ADVANCED PROPERTY REPORT

SCALE YOUR RENTAL INVESTMENTS USING ACCURATE RENTAL MARKET INTELLIGENCE

Recognized as a trusted industry leader, RentRange's® robust nationwide rental-listing database of 98 Million residential properties helps investors and servicers to more accurately assess trends and predict rental values in real time at the property level.

The RentRange Advanced Property Report provides reliable intelligence to help make confident decisions.

OUR DIFFERENTIATORS

- With 10 years of experience in rental AVMs, our Ph.D. led team of data scientists has a deep understanding of the underlying data and market factors to provide a highly reliable valuation model

- Our extensive property intelligence database combines data from multiple sources to more accurately identify trends and predict values on more properties

HOW WE HELP

Advanced Property Reports by RentRange helps investors and servicers confidently assess a property's potential value through our:

Broad national coverage of single and multi-family residential properties

Automated data appending for missing characteristics

Top performing AVM

Custom vacancy scores

HOW IT WORKS

⌃ Comparable Selection & Data processing

- Spatial search identifies the comparables based on recency of the rental listings, subject characteristics and neighborhood data, and distance from subject

- Comparable data is enhanced by index adjustments, outlier detection and missing data appending

⌃ Comparable Adjustment & Ensemble

- A multi-variate statistical model with over 300 model variants adjusts the rent for each comparable using our proprietary Home Rent Index (HRI). The comparable based rental predictions are aggregated to arrive at final rent prediction.

⌃ Confidence Score & Accuracy

- As shown below, our confidence score distribution calculated using the Forecast Standard Deviation (FSD) method indicates the high accuracy of the RentRange model. A confidence of 90 indicates that there is a 68% probability that the rent estimate is within +/- 10% of the actual price.

HIGHLY ADVANCED RENTAL AVM MODELING

RentRange AVM is an advanced rental valuation model that applies predictive analytics on high quality public and proprietary data sources to estimate the current rental value of a residential property with best in class accuracy. Rentrange Rental AVM is driven by our nationwide property database with over 98 Million single and multi-family residential properties.

KEY INPUTS:

⌃ Public Record information with sale and property characteristics data from 3,120 county assessor offices

⌃ MLS listings as well as proprietary and licensed non-MLS listing sources

⌃ Census and BLS data, along with licensed neighborhood, school and crime data

AVM HIGHLIGHTS:

⌃ 6.6% MdAPE for Single Families

⌃ 3,120 counties

⌃ 98M residential properties

⌃ 50 state coverage

Distribution of Confidence Score (Single Family)