



## Single-Family for Rent's New Footprint

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Mark Wolf, CEO, AHV Communities

Based in Irvine, Calif., AHV Communities has been developing, building, and operating single-family rental homes for four years. Its aim in doing so is to "redefine the concept of rental living through communities that are owned, managed, maintained, and operated just like luxury apartments," according to the firm's website.

Now, explains Builder's John McManus in this article, AHV, after testing its model extensively in Texas, is ready to expand its vision to other markets:

*AHV Communities, for example, has gotten down its new single-family for-rent community model in Texas, and is ready now to roll the template out in the hot, relatively benign regulatory environments of Florida, Georgia, North and South Carolina, and Tennessee.*

*"We look at the delta of the cost of homeownership compared with the existing rental stock in a market, and comp ourselves to Class A-branded new apartments," founder and CEO Mark Wolf said, explaining the new market expansion program. "We've been building a blueprint in our Texas markets, and we feel we've got it."*

McManus elaborates on what drives AHV's success:

*Take a high-end apartment community today, break it into single detached units, and give it all the community programming and amenities a multifamily, multistory building would have, and you've got an AHV community. No one living above or below, or sharing walls. Wolf is a big believer, not only in the rent-by-necessity demand among people not prepared financially to take on homeownership, but in the rent-by-choice segment that declared itself as growing in the wake of the Great Recession, and has kept doing so ever since.*