



McCARTHY
COMPANIES

DEVELOPMENT AND CONSTRUCTION MANAGEMENT FOR BUILD-TO-RENT HOMES

As the housing needs in the United States continue to evolve, McCarthy Companies is working to address the increased demand for single-family rentals within the build-to-rent (BTR) market sector, which is becoming increasingly attractive to both tenants and investors.

Through our Development and Construction Management Services, McCarthy Companies now has close to 1,200 BTR units under current management at a value of \$384+ million.

Having managed the development and construction of our first BTR project in 2018, McCarthy Companies has extensive experience visioning, planning, and managing build-to-rent housing developments across multiple states.



[GoMcCarthy.com](https://www.gomccarthy.com) | 805.485.4646 | Lic # 393001

410 E. Main Street, Ventura, California 93001 | [f](#) [@](#) [v](#) [h](#)

IN-CONSTRUCTION BUILD-TO-RENT HOUSING PROJECTS



RANCHO MERCADO | SURPRISE, AZ (227 HOMES)



TWELVE OAKS HOMES | AUSTIN, TX (217 HOMES)



VIREO MEDICAL DISTRICT | MCKINNEY, TX (210 HOMES)



MEADOW POINTE | WESLEY CHAPEL, FL (181 HOMES)

COMPLETED IN 2024 BUILD-TO-RENT PROJECTS



TANZANITE HOMES

COMMUNITY 211 Build-to-Rent Homes
LOCATION Natomas, CA
JOINT VENTURE Montgomery Street Partners
& New Growth Living

Luxury home rental community that is now complete and includes an amenities-filled neighborhood with clubhouse, fitness center, pool, spa, and outdoor BBQ area.



ALPINE LANDING

COMMUNITY 95 Build-to-Rent Apartment Homes
LOCATION Garden City, ID
JOINT VENTURE Montgomery Street Partners & McCarthy Companies

This now complete BTR development creates a unique intersection between single-family home ownership and traditional garden-style apartments. McCarthy Companies, as the Developer, provided an array of services, including investment analysis, strategic planning, zoning and permitting management, design and contract management, risk and equity management, project financing, construction management, and quality control.

Our expert Development and Construction Management services has led to \$384+ million under BTR current management . . . and growing

McCarthy Companies' comprehensive Development and Construction Management Services are key factors behind our expanding portfolio of BTR projects. Our approach to building premium quality BTR communities includes:

- **Project Visioning:** Defining project scope, goals, and objectives.
- **Investment Analysis:** Evaluating the feasibility and financial viability of a project.
- **Risk Management:** Mitigating financial risks through detailed oversight of all constructing activities as well as procuring proper insurance and prudent project financial management.
- **Equity Management:** Structuring and managing equity partnerships, investor relations, and institutional quality reporting on investment status and return projections.
- **Project Financing:** Securing both senior and mezzanine debt, as well as preferred equity, GP equity, grants, and other financing options.
- **Land Acquisition:** Identifying, negotiating, and purchasing land for development.
- **Zoning and Permitting:** Navigating zoning laws, obtaining necessary permits, and ensuring compliance with local regulations.
- **Overseeing Design and Construction Phases:** Ensuring each aligns with the project's vision and budget.
- **Selecting the Right Partners:** Sourcing and managing third party consultants (Architects, Civil, Structural, Mechanical)
- **Project Planning:** Collaborating to furnish clients with a constructible set of plans, ensuring adherence to schedule and budget.
- **Contract Management:** Interviewing, selecting, negotiating with, and managing General Contractors, then supervising construction activities, including schedule, budget, safety, and quality.
- **Manage On-site Supervision:** Overseeing construction activities, ensuring adherence to safety standards, and helping to solve issues as they may arise.
- **Quality Control:** Ensuring construction work meets set quality standards, building codes, and the project's specifications.
- **Detailed Institutional Quality Reporting**