

# Efficiently Invest in the Equity of Owner-Occupied Residential Real Estate



Residential real estate is the largest asset class in the world<sup>1</sup> and the largest component of inflation<sup>2</sup>, yet it is nearly absent from institutional investors' portfolios. Access to the asset class has been cost prohibitive for investors due to the high cost of sourcing, maintaining, and owning each asset.

At the same time, homeowners and homebuyers have only one financing option: debt. As a result, they are massively over-exposed to housing and have a pressing need for liquidity.

Unison seeks to solve this imbalance through a revolutionary new innovation in home financing. Our vertically integrated **residential equity investment platform** enables homeowners to balance the financing of their homes with debt and equity to better control their finances across the entire lifecycle of home ownership. We enhance home affordability, empower homeowners to retire securely, reduce debt, and deliver a smarter, safer, more efficient, and more rational allocation of housing exposure for homeowners, investors, and society.

## Investment Attributes

- ✓ **Access to the largest asset class in the world**  
Residential real estate is worth \$160T+ globally
- ✓ **Real Asset**  
Lien-secured exposure to a physical asset class which serves a fundamental human need
- ✓ **Diversification**  
Low correlation (0.3 or less) to all major asset classes
- ✓ **Volatility dampening**  
Thousands of homes dispersed geographically
- ✓ **Long-term inflation-hedging**  
Direct exposure to the largest component of CPI (housing is 42% of the CPI basket)
- ✓ **High returns and cashflow**  
Offers structurally levered exposure to housing prices and high dividend yields once seasoned
- ✓ **External leverage available**  
Unison has secured external leverage to further enhance returns
- ✓ **Tax efficient**  
REIT structure and cash flows from return of capital and capital gains delivers a tax efficient investment
- ✓ **Impact and ESG Investing**  
Unison enhances home affordability, improves credit quality of homeowners, and helps to close the retirement fund gap

## Unison – a vertically integrated platform

**\$5B** value of homes invested<sup>3</sup>

**14+** year track record

**7,500+** home co-investments

**~200** metro areas across over 30 states

Unison is backed by leading institutions.



<sup>1</sup> Source: Value Walk and Bloomberg <sup>2</sup> Source: BLS Relative Importance of Components in the Consumer Price Indexes

<sup>3</sup> Unison investments to date; information is as of June 30, 2020.

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