



Rent Amount Model

Investors need an accurate assessment of the returns they can achieve on their rental properties. Unfortunately, they often lack accurate market intelligence on rental amounts and are forced to rely on expensive Broker Price Opinions (BPOs) or other less accurate sources to feed their ROI estimates.

The Rent Amount Model (RAM) from CoreLogic® provides the data needed by individual investors, mortgage-backed security investors, and lenders to make more informed investment decisions, including:

- ▶ estimate of monthly rent that can be charged for a particular residential property
- ▶ forecast standard deviation on that estimate
- ▶ estimate of the capitalization rate for specific properties

Rent amount models are analogous to automated valuation models (AVMs), except the latter predict sale prices rather than rent amounts. Consequently, similar data and analytic methods can be applied to these two types of models.

A highly accurate model with 100% coverage across the U.S., the Rent Amount Model can estimate a rent amount for Single Family Residential (SFR) properties, both detached and attached (which includes condominiums and townhomes), even in areas with few or no comps.

Additionally, the RAM returns other supporting data such as address, year built, APN and property dimensions such as number of bedrooms, baths and living square feet.

Lastly, for added insight and complementary to the RAM, investors and lenders may need to understand the vacancy estimates for a particular property. To meet this need, CoreLogic provides as an option, the Vacancy Rate Model which forecasts the estimated length of vacancy for a particular zip code.

PROPERTY INFORMATION & ANALYTICS

The Rent Amount Model is a key component of the CoreLogic Rental Investments Analytics Suite—a comprehensive solution that provides answers to questions real estate investor must answer:

- ▶ Should I purchase this rental property?
- ▶ How much should I bid on the property?
- ▶ How can I optimize my rental portfolio management strategy?
- ▶ Should I be selling rental properties in my portfolio?
- ▶ What is the best disposition strategy for distressed properties in my portfolio?
- ▶ How much rent should I be charging?
- ▶ What's my ideal vacancy rate?
- ▶ What are the key trends in the neighborhoods where I own rental properties?

In addition to the Rent Amount Model, the suite also includes traditional AVMs, a vacancy rate model, an indicator of expected resident risk, a property tax estimate, rental trends and a house-price index forecast.

FOR MORE INFORMATION PLEASE CALL 866-774-3282

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1-RAM-0315-00