B2R Analysis II

Reminder to attach OwnerID decoder.

1. **Per each owner group, across all our known B2R communities - what is the average 3-bedroom sqft? 4-bedroom sqft?**

Table

Description automatically generated

Here, you can see how many homes are under what divisions (Owner and Bedroom-wise) in the 3rd column and what their mean or median square footage is (last columns). For instance, American Homes for Rent has on average ~1,719 square-foot homes for their 3-bedroom floor plans.

Located in Excel File ‘Average\_SQFT\_per\_Owner’.

1. **From the most recent set of rental rate data available, what is the normalized $/SF per a 3-bedroom vs 4-bedroom product? Use rental data from 12/2022 up to the most recent dataset we have (exclude data prior to 12/01/2022)**

**Table

Description automatically generated**

See Excel File ‘Price\_perSQFT\_perOwner\_after\_2022’ if you’d like to use these numbers.

1. **As one separate analysis - can we bifurcate the data mentioned above, by state, rather by company/community?**

Yes, see Excel Files

* Average\_SQFT\_per\_State
* Price\_perSQFT\_perState\_after\_2022

which are in the same order/format as the ones above.

I’ve included extra files that end in 3- and 4- Bed if you’re only interested in seeing those values.

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**4. What is the most common type of floor-plan that most B2R communities have? Broken out by owner group. Ignoring “square-footage”, looking at a histogram chart of % distribution across 3-bedroom, 2-bath vs 4-bedroom, 3-bath, etc. etc.**

Snippet:

Table

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Example: For Invitation Homes, the most popular floor plans (there was a tie) had

1. 3 bedrooms, 2.5 bathrooms, and is of 1,572 square feet, and
2. 4 bedrooms, 3.5 bathrooms, and is of 2,061 square feet.

See Excel File ‘Popular\_FloorPlans\_perOwner’ to view all results.

**Snippet:**

**Table

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**Application

Description automatically generated with medium confidence**

**A picture containing table

Description automatically generated**

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**5. Per each B2R Community we have clustered – what is the typical distribution of units by bedroom-count?**

See Excel File ‘BedCount\_perCommunity’ for a complete list of results. Overall, the typical distribution is bell-shaped. The majority consist of 3 and 4 bedroom homes, while the minority have 1, 2, 5, and 6 bedroom homes.

**6. Is there a trend, where we see on average, B2R communities offer 30% 3-bedrooms and 70% 4-bedrooms?**

At a glimpse, no, there are more 3-bedroom homes than 4-bedroom homes, nationally.

There was a lot to look at by community, so I aggregated the values by State here:

BedCount\_perState.xlsx.

However, if you look at the file:

BedCount\_perCommunity.xlsx,

you can see that there are many communities that only have 3-bedroom homes, hence driving the national number up. However, communities that have both 3 and 4 bedroom homes vary a lot in terms of bedroom ratios. For instance, many have more 4-bedroom than 3-bedroom homes, but sometimes they’re equal, and in other cases, the majority are 3-bedroom homes.

After some more analyzation (separating the data out by 3 and 4 bedroom homes and finding the percentage of 3- and 4- bedroom home counts per community that contains both plans), results show that there are more 4-bedroom than 3-bedroom homes, but they are roughly the same (~1% difference).

Graphical user interface, text, application, email

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Summary Table: 34BedPercentage\_perCommunity.xlsx