FOR REAL-ESTATE INVESTORS, PE & MARKET-SCREENING TEAMS

Investor *Suite*

$1,499
SUITE LICENSE

HOW TO GET YOUR VALUE FROM THE STATE WORKBOOK + REPORT

Screen markets, exclude the losers, and read relocation demand — from one dataset that ties back to FBI NIBRS.

§ ONE WORKBOOK · FIVE WAYS TO READ IT

§ What this unlocks for you

The Investor Suite turns crime data into a market-screening layer. Compound Risk and year-over-year movers tell you which sub-markets are stabilizing versus deteriorating; the Bottom 50 is a ready-made exclusion list; and the RELOCATE persona index doubles as a demand proxy — the places people move toward for safety are the places rental and resale demand follows. Use it to rank a target list before you spend a diligence dollar.

§ Your three headline sheets

01 / HEADLINE SHEET

Compound Risk · Movers (YoY)

Screen markets by stacked-risk flags and directional YoY momentum, not one static number.

> EG **ILLUSTRATIVE** [City A] shows COMPOUND RISK 0 and a −12% YoY improvement — a stabilizing market for the buy list; [City B] at COMPOUND RISK 4 and +19% is trending the wrong way.

02 / HEADLINE SHEET

Bottom 50

A pre-built exclusion filter: the state's worst population-adjusted safety scores, to screen out before diligence.

> EG **ILLUSTRATIVE** Three cities on your target list appear in the Bottom 50 (ADJ 31.2 / 34.8 / 36.1) — drop them or re-underwrite the risk premium before touring.

03 / HEADLINE SHEET

Cities · RELOCATE index

The RELOCATE persona index is a safety-driven demand proxy — where safety-seeking movers concentrate.

> EG **ILLUSTRATIVE** A secondary market with a RELOCATE index of 87.9 (state median 63) signals inbound safety-driven demand supporting rents even where cap rates look thin.

§ Workflow recipe

01 Start from the Cities sheet; sort by the RELOCATE index to rank markets by safety-driven demand.

02 Overlay the COMPOUND RISK column and the YoY movers to separate stabilizing markets from deteriorating ones.

03 Run your target list against the Bottom 50 sheet and cut or re-price anything that appears.

04 Keep the survivors as a screened shortlist for full diligence.

05 Cite the figure in your IC memo with the line below.

QUOTE IT LIKE THIS

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[City]: RELOCATE demand index 87.9, compound-risk flag 0, −12% YoY. Source: Safety Atlas (FBI NIBRS), safetyatlas.us
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§ What to watch out for

§ **A screening layer, not an underwriting model**

A good safety score never substitutes for rent, cap-rate, and supply analysis — and because the composite favors larger markets, check the raw score before excluding a small town on the adjusted figure alone.

§ **Non-reporting agencies are excluded**

Cities served only by agencies that did not report to FBI NIBRS are left out entirely. A missing city means missing data — never read it as a safe town.

§ **Scores are population-adjusted**

The composite is scaled by a logarithmic population factor so small towns aren't unfairly penalized. Present it as a population-adjusted index, never as a raw crime count or rate.

§ **Coverage runs through 2024**

2024 is the most recent full year of FBI NIBRS data in this edition. Frame every figure as “latest available FBI data (through 2024)” rather than “this year.”