


## TOP 5 BENEFITS

01 

GREATER FINANCIAL STABILITY  
WITH HIGHER AVERAGE  
OCCUPANCY.

02 

MORE EXIT OR RESALE OPTIONS.

03 

LONGER LEASE PERIODS OF 3+  
YEARS, LOWER TENANT TURNOVER  
EXPENSE AND REDUCED LOSS  
REVENUE.

04 

MUCH LOWER OPERATING  
EXPENSE TO REVENUE RATIO.

05 

POTENTIALLY HIGHER NET YIELD  
AT ACQUISITION, HIGHER NOI,  
ROI AND IRR.

## ADDITIONAL BENEFITS

	Build-for-Rent	Single-Family Rental	Multi-Family
Average Tenant Tenure +3 yrs	Yes	Yes	No
Higher Cap Rates at Acquisition	Yes	Yes	No
Higher IRR at Exit	Yes	Yes	No
Reduce or Little Cap EX in 5-7 yrs	Yes	No	No
Better Liquidity	Yes	Yes	No
Greater Investment Sizing Flexibility	Yes	Yes	No
Greater Risk Aversion	Yes	Yes	No
Greater Expense Ratio to Revenue	No	Yes	Yes
Higher Appreciation	Yes	Yes	No
Greater Investor Buy Competition	No	No	Yes
Greater Avg. Rental Net Income	Yes	Yes	No
Partial Liquidation Option at Exit	Yes	Yes	No
13 Million SFR Rental Home Shortage Over 10 years	Yes	Yes	No
Less Competition in a Sub-Market	Yes	Yes	No
Fewer Number of Investment Buyers	Yes	Yes	No
Investment Segment Mostly Owned by Wall Street	No	No	Yes



## WHAT IS A SFR PORTFOLIO?

A single-family residential (SFR) portfolio is a group of five or more existing asset rental homes that are usually scattered around a geographical area and may include condos, townhomes, duplexes, triplexes, fourplexes, single-family detached homes or a combination of any of the aforementioned.



## WHAT IS A BFR PORTFOLIO?

A Build-for-Rent (BFR) portfolio, also referred to as Build 2 Rent (B2R) portfolio, is an entire community of five or more homes that are designed and built to be rental housing, and not sold to a consumer. Build-for-Rent may also include newly constructed homes within a community or multiple communities, but do not comprise of the whole community. Whether these newly constructed homes are in self-contained communities, portions of communities, or scattered around a master-planned community or MSA, they may consist of attached townhomes or detached single-family homes on individual fee simple lots.

## ABOUT SVN | SFRHUB ADVISORS

SVN | SFRhub Advisors, based in Phoenix, is the leading national single-family residential (SFR) & Build-for-Rent (BFR) dedicated commercial real estate brokerage and is an independently owned and operated franchise of SVN International Corp (SVNIC). SVNIC, a full-service commercial real estate franchisor of the SVN® brand, is comprised of over 1,600 commercial real estate Advisors and staff in more offices across the U.S. than any other commercial real estate firm, continuing to expand across the globe today. SVN | SFRhub Advisors currently features a pipeline of over \$2 billion SFR/BFR investment portfolios, consisting of five or more homes, with access to over one million commercial real estate investors and approximately half a million SFR portfolio industry investors nationwide.

SVN | SFRhub Advisors introduced the first-to-market digital commercial real estate fully transactional platform, SFRhub.com, the only SFR/BFR industry data provider with clean and verified data. With over \$1 billion of active SFR/BFR portfolio listings, SVN | SFRhub Advisors has become the leading single source for SFR/BFR investment portfolios. The team of specialized SFR rental industry experts has reviewed, underwritten and marketed over 50,000 SFR rental homes to-date, including over 30,000 BFR new construction homes across the nation.

## ABOUT SFRHUB.COM

SFRhub.com is a first-to-market, fully transactional digital commercial real estate investment platform focused on SFR and BFR rental portfolios. The platform allows buyers and sellers of these portfolios to transact directly through a digital portal backed by a knowledgeable and experienced licensed team of real estate professionals. The SFRhub.com team works with data sources as true partners to implement solutions that are forward thinking while based on leading industry knowledge and best practices.

SFRhub.com offers today's most effective and intuitive clean and verified data solutions, comprised of reporting, online analytical processing, benchmarking, data and process mining, complex event processing, business performance management, and predictive and prescriptive analytics. SFRhub.com is the only national data provider with "clean and verified" data.

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