



Residential Build-for-Rent

Newmark Valuation & Advisory's Residential Build-for-Rent (BFR) team, a sub-specialty of our Residential Specialty Practice, guides critical decision-making for institutional and private lenders, as well as investors, builders and developers. The practice focuses on built-for-rent (BFR) in addition to single-family rental (SFR) valuation services, offering premium talent & experience for this rapidly growing segment of the residential market.

In 2022, our team completed valuation services involving 18.8 million rentable square feet of space across 11,100 units, and year-to-date 2023 over 10 million rentable square feet across 6,200 rentable units. Our BFR valuation experience ranges from typical multifamily scenarios involving as-is value and prospective values upon completion and stabilization, to additional master floor plan values and secondary bulk market values involving sell-off of finished homes at retail prices.

We specialize in valuation services for the following scenarios:

Single-family Rental Portfolio

Experience Includes: Our team provided valuation services for a BFR portfolio totaling 930 rental homes (719 detached homes and 211 townhomes) in 13 communities in the Metro Atlanta area.

Site Built Residential

Experience Includes: Our team provided valuation services for a 29-acre site purchased by a joint venture between a homebuilder and institutional apartment owner/operator for townhome rental development. Plans for the community included a total of 207 units with 240,713 rentable square feet on a master parcel.

Acquire-to-rent

Experience Includes: Our team provided valuation services for an under-construction, 127-unit, detached residential subdivision totaling 233,207 square feet in Simpsonville, South Carolina. The developer was a national builder, and the community was being sold in takedowns at certificate of occupancy to a national SFR investor for rental purposes.

Horizontal Apartment

Experience Includes: Our team provided valuation services for a 162,984-square-foot horizontal apartment/villa development in Odessa, Florida. The property consisted of 14.2 acres approved for the development of a 152-unit, villa development on a master parcel.

ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

CONTACT

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