGE
- 2. FOUR FORTUNE 500 COMPANIES ARE HEADQUARTERED HERE



8 AUST

KEYSTONE

AUSTIN, TX

- **POPULATION**: 950,807
- DEC. 2020 UNEMPLOYMENT RATE: 5.9%
- AVG. INCOME: \$71,543
- AVERAGE SALES PRICE: \$365,000
- **AVERAGE RENT:** \$1,385
- INVENTORY LEVELS: 1.1 MONTHS
- 1.11TH-MOST POPULATED CITY IN THE U.S. & 4TH MOST POPULATED IN TEXAS
- 2.LOW UNEMPLOYMENT, AFFORDABLE HOMES, RISING RENTS



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- **POPULATION**: 2,710,000
- DEC. 2020 UNEMPLOYMENT RATE: 7.3%
- AVG. INCOME: \$57,238
- AVERAGE SALES PRICE: \$325,000
- **AVERAGE RENT**: \$1,821
- INVENTORY LEVELS: 2.3 MONTHS
- 1. OVER 50% OF THE POPULATION RENTS
- 2. RANKED SEVENTH IN THE ENTIRE WORLD IN THE 2017 GLOBAL CITIES INDEX



10 KEYSTONE PURADE, HEINEZ LA COLUMBUS, OH

- **POPULATION**: 878,553
- DEC. 2020 UNEMPLOYMENT RATE: 4.9%
- AVG. INCOME: \$52,971
- AVERAGE SALES PRICE: \$207,313
- **AVERAGE RENT**: \$985
- INVENTORY LEVELS: 1.2 MONTHS
- 1. AFFORDABLE HOME PRICES
- 2.INCREASING VALUES, RENTS AND POPULATION

