



Rent Ready Product Line

Our Rent Ready Product line differs from our Full Turnkey product line. By opting for Rent Ready Properties, you can diversify your portfolio by trading some risk protection for equity and the ability to force appreciation through strategic upgrades over time along with passing rental increases.

Rent Ready homes are properties we purchase with existing residents who have a proven track record under their previous management as well as our own management during our ownership. These homes are priced lower than our full turnkey homes because the latter command top-of-market pricing due to their complete renovation scope, just like other comparable properties being sold in the immediate area. In contrast, our Rent Ready homes are priced based on similar sales in the area that have comparable conditions. Because of the equity spread between a Full Turnkey Property and a Rent Ready property, it is possible to achieve forced appreciation by strategically adding upgrades, typically during vacancy periods. These upgrades can result in higher rental rates that also contribute to the property's increased value.

To ensure that our properties align with our business model of providing sustainable cash flow, we commission a third-party inspection and perform repairs as needed. However, since our Rent Ready homes already have residents in place, the initial turn cost may be higher due to the limitations on replacing certain aspects during our ownership. Therefore, if you plan on using leverage to build your real estate portfolio, we recommend starting with our Full Turnkey product.

Other highlights of our Rent Ready properties include:

- Performing safety repairs such as CO2 and smoke detectors, GFCI installs, and any other issues deemed unsafe.
- Inspect and service older HVAC and replacing if on the very back end of its lifespan.
- Perform repairs as we see, and immediate maintenance items discovered through a buyers inspection report.
- Provide a warranty on items repaired along with a 90/180 day renovation. See our warranty for specific details.
- Provide the resident ledger showing how long they have been in the property along with and most important, payment history
- Vetting residents and once qualified to our standards, putting them on our property management lease
- Oftentimes, these are long-term residents who express interest in staying and are offered a two-year lease with a rent increase in the second year.
- Sewer line inspections