

# CenterSquare and Haven Realty Capital Acquire Foxchase: Single-Family Rental Community located in Greenville, SC



## ***Class-A Community of 151 Build-to-Rent Homes Acquired with Repeat Partner Haven Realty Capital***

### **Investment Overview:**

We are pleased to announce that CenterSquare, in a joint venture with Haven Realty Capital, has acquired Foxchase, a 151-unit build-to-rent townhome and single-family detached home community in the Fountain Inn suburb of Greenville, SC. The Property is under construction by a regional home builder and the completed homes will be acquired in phased takedowns as they are developed, with the first homes acquired in May 2022. Foxchase features spacious 3-, 4- and 5-bedroom floor plans with attached garages and outdoor patios. The interiors include stainless steel, energy efficient appliances, granite countertops, faux hardwood floors and modern finishes.

The homes will provide a new, highly differentiated option to the undersupplied region which boasts a growing population and labor force seeking quality housing alternatives. Foxchase residents will enjoy community amenities including a pool and pocket parks, all offered at affordable rents. Foxchase is CenterSquare's fourth build-to-rent investment with Haven Realty Capital, an experienced and premier single-family rental and multifamily operator. Strata SFR, a specialized brokerage and investment firm focused on the Build-For-Rent market, advised on the transaction.

"The build-to-rent single-family rental market is uniquely positioned to meet the burgeoning demand of today's households who are seeking larger, modern spaces in strong communities, but are not able or inclined to purchase a home," said Chris Picyk, Vice President of Private Real Estate for CenterSquare. "Our investment in Foxchase demonstrates CenterSquare's conviction in the sector and the long-term growth of the Sunbelt markets. We look forward to delivering this value proposition with our repeat partner Haven Realty to the residents of Foxchase and will continue to seek similar opportunities across the region."

### **About CenterSquare:**

Founded in 1987, **CenterSquare Investment Management** is an independent, employee-owned real asset manager focused on listed real estate, private equity real estate and private real estate debt. As a trusted fiduciary, our success is firmly rooted in aligning our interests with those of our clients, partners and employees. CenterSquare is headquartered in suburban Philadelphia, with offices in New York, Los Angeles, London and Singapore. With \$15 billion in assets under management (June 2022), CenterSquare and its affiliates are proud to manage investments on behalf of some of the world's most well-known institutional and private investors.

### **About Haven Realty Capital:**

**Haven Realty Capital** is a Los Angeles-based real estate investment and management firm focusing on the acquisition and development of single family and multifamily assets in select markets throughout the United States. Founded in 2010, Haven was an early entrant in the single-family rental industry where it owned and operated approximately 10,000 SFR rental homes in six states at its peak. Haven currently has approximately \$1 billion in rental communities under development and management with assets located in California, Nevada, Arizona, Texas, Tennessee, Georgia, Idaho, Illinois, North Carolina, South Carolina, and Washington.

For more information about CenterSquare's Single-Family Rental Investment Strategies, please contact:



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