SVN
SFRHUB ADVISORS

SFRHUB.COM PLATFORM OVERVIEW

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I. SFRHUB CLIENT SUPPORT BUSINESS CYCLE

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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.

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II. SVN I SFRHUB ADVISORS

SVN | SFRhub Advisors, based in Phoenix, is the only 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 100,000 SFR rental homes to-date, including over 80,000 BFR new construction homes across the nation.

SVN I SFRhub Advisors currently features a pipeline of over $2 billion SFR/BFR investment portfolios.

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III. SFRHUB.COM

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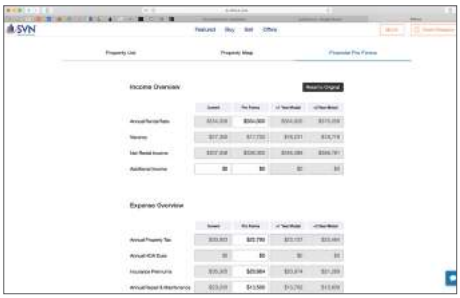

SFRhub.com is a first-to-market, fully transactional digital commercial real estate investment platform focused on SFR and BFR rental portfolios. The platform allows buyers and sellers of these portfolios to transact directly through a digital portal backed by a knowledgeable and experienced licensed 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 supports its clients through the transaction with automation, lower costs and greater efficiency. Sellers directly list the properties, removing agents from the equation, requiring less paperwork and back-and-forth communication between parties. Buyer and seller pools are expanded by providing easy, direct access to the nation's largest single-source SFR/BFR marketplace, creating better opportunities for both parties.

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.

A paramount feature of the site, the Live Acquisition Board™ connects buyers and sellers directly with an advanced market search of hundreds of portfolios that can be filtered by city, county, state or zip code, including clean verified data for valuation and rental comps. By acquiring exactly what they need, clients greatly reduce opportunity costs, 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 a variety of credible sources. This report, powered by top industry ranked Automated Valuation Model (AVM) data, is the only report that verifies 25-35 data points on each home within a portfolio and is a critical advantage for all intelligent decisions.

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IV. SVN I SFR CAPITAL MANAGEMENT [1]

SVN | SFR CAPITAL MANAGEMENT

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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 200+ offices with +1,600 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 70,000 rental homes valued at $15 billion, 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 recession-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 15,000+ new construction, BFR homes in the near-term, through an initial capital raise of $3.5 billion in equity and debt capital, for eventual disposition at stabilization as a large-scale institutional rental home portfolio.

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V. SFRHUB MODULAR

SFRHUB MODULAR

SFRhub Modular is a specialty Build-for-Rent (BFR) prototype and building system sales and marketing firm specializing in selling advanced building system solutions to builders and developers nationally. Unique modular and specialty building systems, typically not available in the BFR building market, are marketed to conventional builders and developers to increase their gross margin and profitability. The BFR modular building systems typically have increased construction quality, an accelerated building schedule, cost savings and advanced energy saving smart home technology. The modular building system benefits BFR clients by accelerating entry into the BFR investment segment while potentially improving builder gross margins and investment returns.

SFRhub Modular is the national BFR marketing representative for the Horton World Solutions® ("HWS") BFR system, as well as other proprietary modular building systems. HWS is committed to providing BFR products solely through SFRhub Modular and together the companies are collaborating to provide the 'first-to-market' purpose-built optimized BFR subdivision building system in the nation. By combining home building experience from HWS with SFRhub Modular's access to research, market data, plan design, finish level specs and proven cost saving solutions, the market financial returns are expected to be above average when compared to existing asset SFR investments.

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The modular building system is a building solution for the reconstruction of natural disasters, large-scale developments and regional housing solutions for production home building.

The modular building system is a building solution for the reconstruction of natural disasters, large-scale developments and regional housing solutions for production home building. The system can provide single-family, duplex, multi-family/apartment, commercial and healthcare buildings up to four stories without the need for lumber, structural steel, concrete or additional support. Homes built with the HWS building modular system are rated to be resistant for Category 5 hurricanes, hail, chloride spray (salt), mold, mildew, water, insect, fire, vermin, and seismic events up to 11.8 on the Richter scale. The system delivers no off gassing and provides a tenth of the carbon footprint of traditional construction methods and can be mobilized anywhere, constructed in a fraction of the time.

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VI. SFRHUB CAPITAL ARRANGEMENT

MCINTYRE CAPITAL PARTNERS, LLC

Based in New York City with operations in Texas and California, The McIntyre Companies, LLC is a diversified holding company utilizing two primary subsidiaries to meet the objectives of our clients. McIntyre Capital Partners, LLC is a FINRA registered broker-dealer focused on the strategic capital needs of our diverse clientele across a range of sectors including real estate, entertainment, eSports, healthcare technology and transportation. McIntyre Investment Partners, LLC is a strategic investment sponsor in the alternative investment space.

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McIntyre Capital Partners, LLC has formed a strategic relationship with SFRhub to assist its clients specifically in SFR/BFR investment segments with equity and debt.

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VII. STRATEGIC ALLIANCE PARTNERSHIPS

SVN | SFRhub Advisors 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 200 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.

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VIII.[1] SVN I SFR CAPITAL MANAGEMENT DISCLAIMER

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

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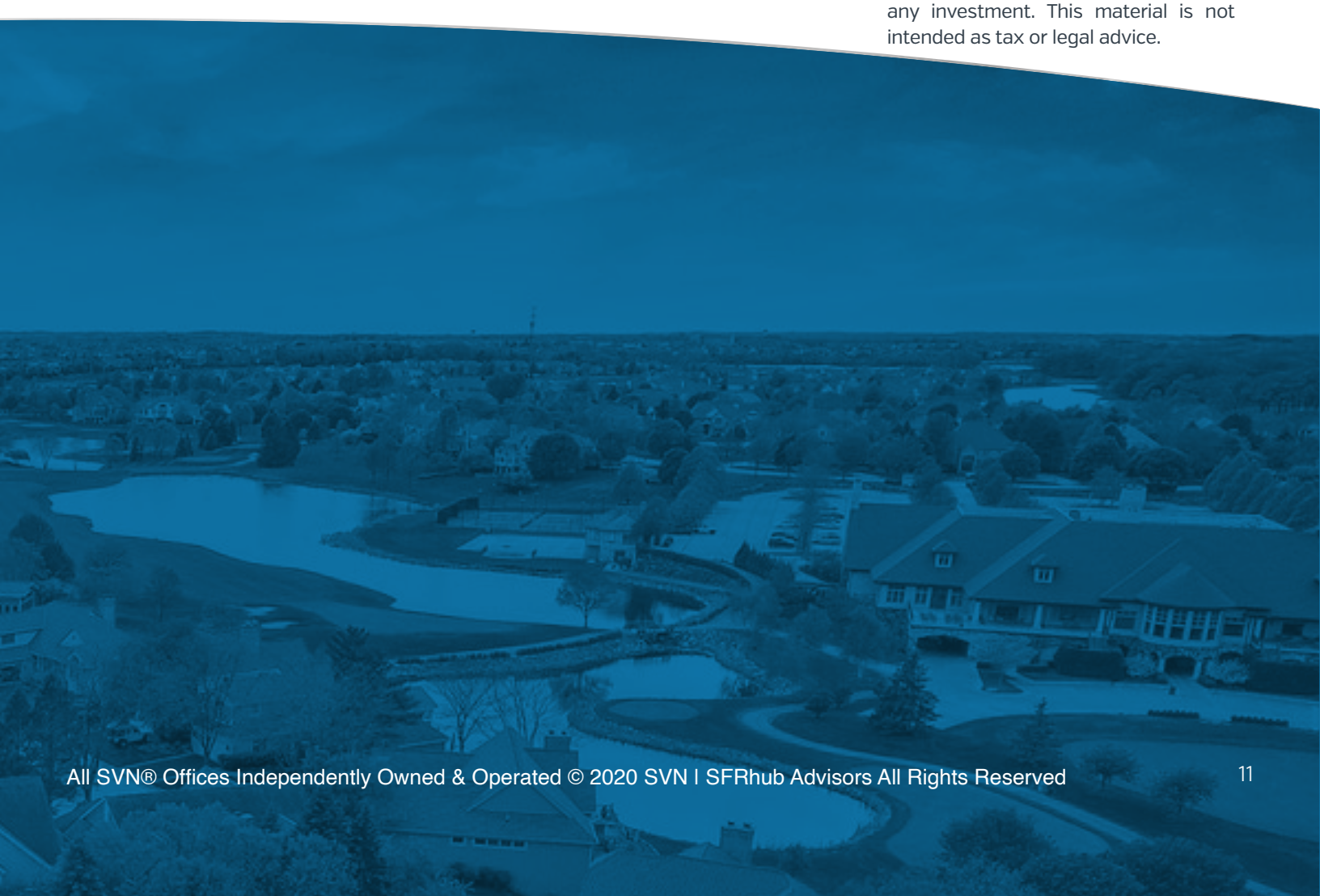

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