



PACIFIC OAK
CAPITAL MARKETS

PACIFIC OAK RESIDENTIAL TRUST



PORTFOLIO OVERVIEW

Pacific Oak Residential Trust (“PORT”) acquires and manages affordable single-family residential (SFR) rental properties throughout the United States. PORT’s portfolio of SFR’s currently includes 1,749 properties and has significant holding in the Midwest and the Southeast with plans for expansion throughout the United States. PORT targets acquiring both stabilized single-family rental portfolios and newly constructed “build to rent” assets. Our preference is to partner repeatedly with local owners and homebuilders, using an efficient private real estate investment trust (REIT) structure to provide a ready buyer for affordable homes with strong yield characteristics.

PORTFOLIO HIGHLIGHTS

- Portfolio scale in multiple markets with room for growth
- The assets have been improved and “hardened” over time to increase future NOI Margin
- Well occupied workforce housing portfolio with strong market performance
- Strategic tenant screening led to historically strong rent collections through the COVID19 pandemic



PORTFOLIO SUMMARY

TOTAL PROPERTIES

1,749

HOME SIZE

1,385

AVERAGE SF

YEAR BUILT

1956

AVERAGE

IN-PLACE RENT

\$1,062

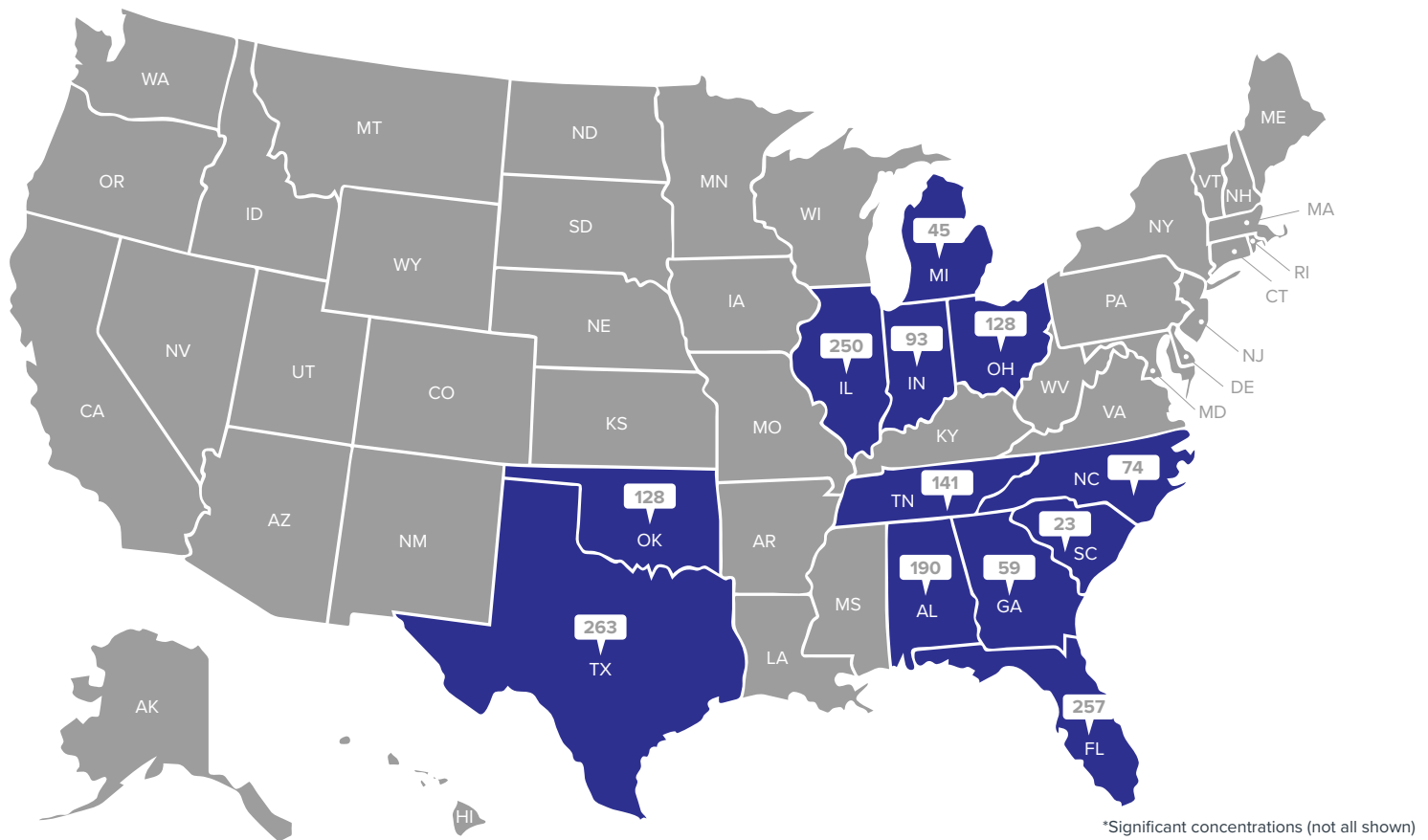
AVERAGE RENT

OCCUPANCY

95%

CURRENT

MARKETS OVERVIEW



State	# Assets	# Bed	# Bath	Year Built	Total SF	Monthly Rent
TX	263	3.1	1.7	1969	1,452	\$1,211
FL	257	3.0	1.6	1955	1,279	\$1,048
IL	250	3.5	1.5	1935	1,200	\$1,321
AL	190	3.1	1.5	1961	1,345	\$853
TN	141	3.2	1.9	1973	1,603	\$1,035
OH	128	3.2	1.4	1928	1,455	\$888
OK	128	3.2	1.9	1978	1,510	\$1,158
IN	93	3.2	1.5	1934	1,457	\$885
NC	74	3.1	1.6	1967	1,293	\$853
GA	69	3.0	2.0	1980	1,506	\$987
MI	45	3.2	1.4	1932	1,338	\$930
SC	23	3.2	1.8	1983	1,426	\$1,088
AR, DE, IA, MO, MS & WI	88	3.2	1.8	1960	1,403	\$1,080
TOTAL / AVERAGE*	1,749	3.2	1.6	1956	1,385	\$1,062

*Current asset count as of July 15, 2020



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3200 Park Center Dr., Suite 600, Costa Mesa, CA 92626
 (866) PAC-OAK7 (722-6257) | PacificOakCapitalMarkets.com