



Avanta Residential is focused on purchasing raw land and/or lots to create Single Family Residential Neighborhoods (“SFR Neighborhoods”) available for rent. The following criteria are used to determine the suitability of lots and sites.

### LAND TYPE

- A dedicated area of land, a phase or phases, or pod, in a subdivision that can accommodate a mix of home types.
- The ideal completed project size is between 150 and 225 homes.
- Two subdivisions that can yield an aggregate of 150+ homes within one mile of each other will be considered.
- Two phases which will yield 150+ units within 24 months will be considered.

### BUILDING TYPE

- Single Family Home, duplex, triplex, or 4 plex configuration.
- Grouped together in a non-gated community with publicly dedicated streets.
- One dwelling unit on each tax parcel is typical but not required.
- 8 to 15 dwelling units, per acre. Density accomplished via zero lot lines and row houses. Density is dependent on the site conditions and local requirements.
- Parking is accommodated with attached garages, parking pads, guest parking areas and occasionally, on-street parking.
- One story and two-story buildings.

### LOCATION

- A greatschools.com rating of 7 or more is preferable. Often, charter schools will be available to overcome low public-school ratings.
- Crime ratings below the EASI Demo national average of 100 are preferred.
- Population growth in the submarket should be above 3% and should be greater than that of the local MSA.
- Median Household Income in a 1-mile and 5-mile radius should be greater than the local MSA.
- Median Home Values in a 1-mile and 5-mile radius should be greater than the local MSA.
- A national grocery store should be located within 5 miles.
- A multi-tenant shopping center from 150,000 to 300,000 square feet should be located within 10 miles.

Interested in working with us? E-mail [marketing@avantaresidential.com](mailto:marketing@avantaresidential.com)