

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. Depending on size, these communities may include amenities such as shared dog parks, pools and fitness centers.

ABOUT SVN | SFRHUB MARKETPLACE

SVN | SFRhub Marketplace, 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.

Through SVN | SFRhub Marketplace's exclusive and comprehensive platform and vetted professional service providers, investors can effortlessly build personalized portfolios, efficiently oversee investments, increase acquisition and operating profitability, and seamlessly handle the entire acquisition and disposition process – all in one convenient place. Within SVN | SFRhub Marketplace, our esteemed team of Alliance Members consists of thoroughly vetted and dependable service providers dedicated to assisting investors with every step of the portfolio investment process, including title, financing, inspection, property management, insurance, 1031 exchange, and more.

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. 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 is an independently owned and operated franchise of SVN International Corp (SVNIC). SVNIC, a leading full-service commercial real estate franchisor of the SVN® brand, comprises over 2,500+ 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 nation and the globe.

ABOUT 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™.

The SFRhub.com platform allows buyers and sellers of SFR/BFR 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 leading national data provider with "clean and verified" data.