

SFRHUB.COM PLATFORM OVERVIEW

📍 15169 N. Scottsdale Rd,
Second Floor, Suite 205,
Scottsdale, AZ 85254

☎ 602.441.5354

✉ Michael.Finch@SVN.com
🌐 www.SFRhub.com

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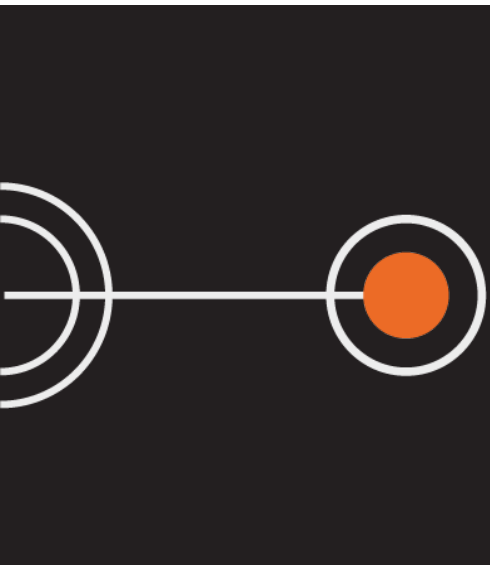
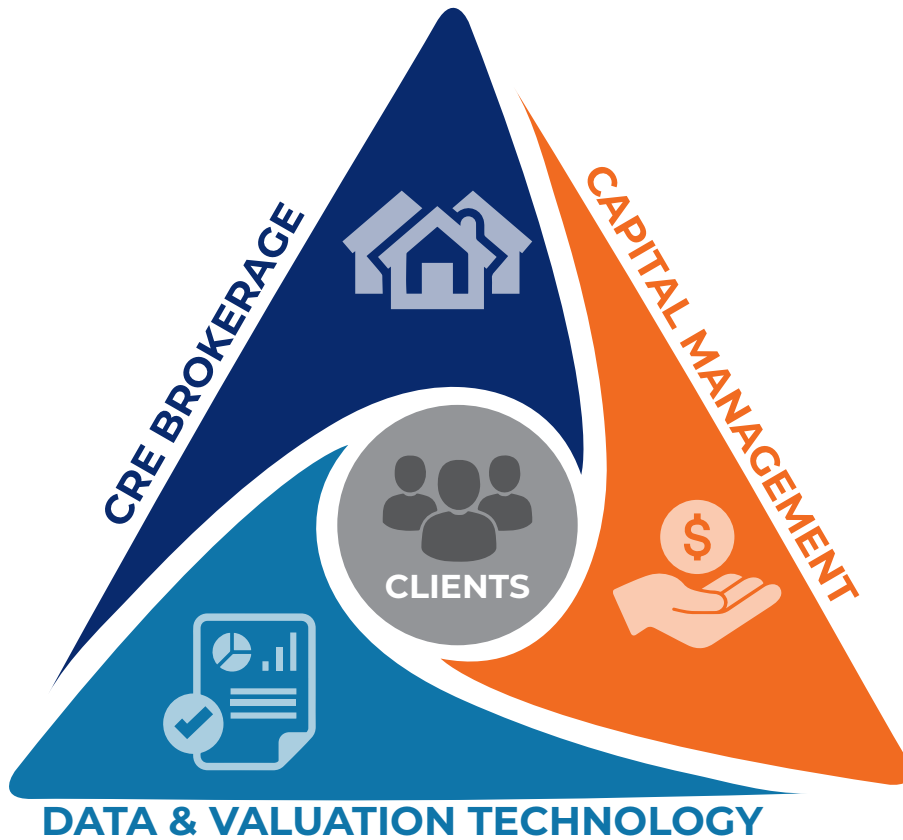
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FEATURED
FOR
SFR
INVESTMENT
BY



I. SFRHUB CLIENT SUPPORT BUSINESS CYCLE



The SFRhub Client Support Business Cycle is the declaration of unparalleled commitment to our clients. Delivering the highest level of client support and expertise, each SFRhub affiliate is dedicated to providing innovative solutions in every sub-segment of the single-family residential (SFR) and Build-for-Rent (BFR) rental portfolio acquisition, disposition, data & valuation, optimized build-out, capitalization and investment.

With this single-source, robust, client-centric support model, SFRhub

provides custom 'menu' selected service products with data and technology tools based on each client's specific needs. We are driven to create a profitable and seamless experience to our clients through maximizing innovative SFR rental investment service products, consulting and data. The SFRhub Client Support Business Cycle is affirmation that our clients are the core of our business, and we are devoted to their needs, providing cutting edge solutions.

II. SVN | SFRHUB MARKETPLACE



SVN | SFRhub Marketplace (SFRhub), based in Phoenix, AZ, is a national all-in-one solution for investors seeking to buy, sell, finance, insure and manage single-family residential (SFR) and Build-for-Rent (BFR) rental investment portfolios of five or more homes. SFRhub is an independently owned and operated franchise of SVN International Corp, SVNIC, a full-service commercial real estate franchisor of the SVN® brand comprised of over 2,500 commercial real estate Advisors and staff in more offices across the U.S. than any other commercial real estate firm. SVN | SFRhub Marketplace typically features a pipeline of nearly \$1 billion to \$2 billion SFR/BFR investment portfolios with

access to over one million commercial real estate investors and approximately half a million SFR portfolio industry investors nationwide.

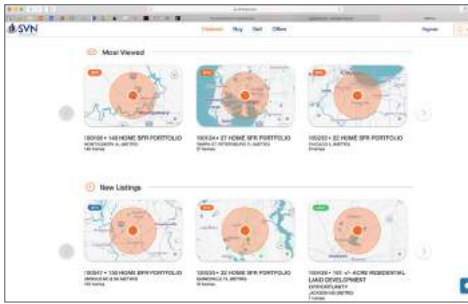
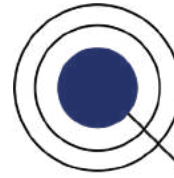
SVN | SFRhub Marketplace introduced SFRhub.com, the first-to-market digital commercial real estate fully transactional platform and a leading SFR/BFR industry data provider with clean and verified data analyzed in the exclusive Advanced SFR Scrub Report™. The SVN | SFRhub Marketplace team of specialized SFR rental industry experts has reviewed, underwritten, and marketed over 100,000+ existing SFR rental homes, including over 150,000+ BFR new construction homes nationwide.

SVN | SFRhub Marketplace currently features a pipeline of early \$1 billion to \$2 billion SFR/BFR investment portfolios.

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III. SFRHUB.COM



SFRhub.com is the first-to-market digital commercial real estate fully transactional platform and a leading SFR/BFR industry data provider with clean and verified data analyzed in the exclusive Advanced SFR Scrub Report™.

SFRhub.com supports its clients through the transaction with automation, lower costs, and greater efficiency. Buyer and seller pools are expanded by providing accessible, direct access to the nation's largest single-source SFR/BFR marketplace, creating more profitable opportunities for all parties.

SFRhub.com offers today's most influential and intuitive clean and verified data solutions comprising of reporting, online analytical processing,

benchmarking, data and process mining, complex event processing, business performance management, and predictive and prescriptive analytics.

A prominent feature of the site, the Live Acquisition Board™, provides data for valuation and rental comparison and connects buyers and sellers directly with an advanced market search of hundreds of rental home portfolios that can be filtered by city, county, state, or zip code. Clients significantly reduce opportunity costs by acquiring precisely what they need, increasing overall profit.

Essential to SFRhub.com, the Advanced SFR Scrub Report™ supports sellers' valuations to obtain the best price for their portfolio using proprietary processes

to gather data from various credible sources. This report, powered by top industry-ranked Automated Valuation Model [AVM] data, is a detailed report that verifies 25-35 data points on each home within a portfolio and is a critical advantage for all intelligent decisions.

SFRhub.com leads the Build-for-Rent industry with an effective four-staged optimization platform, increasing operating NOI, additional income, ESG initiatives the builder and investor profitability at asset acquisition and disposition.



The Advanced SFR Scrub Report™, powered by top industry ranked AVM data, is the only report that verifies 25-35 data points on each home.

IV. SVN | SFR CAPITAL MANAGEMENT ¹



SVN | SFR Capital Management based in New York, is a private, commercial real estate investment firm dedicated to the Build-for-Rent (“BFR”) asset class, across the United States. SVN International Corp. [“SVNIC”], a globally recognized, Boston-based, full-service CRE advisory firm, is an affiliated entity. Through SVNIC’s 250+ offices with +2,500 professional Advisors, SVN | SFR Capital Management accesses SVNIC’s local real estate experts and relationships with residential developers and home builders, leading to substantial BFR investment opportunities. SVN | SFR Capital Management also selectively engages best-in-class professional service providers to augment internal resources and ensure profitable execution,

operating efficiency and optimized cost management, all supporting uniquely scalable BFR investment opportunities.

SVN | SFR Capital Management and its investors enjoy several competitive advantages in the BFR sector, including its affiliation with SVNIC, its SFRhub.com data aggregation and technology platform, a history of underwriting approximately over 150,000 rental homes, specialized residential real estate expertise, a critical mass of experience working with home builders to optimize NOI within BFR communities, and the judgment gained from an extensive history across several decades as a real estate investor. These competitive advantages come into play in a reces-

sion-resistant sector with substantial rent growth that is not presently dominated by institutional investors.

Through structured joint ventures, SVN | SFR Capital Management plans to acquire and aggregate approximately 35,000+ new construction, BFR homes through an initial capital raise of \$12 billion in equity and debt capital, for eventual disposition at stabilization as a large-scale institutional rental home portfolio.

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V. STRATEGIC ALLIANCE PARTNERSHIPS

SVN | SFRhub Marketplace has formed strategic partnerships with the industry's top service providers, dedicated to offering innovative solutions throughout every step of the investment process. Our Alliance Member relationships help deliver the highest level of client support and expertise in areas such as debt and equity, insurance, property management, title & escrow, renovation and more.



FIVE WAYS YOU'LL BENEFIT WITH SFRHUB TODAY

1

Research with clean and verified intelligent decision data. We use proprietary processes gathering data from a variety of sources to generate our exclusive verified Advanced SFR Scrub Report™, powered by top-ranked Automated Valuation Model* [AVM] data, verifying 25-35 data points on each individual home within a portfolio.

2

Buyers and sellers can optimize their acquisition and disposition profitability. Reduce opportunity costs as a result of targeted research and “cherry-picking” capabilities.

3

The nation's largest single source SFR/BFR portfolio Live Acquisition Board. The Live Acquisition Board connects buyers and sellers direct with an advanced market search of hundreds of portfolios.

4

More than 250 offices in 500 sub-markets. We're a full service SVN commercial real estate brokerage operating in all 50 states with access to over a million buyers and sellers.

5

We are buyer and seller direct. Providing seamless due diligence, inspection, escrow, and transaction management support with a fully licensed real estate team.

VI.¹ SVN | SFR CAPITAL MANAGEMENT DISCLAIMER

This overview is being furnished on a confidential basis to “accredited investors.” By its acceptance hereof, each recipient agrees that this overview may not be reproduced or distributed to others, at any time, without the prior written consent of SVN | SFR Capital Management and that the recipient will keep permanently confidential all information contained herein not already in the public domain.

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a Memorandum, including, but not limited to, risk factors. Investors should make a decision to invest based solely on the information provided in the Memorandum.

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projected. Investors are cautioned not to place undue reliance on these forward-looking statements, which speak only as of the date hereof.

DLA Piper is the legal counsel of SVN | SFR Capital Management and does not represent equity or debt sources.

This overview contains information that has been obtained from sources believed to be reliable. However, neither SVN | SFR Capital Management nor its representatives guarantee the accuracy or validity of the information herein. Investors should perform their own investigations before considering any investment. This material is not intended as tax or legal advice.

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