

# Portfolio Monitoring and Management Data Points

## Manage and analyze data for multiple rental properties

Setting a fair-market rent price that will attract the most qualified, responsible tenants without undercutting your profit is just one of many challenges that single-family rental (SFR) operators face. Whether your current business plan involves expanding to new markets or simply assessing risk and managing your existing portfolio, HouseCanary Data Points include all of the information that SFR operators require to make intelligent real estate decisions.

### Recommended Data Points

#### Premium Valuation Data Points\*

##### Value

HouseCanary's proprietary AVM, updated monthly.

##### Land Value

HouseCanary's valuation for land a property sits on.

##### Value Distribution

Block and block group distribution summaries of property values and dollars per square foot.

##### Value Analysis

Context and confidence for our automated valuation.

- Preliminary data density checks.
- Details on comps and neighborhood norms.
- AVM value and confidence level.
- Recommended next step for valuation process.

##### Sales Comps

List of quantitatively-derived sales comparables based on a subject property.

#### Premium Forecasting Data Points\*

##### Value Forecast

Proprietary model to forecast property value three years ahead.

##### Value HPI Adjusted

BPO, appraisal, or alternative valuation adjusted to a past or future date using proprietary HPI for the state, MSA, ZIP code, block group, or block.

##### Value Time Series Forecast

Forecast monthly median value and dollars per square foot on the block and block group.

##### Value Time Series Historical

Monthly median data for value and dollars per square foot on the block and block group.

#### Additional Property and Rental Valuation Context

##### Value Within Block

Position of property value relative to block's value distribution.

## Premium Rental Data Points\*

### Rental Report

Rental data for subject property + nearby comparable properties.

### Rental Value Distribution

Block and block group-level summaries of local rental property values per square foot.

### Rental Value Forecast

Forecasted rental values.

### Rental Value

HouseCanary's proprietary rental valuation model, updated monthly.

### Rental Comps

List of quantitatively-derived rental comparables based on a subject property.

### Rental & Sales Market Pulse Data

Single Family Home rental listing and market trends by state-, MSA-, and ZIP-level.

## Data Points on Property Risk

### Crime

Crimes reported in the last two years on the block including property, violent, and other.

### FEMA Disaster Area

Details about open FEMA-recognized disasters.

### Flood

Flood hazard information from the FEMA Flood Map Center.

### Earthquake

Earthquake risk for the block according to U.S. Geological Survey.

### Hail

HouseCanary's summary of hailstorm activity for the block.

### Hurricane

HouseCanary's summary of hurricane activity for the block.

### Tornado

HouseCanary's summary of tornado activity for the block.

### Wind

HouseCanary's summary of windstorm activity for the block.

### NOD

Notice of default information.

### Schools

Information about nearby schools.

### Superfund

Federally designated toxic contamination cleanup sites on block.