

SVN

The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition. SVN is now a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues and our communities. When you choose SVN you mobilize the entire SVN organization of experts and all our trusted relationships to act on your behalf. This shared network is the SVN Difference.

Our Dedicated SFR / BFR Platform

The SFRhub dedicated SFR Portfolio platform powered by SFRhub Intelligent Data is an experienced group of professionals that have developed both an exclusive conventional industry expertise with advanced technology creating the nations largest SFR Portfolio Acquisition Platform supporting both sellers and buyers of single-family residential rental investment portfolios.

We feature both existing asset Single Family Residential (SFR) as well as new home Build For Rent (BFR) commercial investment portfolios nationally from 5 to 5,000 homes.

Intelligent Decision Data

SFRhub is our exclusive research and data provider with end-to-end Intelligent Decision Data solutions. A complete, effective clean data sourcing, research and analysis is essential to all SFR Portfolio buyers and sellers. The exclusive SFRhub Advanced SFR Scrub Report is essential for all intelligent decisions, whether they're operational, asset acquisition or disposition and the overall strategic asset plan.


SFRHUB.COM

Today's most effective and intuitive clean and verified data solutions are comprised of reporting, online analytical processing, analytics, data mining, process mining, complex event processing, business performance management, benchmarking, text mining, predictive analytics and prescriptive analytics.

SFRhub has knowledgeable and experienced individuals who work with data sources as true partners to help implement solutions that are forward-thinking, yet still based on industry knowledge and best practices.



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New Segment - Build For Rent (BFR)

The new Build For Rent model of single family homes in master plan communities and/or self-contained subdivisions is attracting the attention of both the institutional players, along with family offices, high net worth individuals, and numerous commercial real estate investors SVN is working with. Given the higher cost of existing single family homes and the struggle to find existing inventory, builders and investors are beginning to realize the upside in Building For Rent, which in many cases is exceeding the yields of existing portfolios, averaging 6%-8% Cap Rates. SVN's Build For Rent portfolios are an excellent way to find scale in the markets operators want to be in. This model has a very hands off approach for operators, as there is little to no Capital Expenditures required within the first 3-5 years, as the homes come with builder warranties and SVN as set the stage for operators to take advantage of our 5 year home warranty package plan for big ticket items that extend past the builder warranty. Purchasing a New Build For Rent community is a very savvy way to buy safe steady returns at strong cap rates. Appreciation of individual homes in the market place is just an added bonus to this asset class, as investors can realize strong returns for 3, 5, and 7 years on or they can take advantage of their basis and sell individually to either the renter or a market rate home buyer when prices are high. This ability to shift strategies and take advantage of the liquidity in this asset class is unparalleled compared to any other CRE asset class.

Accelerated Single Asset 'Portfolio to Suit' Acquisition Program

The SVN Accelerated Acquisition platform is both a proprietary SFR acquisition program and a SVN client support service. The Accelerated 'SFR Portfolio to Suit' program may greatly reduce a buyer's opportunity cost with a refined asset acquisition target that considers your specific markets and single asset acquisition criteria; all within an accelerated time period.

SVN Accelerated Acquisition platform is a proprietary single home 4-step national purchase program that quickly aggregates the collective acquisition of individual homes into an SFR investment portfolio. Our new 'Portfolio To Suit' program assembles single asset acquisitions to build a portfolio of 5 to 5,000 homes in either single or multiple markets across the nation.

SVN | SFRhub Advisor works with SFR industry acquisition experts to manage the entire process including asset targeting, underwriting, due diligence, inspection, and transaction management.

