



Estateer[®]

Data Science with Geospatial Analytics in PropTech

Roobesh Modi

Co-Founder

Estateer

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Geospatial in PropTech



Location Analytics



Zoning and Regulatory Compliances



Optimised Search By Geotagging



Pricing Based on Location



Spatial Visualisation



Smart Cities and Urban Planning



Geospatial in PropTech - Market

Augmented Reality and Virtual Tours

Enhancing the viewing experience and pre-visit evaluations.

Environmental Impact Assessment

Measuring environmental effects and complying with regulations.

Portfolio Trends and Analysis

Analyzing investments for diversification, risk, and performance optimization strategies.

1

2

3

4

5

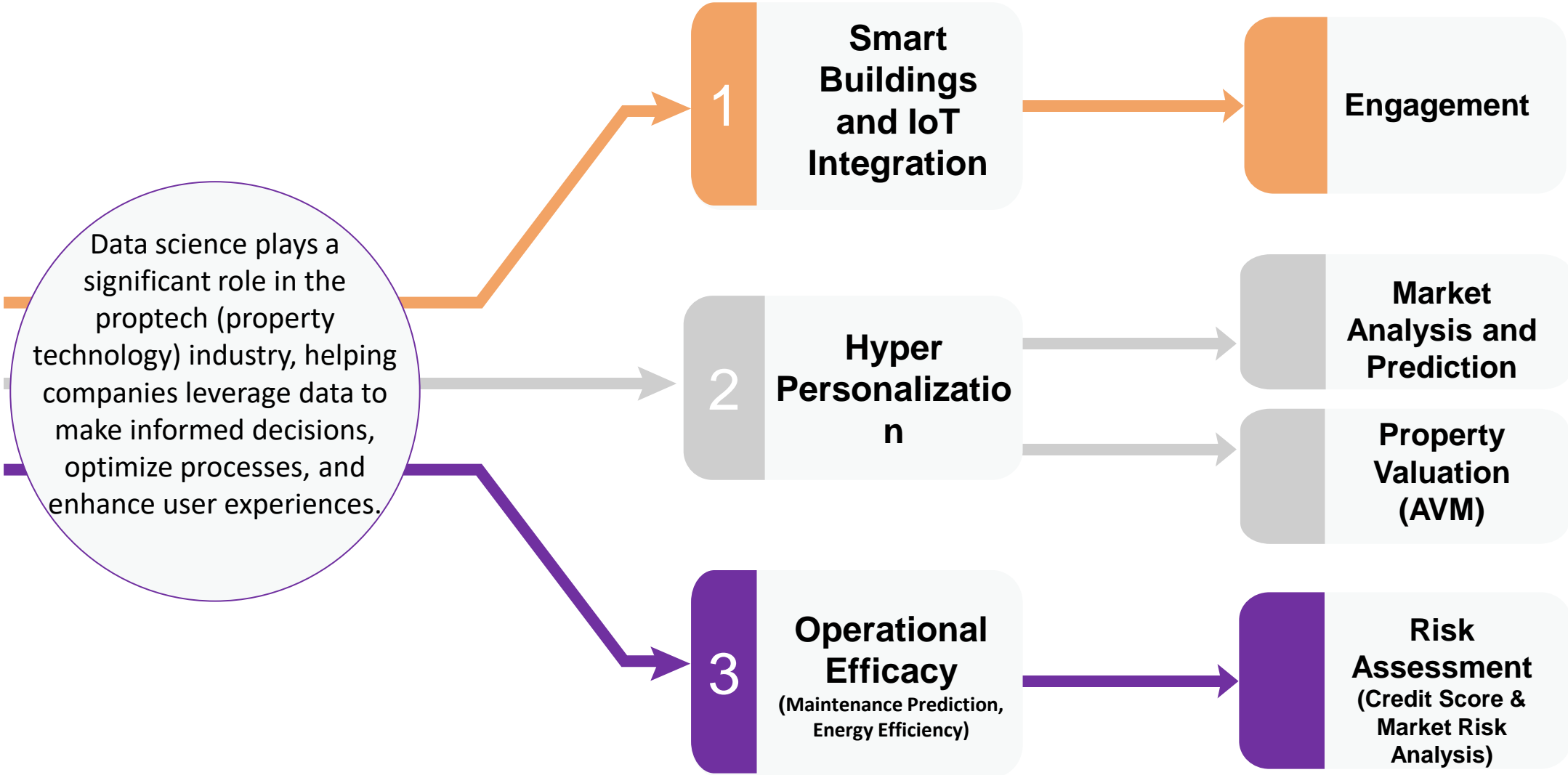
Disaster Risk Management

Using spatial data to assess potential risks and plan for emergencies.

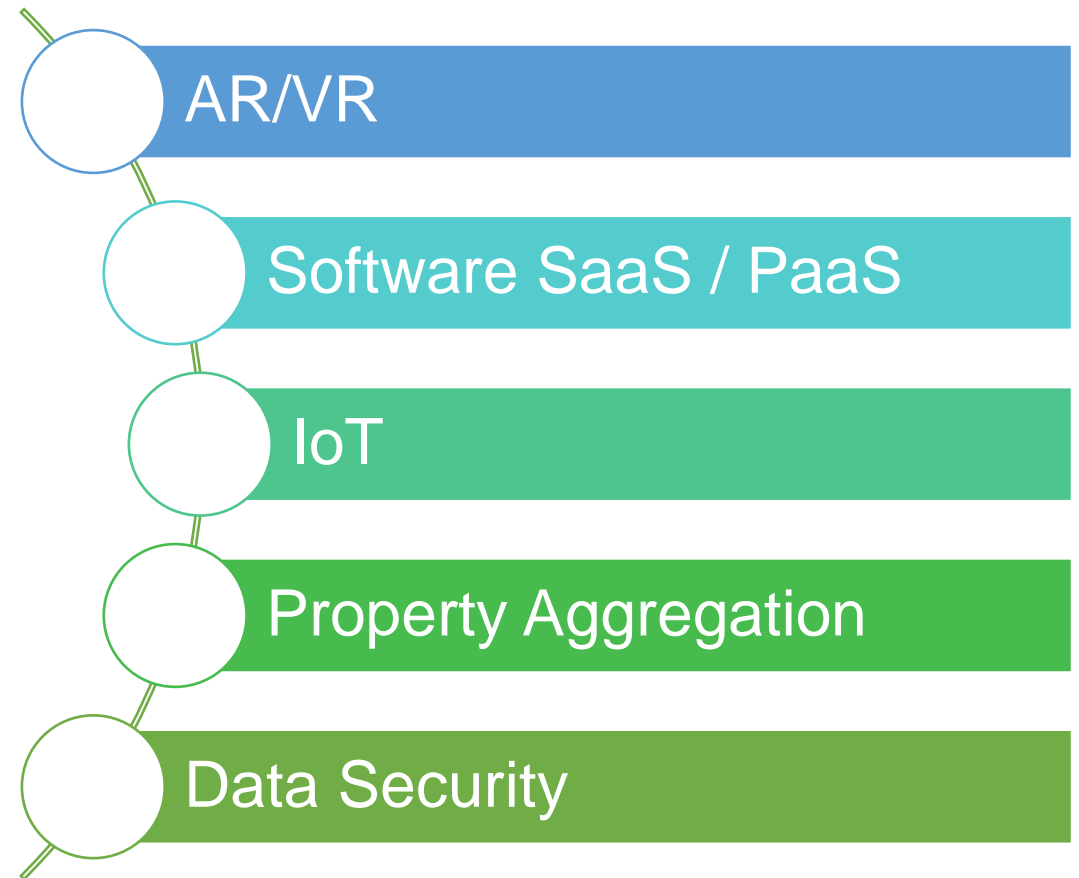
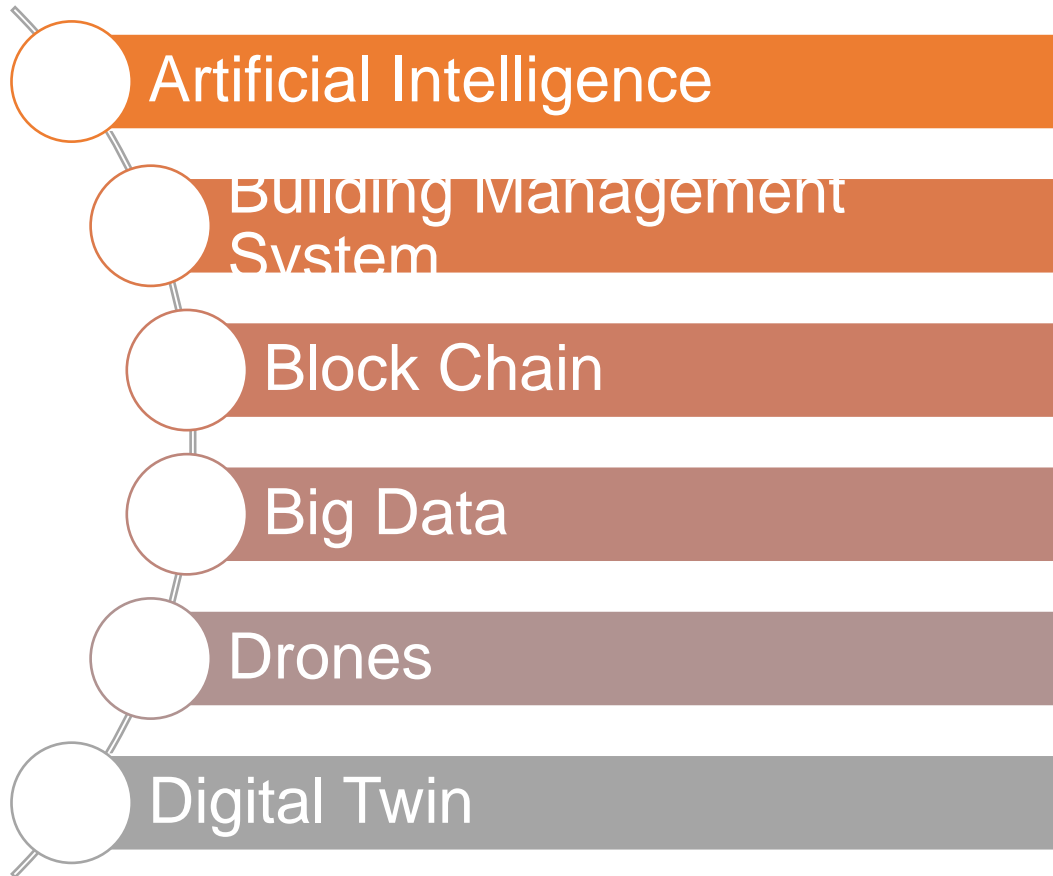
Market Trends (Spatial Influence)

Shifts in consumer behavior due to spatial dynamics.

Data Science in PropTech



Top PropTech Impactful Trends



PropTech Drivers

- 1 **Adoption of New Technologies**
- 2 **Collaboration and Integration**
- 3 **Ease of Regulatory Compliance**
- 4 **Implementation of Policies**
- 5 **Easy Access to Data**
- 6 **Data Collection and Validation**
- 7 **Digital Twin**



Scope and Focus of PropTech



Sectoral Analytics in Real Estate

Types of Analytics

- 1 **Catchment Sector Analysis**
- 2 **Property Benchmarking**
- 3 **Best Use Analysis**
- 4 **Open Data**




Real Estate Sectors

- 01 **Residential**
- 02 **Investment**
- 03 **Retail**
- 04 **Hospitality**
- 05 **Logistics / Warehousing**
- 06 **Office**

Automated Valuation Model




Kuwait Abu Ftaira Block 4 LKWTAB8909



Zoning : PRI
Category(s) : Villa / House
Address : Abu Ftaira, Block 1, Street 10, Parcel 8

Land Area - 500 sqm Frontage - 42 m
Set Back - 185 sqm Corner - 1



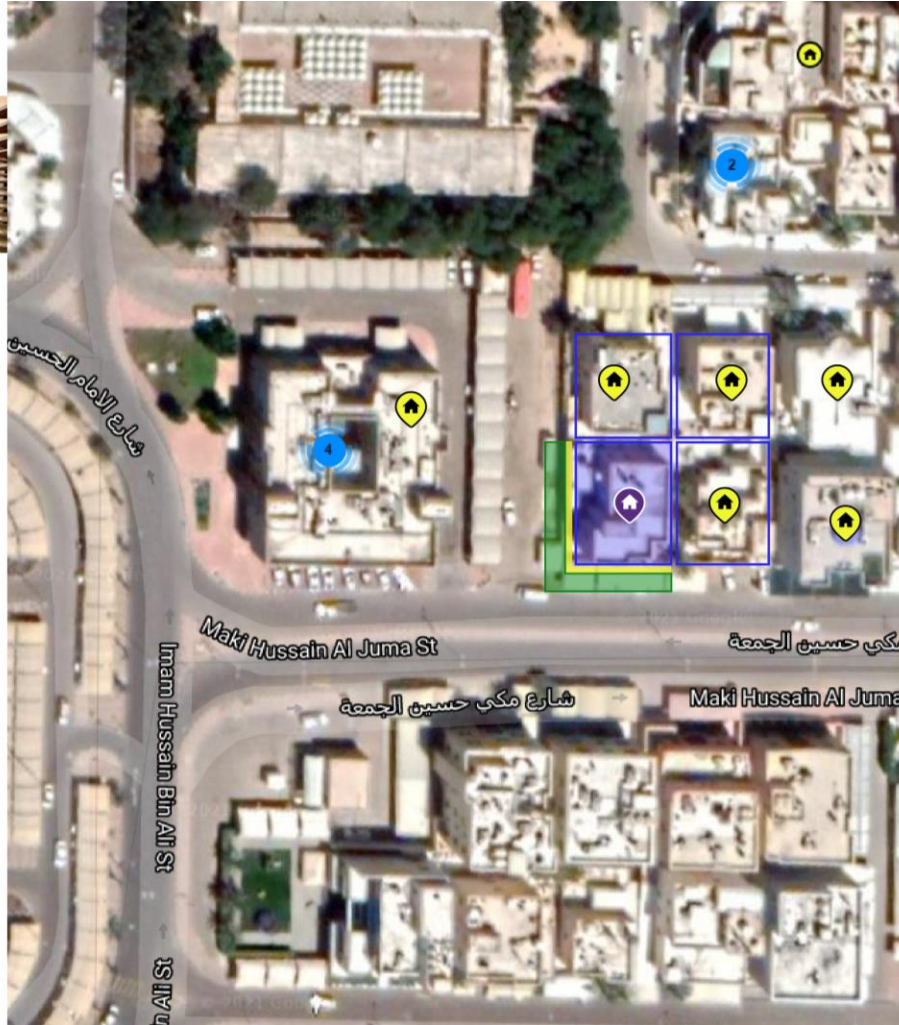
Track

Land Value	490,044 KWD	To	520,356 KWD	Land value history
Built-up Value	82,320 KWD	To	94,080 KWD	Property value history
Total Value	572,364 KWD	To	614,436 KWD	Edit Estimation

Nearby Services

Show all on map

- Café 800 m
- School 1200 m
- Healthcare 750 m
- Park 100 m
- Mosques 200 m
- Bank 1000 m
- Parking 30 m
- Shopping 1350 m



Automated Property Valuation

01

Estate Meter is an AI driven model that benchmarks more than 50 parameters of every property to its nearby transactions.

02

A tool to help appraisers and banks substantially automate property valuation.

Data Sources for AVM

- Property Features

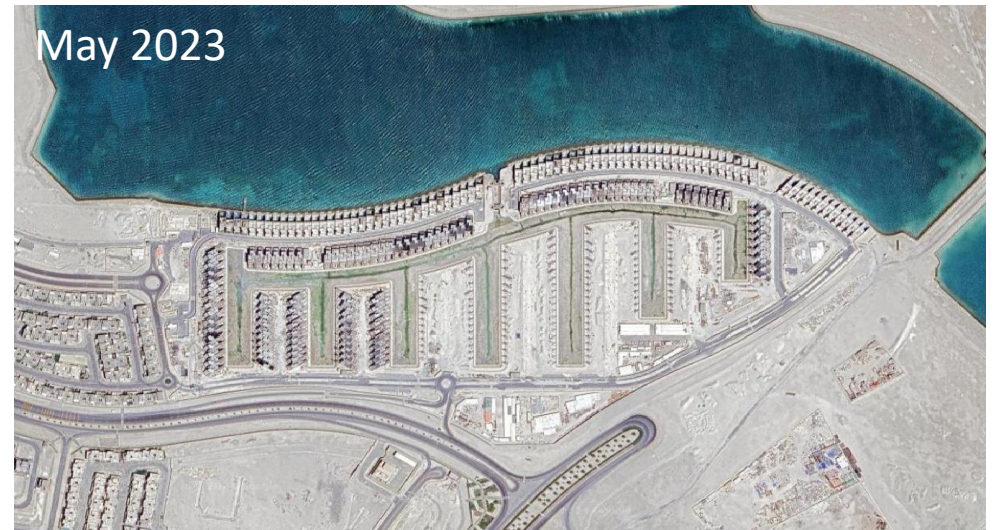
- Vacancy
- Visibility
- Street Facing
- Corner
- Land Area
- Frontage
- Orientation
- Setback
- Sikka/Alley
- Access streets

- Market Pricing

- Transaction
- Auction
- Offers/Quotation

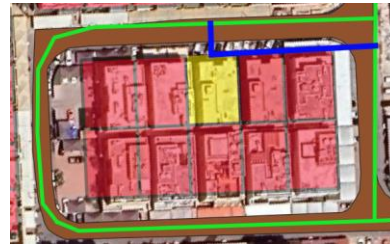
Changes in Data

Impact of property value in the data which is changing in 6 months of time



System Generated AVM Inputs

Using Geospatial data such as Parcel, Street, Road along with categorised data as its zoning, amenities, survey data, multiple analysis are done along with loads of attribute data which is stored on database for further analysis.



Accessible Streets



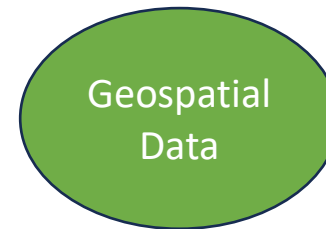
Cluster



Direction



Visibility



Setback

Sikka / Alley



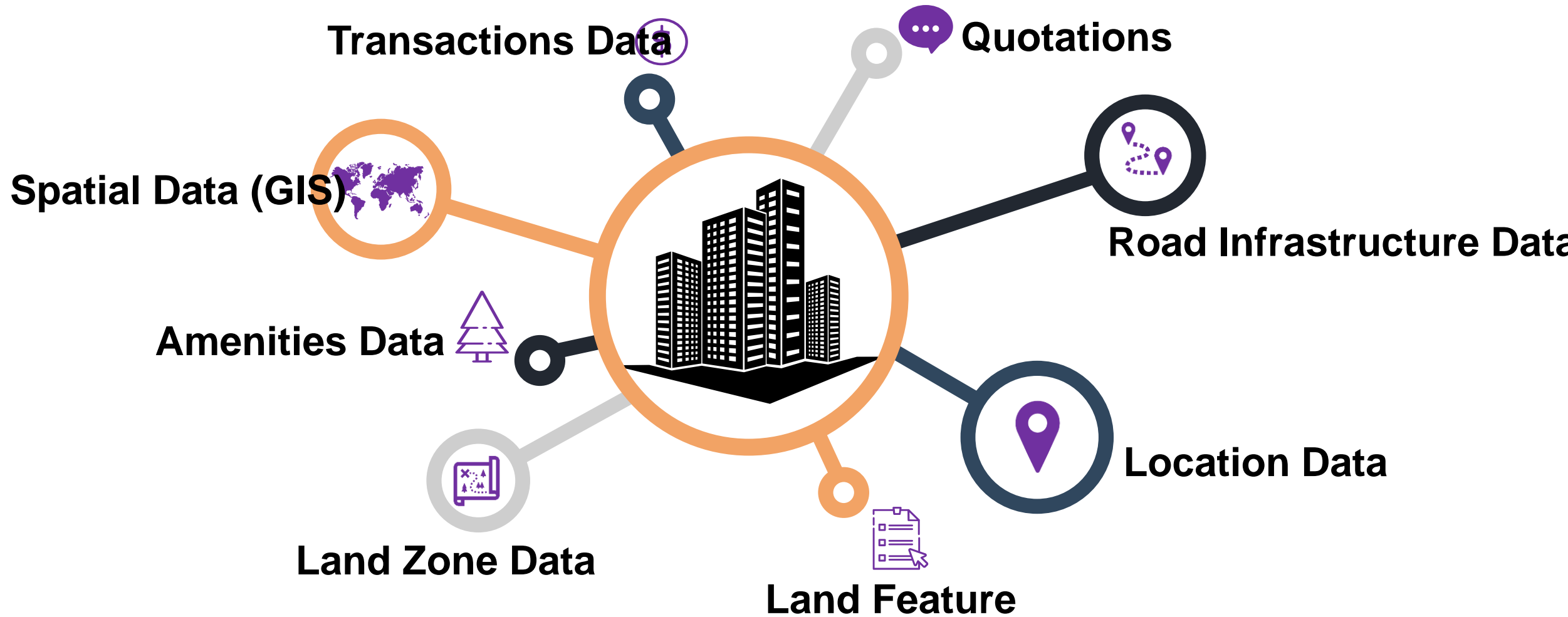
Near Amenity

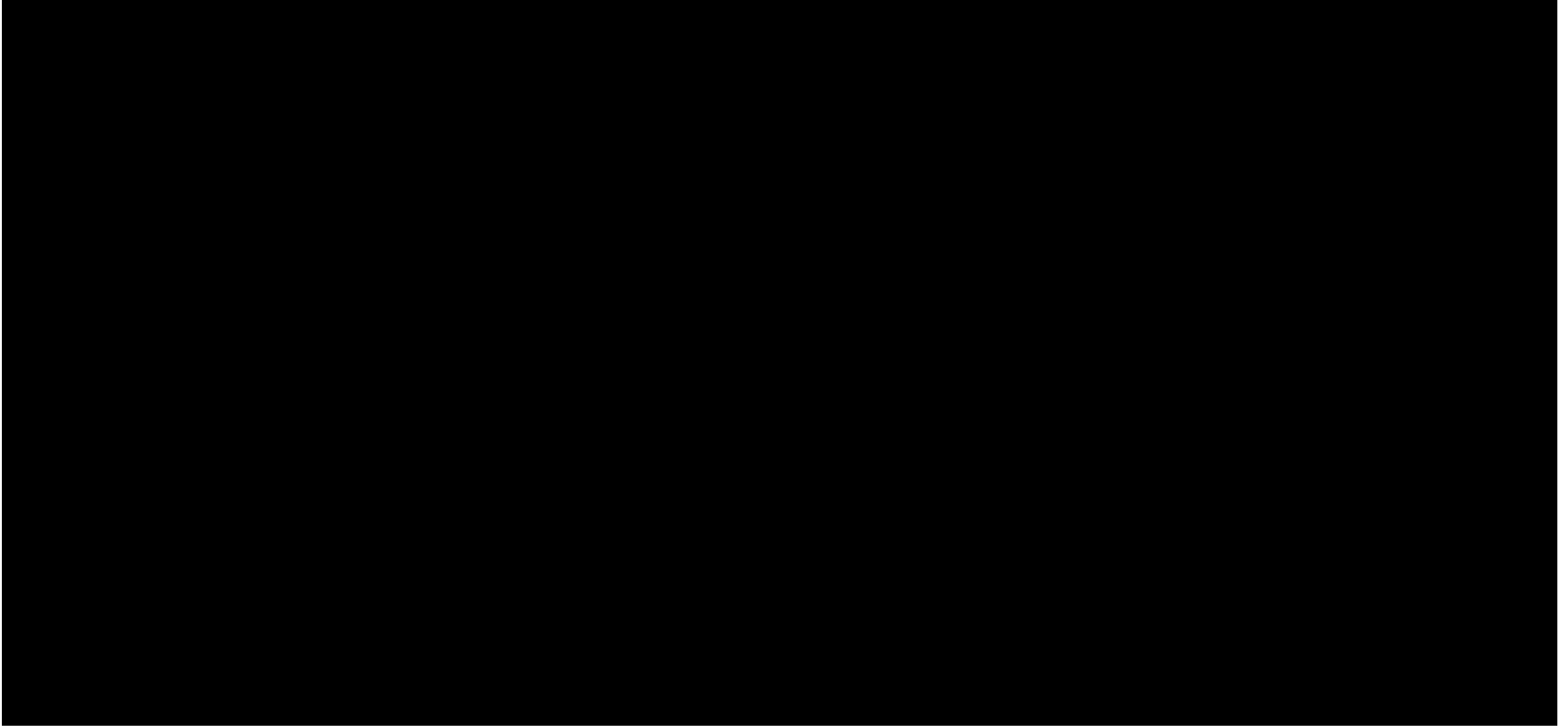


Front Street



Data Sources for AVM(In Generic)





Importance of Data Analytics in PropTech

Real-time Market Insights

Market trends, property values, high liquid areas

Competitive Advantage

Identify emerging market opportunities and anticipate industry trends



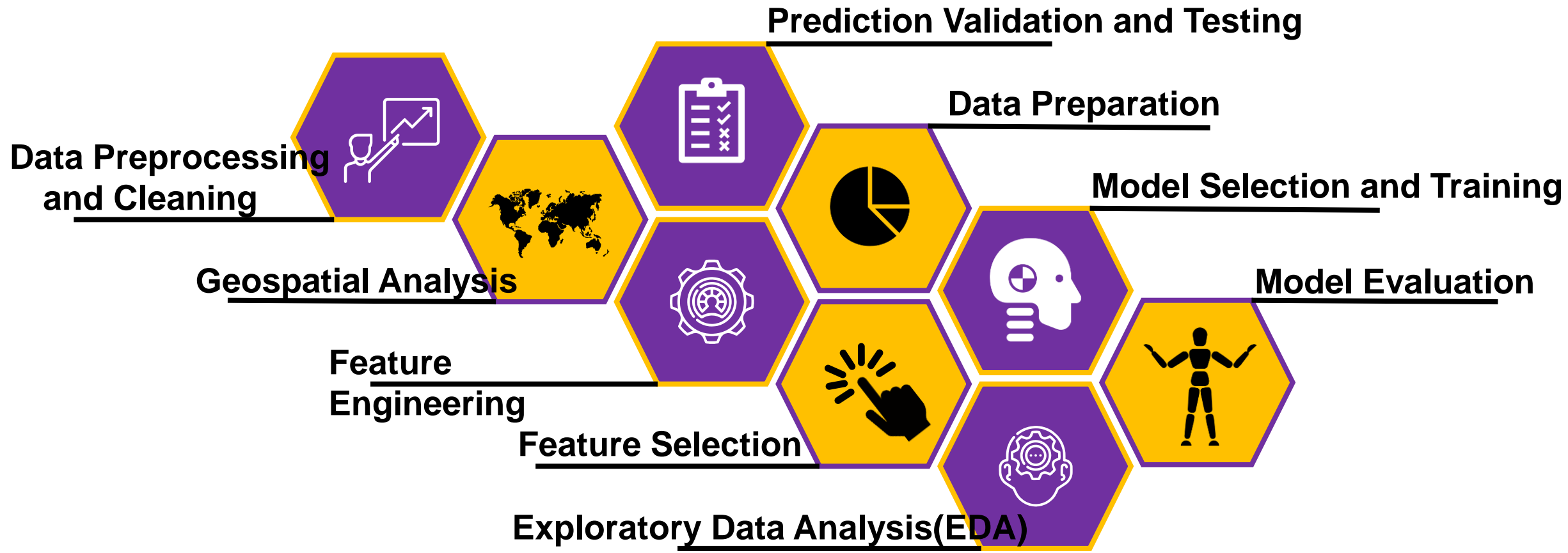
Enhanced Customer Experience

Personalize services, streamline processes

Risk Mitigation

Identify and mitigate risks associated with property investments

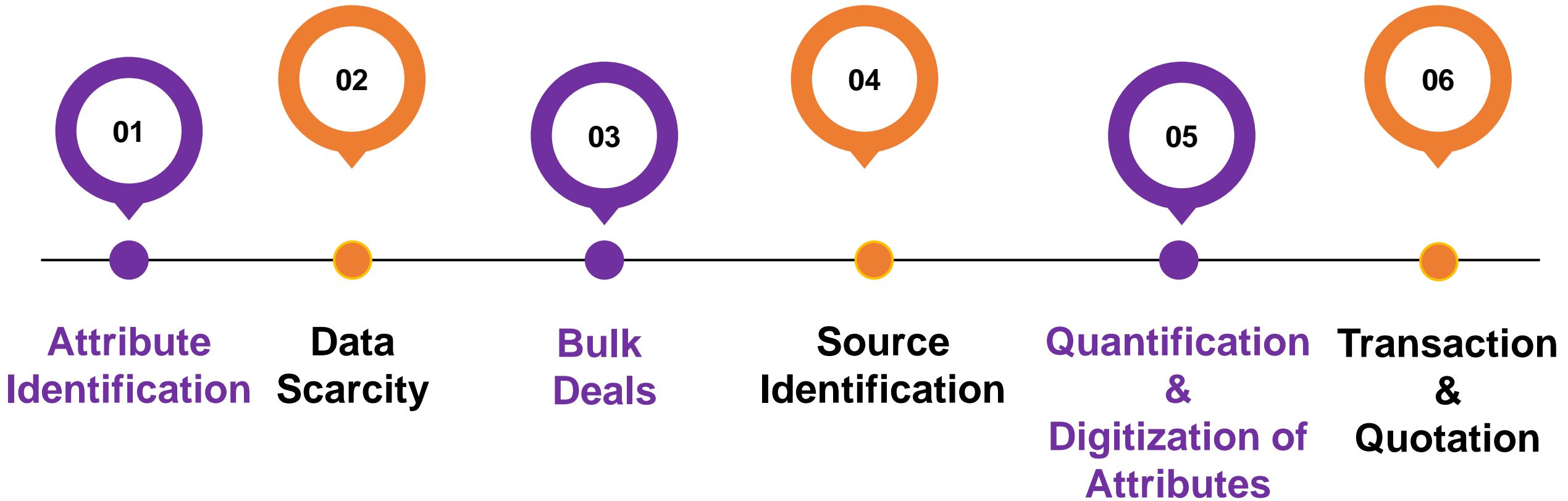
Role of Data Analytics in AVM



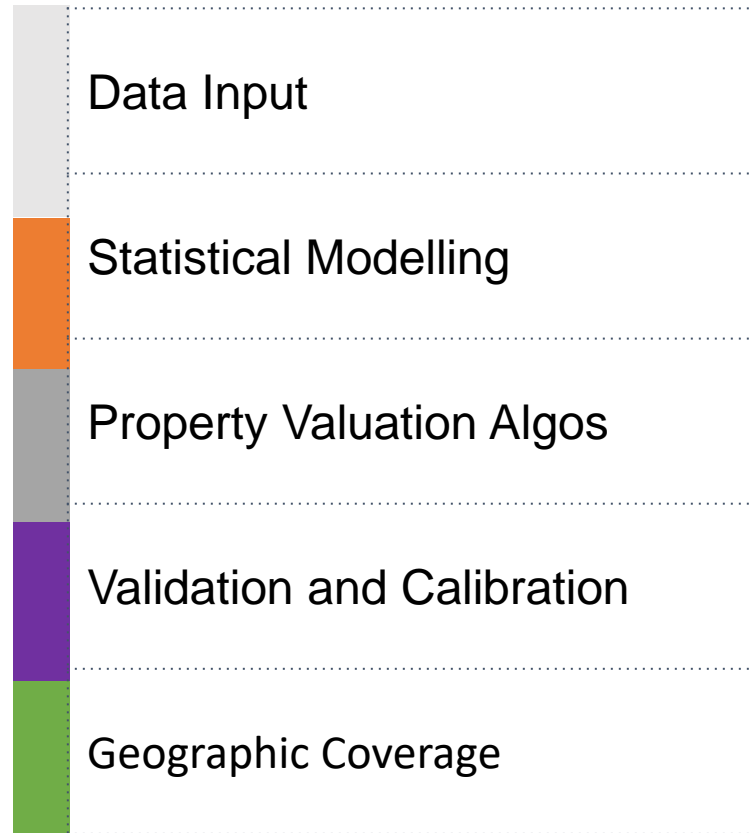
Benefits of AVM



Challenges of AVM



Key Components and Functionalities



Opportunities in PropTech Industry

**Smart City
Initiatives**

**Digital
Transformation**

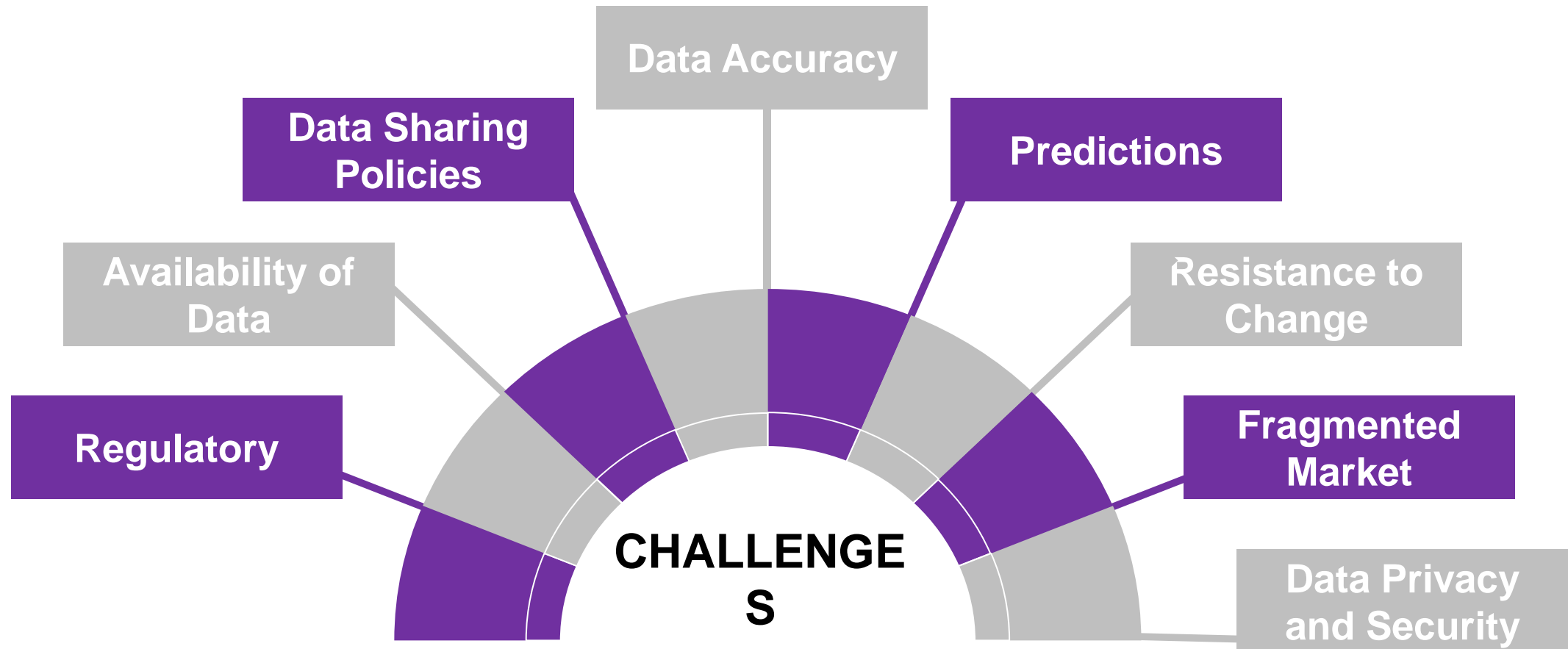
**Focus on Tech
Investments**

**Green, Carbon
Neutral,
Sustainable
Buildings**

**Collaboration
Across the
Sector(s)**

Gen X

Challenges of Proptech Industry



Thank You
Roobesh Modi
Co-Founder and Director
Estater

Roobesh@estater.com

+91-7011317771

www.estater.com