

# The Rental Market Report

A clear and accurate picture of a property's rental potential.

## Overview

Opportunity in the rental market is hot right now. Rental rates are high, vacancy rates have dropped, and many investors are fired up to purchase properties to rent. Deals are moving fast and to help you take advantage of these new opportunities, Clear Capital has created the Rental Market Report.

The Rental Market Report is an extension to our BPO valuation report, and provides insightful and valuable rental information so you can get the real story into the rental potential of your current assets or new investments.

## What's in the Rental Market Report?

### Comparables

Three proximate rental comparables from within the last 12 months, provided in a side-by-side grid layout for easy analysis.

### Trends

Rental market trends for the area, including the supply of rentals-on-market, the average days-on-market, and commentary describing if local rental rates are increasing, decreasing, or stable for the area.

### Rental Range

As-is and as-repaired estimates of rental values, which is valuable information only provided through a physical inspection.

### Broker Commentary

Subject property commentary from the broker, to further describe the property and justify the price conclusions.

Unlike the online tools that provide estimated rent values, the Rental Market Report is completed after a broker physically inspects the property, so the values accurately reflect location, condition, quality of fixtures, and all other variables that can affect the rental rate. This level of insight is only achieved through a feet-on-the-ground analysis.

## Key Benefits

The Clear Capital BPO Rental Market Report provides the insight to help you develop stronger investment strategies.

- A clearer picture of the values and cash flow potential of subject properties to make better decisions and reduce risk.
- A way to better manage REO-to-Rental or leaseback programs.
- Perspectives into various options for Servicers with distressed properties.

The Rental Market Report is easily ordered with a Clear Capital BPO, and they are combined in one easy-to-understand report.

Give us a call and ask about our BPOs and new Rental Market Report. This added insight reduces risk and uncertainty, and will help you capitalize on the opportunities offered by today's rental market.

Rental Comparables															
	Subject	Rent Comp 1 *		Rent Comp 2		Rent Comp 3									
Street Address	00000 23rd St	0000 24th Street E		0000 123rd Pl E		0000 23rd St E									
City, State	Parrish, FL	Parrish, FL		Parrish, FL		Parrish, FL									
Zip Code	34219	34219		34219		34219									
Datasource	MLS	MLS		Hotpads.com		Rentals.com									
Miles to Subject	--	0.32 *		0.21 *		0.41 *									
Lease Status	--	Closed Lease		For Rent		For Rent									
Lease Period	--	12 Months		12 Months		12 Months									
Property Rental Market	Average	Average		Average		Average									
Condition	Average	Good		Average		Good									
Property Type	SFR	SFR		SFR		SFR									
Parking Type	Attached	Attached		Attached		Attached									
Parking Capacity	2 Cars	2 Cars		2 Cars		2 Cars									
Heating	Gas	Gas		Gas		Gas									
Cooling	Central Air	Central Air		Central Air		Central Air									
Other	--	--		--		--									
Utilities Included with Rent	Sever and garbage. HOA fees.	Sever and garbage. HOA fees.		Sever and garbage. HOA fees.		Sever and garbage. HOA fees.									
RENT BREAKDOWN															
	Br	Ba	Rt	Br	Ba	Rt	Rent/Mo	Br	Ba	Rt	Rent/Mo	Br	Ba	Rt	Rent/Mo
Unit #1	4	2/0	2199	4	2/0	2043	1500	3	2/0	1812	1400	4	3/0	2244	1600
Unit #2	--	--/--	--	--	--/--	--	--	--	--/--	--	--	--	--/--	--	--
Unit #3	--	--/--	--	--	--/--	--	--	--	--/--	--	--	--	--/--	--	--
Unit #4	--	--/--	--	--	--/--	--	--	--	--/--	--	--	--	--/--	--	--
Total Monthly Rent	--	--	--	--	--	--	\$1,500	--	--	--	\$1,400	--	--	--	\$1,600

Clear Capital's Rental Market Report provides rental comparables in a side-by-side grid layout for easy analysis.

## About Clear Capital

Clear Capital has served as a trusted partner for clients across the mortgage and lending industries, providing loan valuation outsourcing and data analytics for mortgage originators, secondary market institutions, servicers, and resellers for properties across the United States for over a decade. We use the most progressive technologies available and hands-on analytics to deliver highly accurate and reliable tools, including Appraisals, Value Reconciliations, Broker Price Opinions (BPOs), Property Condition Inspections (PCIs), Commercial Valuations, Automated Valuation Models (AVMs), Home Data Indices (HDIs), Bloomberg/Home Data Index Subscription, and Quality Assurance Services.

Trust makes all the difference, and it's what sets us apart from other providers. It's what makes our customers eager to do business with us every day. We're grateful for your consideration of Clear Capital as a potential partner, and look forward to a long, trusted relationship. For more information about us, please call 530.550.2525 or visit [www.ClearCapital.com](http://www.ClearCapital.com).