# FT PARTNERS FINTECH INDUSTRY RESEARCH

March 19, 2020



# First American (NYSE:FAF) Acquires Docutech for \$350 million





The Only Investment Bank Focused Exclusively on FinTech

# Overview of FT Partners

- Financial Technology Partners ("FT Partners") was founded in 2001 and is the only investment banking firm focused exclusively on FinTech
- FT Partners regularly publishes research highlighting the most important transactions, trends and insights impacting the global Financial Technology landscape. Our unique insight into FinTech is a direct result of executing hundreds of transactions in the sector combined with over 18 years of exclusive focus on Financial Technology

# FT Partners' Advisory Capabilities



# FT Partners' FinTech Industry Research





Named Silicon Valley's #1 FinTech Banker (2016) and ranked #2 Overall by The Information



Ranked #1 Most Influential Person in all of FinTech in Institutional Investors "FinTech Finance 40"



**Numerous Awards for Transaction Excellence including** "Deal of the Decade"

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### FT PARTNERS RESEARCH





# **Transaction Summary**

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- On February 13, 2020, First American Financial Corporation (NYSE: FAF) announced it has agreed to acquire Docutech for \$350 million
  - First American is a leading global provider of title insurance, settlement services and risk solutions for real estate transactions
  - Docutech is a provider of document, eClose and fulfillment technology for the mortgage industry
- The transaction closed on March 3, 2020
- Docutech's innovative technology enhances First American's ability to provide lender customers with beginning-to-end digital mortgage and settlement services
  - Docutech's technology platform, which is fully integrated with leading third-party and proprietary loan origination systems and reaches more than 175 lenders, deepens First American's relationships with these industry players
  - The Company's digital document technology is used by companies such as Black Knight, Ellie Mae, Fiserv, CoreLogic, Blend, Tavant, Floify, Maxwell, and Roostify
- Docutech is a portfolio company of private equity firm Serent Capital
  - Serent Capital focuses on investing in high-growth technology and services business, and invested in Docutech in July 2016
  - Docutech represented Serent Capital's sixth investment in the mortgage technology sector, with previous investments including Optimal Blue and Mercury Network

### **Transaction Commentary**

"We are pleased to welcome Docutech to the First American family. The Docutech acquisition demonstrates our ongoing commitment to invest in and grow our core business. It also reflects our dedication to improving the home-buying experience and driving the digital transformation of the real estate settlement process. Together, we're uniquely positioned to provide collateral file management from the inception of the mortgage process through post-closing, which will help accelerate the evolution of real estate closings."



Dennis J. Gilmore Chief Executive Officer





Lance Fenton Partner



### **FT PARTNERS RESEARCH**





# **Docutech Overview**

# **Company Overview**



President & CEO: Amy Brandt

Headquarters: Idaho Falls, ID

Founded: 1991

- Docutech offers a wide range of document technology solutions for mortgage and home equity lending, from document generation to eDelivery, eClose and print fulfillment
- The Company's knowledge and solutions empower lending professionals to efficiently produce accurate loan packages in all 50 states to ensure compliance with constantly changing laws and regulations

# **Selected Partners**

Loan Origination Software





Point-of-Sale Systems





**R**STIFY

**TAVANT** 

Technology Partners









# **Solutions Overview**



### ConformX

 Docutech's dynamic document generation engine is integrated with leading loan origination systems to ensure the most streamlined and accurate document experience possible

### Solex

 Integrated with ConformX, Solex provides eSignature, comprehensive eClosing functionality including its proprietary eVault



# **Closing Collaboration Portal**

Docutech's Closing Collaboration Portal drives
efficiency and accuracy by automating the process for
mortgage lenders to validate fees with settlement /
closing agents electronically to ensure that accurate
closing documents are consistently delivered on-time

### **Income Verification**

 Accelerates the lending process and mitigates fraud with secure 4506-T income verification built right into the document preparation workflow in ConformX; through an integration with Veri-Tax and CoreLogic, income is verified and results are quickly returned directly from the Internal Revenue Service



### FT PARTNERS RESEARCH





# First American Overview

# **Company Overview**



CEO	Dennis Gilmore
Headquarters:	Santa Ana, CA
Founded:	1889
Employees:	12,000
Ticker:	NIVSE-FA F

- First American Financial Corporation (NYSE: FAF) is a leading provider of title insurance, settlement services and risk solutions for real estate transactions
- First American also provides title plant management services, title and other real property records and images, valuation products and services, home warranty products, property and casualty insurance, banking, trust and wealth management services, and other related products and services

# Stock Performance (NYSE:FAF)



# **Key Statistics** (2)

Market Cap / Balance Sheet (\$ in mm, except share price)				
	Current	LTM High	LTM Low	
Share Price (1)	\$41.98	\$66.49	\$41.98	
Median Analyst Price Target	\$74.00			
Market Cap (1)			\$4,723	
Total Debt			\$1,329	
Gross Cash			\$1,486	
Enterprise Value			\$4,571	

Key Financials (\$ in mm)					
	FY 2019A	FY 2020E	FY 2021E		
Revenue	\$6,202	\$6,348	\$6,271		
% Growth	8%	2%	(1%)		
EBITDA	\$1,082	\$977	\$968		
% Margin	17%	15%	15%		
Net Income	\$707	\$605	\$589		
% Margin	11%	10%	9%		

Key Valuation Statistics			
EV/Revenue	0.7x	0.6x	0.6x
EV/EBITDA	3.8x	3.7x	3.7x
P/E	6.7x	6.0x	6.2x

# **Serent Capital Overview**

### **Overview**





**Lance Fenton** Partner



**David Kennedy** Partner



**Kevin Frick** Partner

Jacob Zimmer



**Prital Kadakia** Partner



Tom Miller Vice President

Locations

San Francisco, CA

Director

Austin, TX

### **About**

- Serent Capital is a private equity firm based in San Francisco, CA, with over \$1 billion in assets under management
- The firm makes majority and minority investments in growing, profitable services businesses based in the U.S. and Canada, taking an operationally involved approach post-close to help sustain and accelerate growth
- The firm has a heightened focus on services businesses, particularly ones with moderate to light capital intensity, requiring limited capital expenditures

### **Investment Preferences**

### Investment Criteria

Fund Size: \$750 mm

Fund Raised: 2020

**Investment Range:** \$10 – 50 mm

**Revenue:** \$5 – 100 mm

**EBITDA:** Positive EBITDA

### General Preferences 1

Control: Minority, Majority

Geography: North America

Transaction Type: Growth,

Buyout/LBO, Recapitalization,

Spinoff

**Industry Focus:** Education,

Healthcare, Business,

Financial, SaaS,

Services

### Selected Recent Investments / Exits

FinTech / Financial Services Investments<sup>2</sup>

Date	Company	Deal Amt. <sup>3</sup>	Board Rep.	Sector
12/19	ePayPolicy (Buyout)	NA	NA	Ins
11/18	Technology Resource Associates (Buyout)	NA	NA	FMS
10/18	MeridianLink (Growth)	NA	NA	Bnkg
09/18	KEV Group (Buyout)	\$27	NA	Pymts
08/18	GDS Link (Growth)	NA	NA	FMS
06/18	Axiom Medical (Growth)	NA	NA	HCIT
04/18	CoConstruct (Growth)	NA	NA	Banking
01/18	BirchStreet Systems (Growth)	NA	NA	FMS
08/17	Pondera Solutions (Series A)	NA	NA	Pymts
10/16	Apex Payroll (Buyout )	NA	NA	FMS
07/16	DocuTech (First American)*	40	NA	ВРО
05/15	Mercury Network (CoreLogic)*	NA	NA	Banking
07/14	Diamond Mind Business Services (Genstar, TADS)*	NA	NA	Pymts
02/13	Optimal Blue (GTCR)*	NA	NA	Banking
10/11	Intygral (Zywave)*	NA	NA	Ins

- 1) Italics indicate preferred control / geography
- 2) \* denotes M&A exit; \*\* denotes IPO exit

# Selected FT Partners' Research - Click to View



GreenSky Raises \$1 billion in its IPO



**Porch Acquires Serviz** 



First Associates' Majority
Recapitalization and Merger with
Portfolio Financial Services



CoStar Acquires STR for \$450 million



Better.com's \$160 million Series C Financing



Roofstock Raises \$50 million in Series D Financing



Loft Raises \$175 million in Series C Financing



NoBroker Raises \$50 million in Series D Financing

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# Track Record of Success Across the Real Estate Tech Sector

# Digital Mortgage Origination



# Real Estate Invoicing & Payments



### Mortgage Technology



# Online Home Services Platform



### Consumer Home Improvement Financing

Financial Technology Partners LP
FTP Securities LLC

is pleased to announce its role as
IPO Advisor to

GreenSky

in its

\$1,010,000,000

Initial Public Offering

for a total enterprise value of

\$4,500,000,000



The Only Investment Bank Focused Exclusively on Financial Technology

# **Mortgage Technology**

# Financial Technology Partners LP FTP Securities LLC is pleased to announce its exclusive role as Capital Markets & IPO Advisor to EliceViae in its \$45,000,000 Initial Public Offering valuing the equity at approximately

\$ 146,000,000

FINANCIAL TECHNOLOGY PARTNERS

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# Property Insurance Solutions

# Financial Technology Partners LP

is pleased to announce its exclusive role as sole strategic and financial advisor to

# enservio

in its sale to





The Only Investment Bank Focused Exclusively on Financial Technology

# SaaS-based Real Estate Loan Origination

# Financial Technology Partners LP

is pleased to announce its exclusive role as sole strategic and financial advisor to



in its sale to





The Only Investment Bank Focused Exclusivelyon Financial Technology

# Listing Management Solutions

### Financial Technology Partners LP FTP Securities LLC

is pleased to announce its exclusive role as sole strategic and financial advisor to



wyldfyre

software division to

for approximately

\$ 8,500,000

FINANCIAL TECHNOLOGY PARTNERS

The Only Investment Bank Focused Exclusively on Financial Technology

### **Real Estate Payments**

# FTP Securities LLC

is pleased to announce its role as exclusive strategic and financial advisor to



in its Series C financing led by

# Premji Invest

for total consideration of approximately

\$71,000,000



# FT Partners Advises GreenSky on its \$1 billion Initial Public Offering

### Overview of Transaction

- On May 23, 2018, GreenSky (Nasdaq: GSKY) priced its IPO at \$23 per share, raising approximately \$1.01 billion
- Due to strong demand, the deal priced at the high end of the initial \$21 \$23 filing range and the number of shares was increased by 3.9 million, or 11%
- GreenSky will use the IPO proceeds to purchase Holdco units and Class A common stock from its CEO and other officers as well as early equity investors
- GreenSky is a leading FinTech company that powers commerce at the point of sale; the Company's technology platform facilitates merchants sales, while reducing the friction, and improving the economics, associated with a consumer making a purchase and a bank extending financing for that purchase
  - GreenSky has approximately 12,000 active merchants on its platform and the Company has enabled 1.7 million consumers to finance over \$12 billion of transactions since its inception through March 31, 2018

# **Significance of Transaction**

- GreenSky's IPO is the largest U.S. Technology IPO of 2018 and is also the largest U.S. FinTech IPO in over two years<sup>1</sup>
- This transaction further supports FT Partners' continued success advising leading FinTech growth companies and also highlights the long-term nature of many of the Firm's advisory relationships

### FT Partners' Role

- FT Partners served as IPO Advisor to GreenSky on this transaction
- FT Partners previously advised GreenSky on its \$300 million investment by TPG, Iconiq, Wellington, and DST in 2014, its \$2 billion loan purchase agreement and \$50 million investment by Fifth Third Bank in 2016, and its \$200 million investment by PIMCO in 2017
- FT Partners has leveraged its deep industry knowledge, extensive transaction expertise, and broad scope of relationships to consistently achieve favorable outcomes for GreenSky

# Financial Technology Partners LP FTP Securities LLC

is pleased to announce its role as IPO Advisor to



in its

\$1,010,000,000
Initial Public Offering

for a total enterprise value of

\$4,500,000,000



# FT Partners Advises Better.com on its \$160 million Series C Financing

### Overview of Transaction

- On August 19, 2019, Better.com announced it has closed its Series C financing round for a total of \$160 million
  - The round included new investors Activant Capital, Ping An Global Voyager Fund, Ally Financial, Citi, AGNC, American Express Ventures and Healthcare of Ontario Pension Plan, as well as existing investors Goldman Sachs, Pine Brook and Kleiner Perkins
  - Better.com initially closed its Series C round in January 2019 for a total of \$70 million, but expanded the round due to high demand
  - The Company has now raised \$254 million in total financing
- Better.com is one of the fastest growing homeownership platforms in the U.S. and has funded more than \$4 billion in loans since its founding in 2016
  - The Company has reconstructed the process of buying and financing a home, step-by-step, using technology and automation to create the most efficient, cost-effective and user-friendly experience in the market
  - Better.com has grown 3x year-over-year (vs. -15% for the industry) and is currently funding \$375 million in mortgages a month, which puts the Company on track to lend over \$4 billion in 2019 alone

### **Significance of Transaction**

- With strong investor demand including from high profile strategics, this financing round positions Better.com as a market leader in streamlining and digitizing the home loan process
- The additional capital will enable Better.com to enhance its offerings, grow its strategic partnerships, as well as expand its team by hiring an additional 400 people in sales and technology by the end of 2019

### FT Partners' Role

- FT Partners served as strategic and financial advisor to Better.com
- This transaction highlights FT Partners' deep domain expertise in the Alt Lending / Real Estate Tech space as well as our successful track record generating highly favorable outcomes for leading FinTech companies globally

# Financial Technology Partners LP

is pleased to announce its role as strategic and financial advisor to



on its Series C financing from new investors















along with participation from existing investors

for total consideration of

\$160,000,000



# FT Partners Advises Optimal Blue on its Sale

### **Overview of Transaction**

- Optimal Blue has agreed to sell to GTCR, a leading private equity firm
- Backed by Serent Capital, Optimal Blue is one of the largest SaaS providers of enterprise services to mortgage originators & investors
- The Company created the first cloud-based Product & Pricing Engine ("PPE") and is now the largest independent provider of pricing solutions in the mortgage ecosystem
- GTCR has committed up to \$350 million of equity capital to the investment to pursue growth initiatives at Optimal Blue as well as complementary acquisitions to provide information and other digital services to the \$14 trillion mortgage marketplace

## Significance of Transaction

- Represents one of the largest Mortgage Technology M&A transactions in recent times
- Represents a highly favorable outcome to Optimal Blue management and Serent Capital, its private equity backer

### FT Partners' Role

- FT Partners served as exclusive strategic and financial advisor to Optimal Blue and its Board of Directors
- FT Partners leveraged its deep knowledge, extensive experience and broad industry relationships to help bring in a knowledgeable partner with deep domain expertise in financial services
- Transaction demonstrates FT Partners' continued success advising top-tier financial technology companies

# Financial Technology Partners LP FTP Securities LLC

is pleased to announce its exclusive role as financial advisor to



in its sale to





# FT Partners Advises Porch on its Acquisition of Serviz

### Overview of Transaction

- On August 22, 2018, Porch announced its acquisition of Serviz
- Founded in 2012, Serviz is a Los Angeles-based home services company that allows users to discover and book appliance repair, plumbing, electric, handyman and carpet cleaning services through its online and mobile platform
  - Serviz's pros operate in 25 markets and have performed more than 40,000 jobs to date
  - The Company received backing from investors such as Groupon and PointGuard Ventures
- Headquartered in Seattle, Porch is an online platform that connects homeowners with local home repair services; the Company offers consumers access to over 300,000 home service professionals
  - Porch has raised over \$100 million since its inception in 2012 and is partnered with leading brands and retailers including Lowe's, Walmart, Overstock.com, Wayfair and Google

### **Significance of Transaction**

- Through the acquisition of Serviz, Porch will reach more customers and accelerate its growth in service types such as plumbing, electric, appliance repair and more
- Porch will integrate Serviz's mobile application technology within its existing online platform, providing consumers and service providers with a seamless, high-touch experience

### FT Partners' Role

- FT Partners served as sole strategic and financial advisor to Porch
- This transaction highlights FT Partners' success advising leading high-growth companies across the Home Services / Real Estate technology space

# Financial Technology Partners LP FTP Securities LLC

is pleased to announce its exclusive role as sole strategic and financial advisor to



in its acquisition of

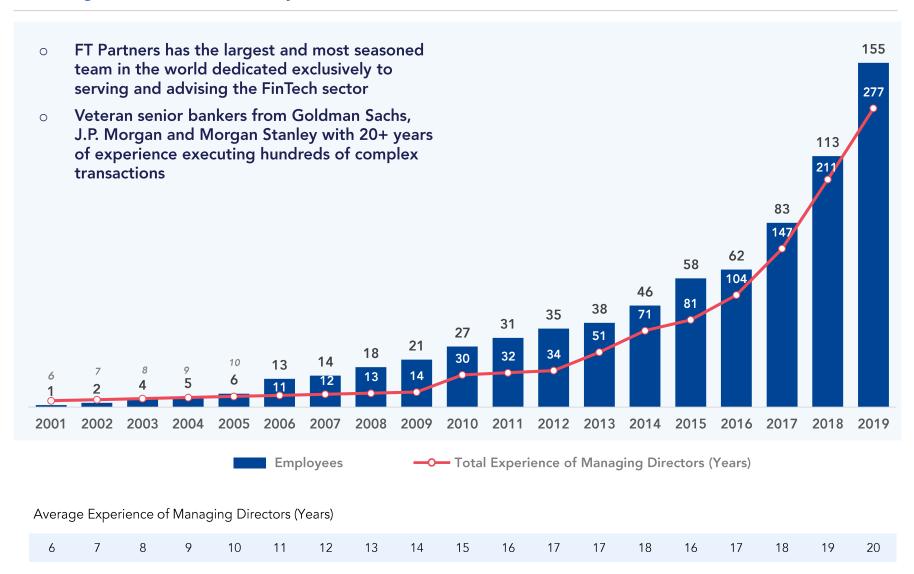




# **Award-Winning Investment Banking Franchise Focused on Superior Client Results**

LendIt	2018	Top Investment Bank in FinTech			
	2018	Steve McLaughlin Ranked #1 for the Second Y	ear in a F	Row on Institutional Investor's FinTech 40 List	
Institutional Investor	2017	Ranked #1 on Institutional Investor's FinTech 40 List			
Institutional Investor Annual Ranking	2015 & 2016	Ranked Top 5 on Institutional Investor's FinTech 35 List			
Annual Kanking	2006 – 2008	Consecutively Ranked (2006, 2007 and 2008) among the Top Bankers on Institutional Investor's "Online Finance 40"			
The Information	2016	Ranked #2 Top Technology Investment Banker on The Information's "Silicon Valley's Most Popular Dealmakers"			
	2019	Technology Deal of the Year	2012	Professional Services Deal of the Year, \$100 mm+	
	2018	Corporate / Strategic Deal of the Year	2011	Boutique Investment Bank of the Year	
	2018	Cross Border Deal of the Year	2011	Deal of the Decade	
2019	2017	Investment Banker of the Year	2010	Upper Middle Market Deal of the Year, \$500 mm+	
- 2004 ANNUAL AWARDS	2016	Investment Banking Firm of the Year	2010	IT Services Deal of the Year, Below \$500 mm	
	2016	Cross Border Deal of the Year	2010	Cross-Border Deal of the Year, Below \$500 mm	
WINNER M&A Advisor Awards	2015	Dealmaker of the Year	2007	Dealmaker of the Year – Steve McLaughlin	
	2015	Technology Deal of the Year	2007	Business to Business Services Deal of the Year	
	2014	Equity Financing Deal of the Year	2007	Computer & Information Tech Deal of the Year, \$100 mm	
	2014	Professional Services Deal of the Year, \$100 mm+	2007	Financial Services Deal of the Year, \$100 mm+	
	2012	Dealmaker of the Year	2004	Investment Bank of the Year	

# The Largest FinTech Advisory Practice in the World



# The FT Partners Senior Banker Team

Name / Position	Prior Background	Experience / Education	Years of Experience
<b>Steve McLaughlin</b> Founder, CEO and Managing Partner	Goldman Sachs	<ul> <li>Formerly with Goldman Sachs in New York and San Francisco from 1995-2002</li> <li>Formerly Co-Head of Goldman Sachs' Financial Technology Group (#1 market share)</li> <li>Wharton M.B.A.</li> </ul>	25
<b>Mohit Agnihotri</b> Managing Director	J.P.Morgan	<ul> <li>Formerly Managing Director and Global Head of Payments Investment Banking at J.P. Morgan</li> <li>Wharton M.B.A</li> </ul>	18
Kate Crespo Managing Director	RAYMOND JAMES®	<ul> <li>Formerly with Raymond James' Technology &amp; Services investment banking</li> <li>14+ years of FinTech transaction execution experience</li> <li>Dartmouth M.B.A.</li> </ul>	18
<b>Larry Furlong</b> Managing Director	Goldman Sachs	<ul> <li>Formerly with Goldman Sachs in New York, London and Los Angeles from 1995-2004</li> <li>Wharton M.B.A.</li> </ul>	24
<b>Osman Khan</b> Managing Director	n là la pwe	<ul> <li>Formerly Managing Director and Head of FIG M&amp;A at Alvarez &amp; Marsal</li> <li>15+ years FIG deal, consulting and assurance experience at PwC</li> <li>40 Under 40 M&amp;A Advisor Award Winner in 2013</li> </ul>	23
Randall Little Managing Director	J.P.Morgan	<ul> <li>12 years as FIG / Capital Markets FinTech investment banker at J.P. Morgan</li> <li>10 years as financial services technology consultant at Sun Microsystems and Ernst &amp; Young</li> <li>NYU Stern M.B.A. (MBA w/Distinction)</li> </ul>	23
<b>Andrew McLaughlin</b> Managing Director	Deloitte.	<ul> <li>20+ years experience executing / implementing financial and operational strategy</li> <li>Formerly with Deloitte Consulting</li> </ul>	14
<b>Amar Mehta</b> Managing Director	J.P.Morgan	<ul> <li>Formerly with J.P. Morgan's Technology (FinTech &amp; Technology Services) team in New York</li> <li>7+ years of FinTech transaction execution experience</li> <li>MBA from IIM-K (India), Bachelor's in Computer Engineering from NTU (Singapore)</li> </ul>	16
<b>Mike Nelson</b> Managing Director	SUNTRUST	<ul> <li>Formerly head of FinTech M&amp;A at SunTrust Robinson Humphrey</li> <li>Kellogg M.B.A.</li> </ul>	20
<b>Timm Schipporeit</b> Managing Director	Morgan Stanley Index Ventures	<ul> <li>Formerly with Morgan Stanley as Senior Executive Director of European Technology Investment Banking Team in London</li> <li>Formerly a Venture and Growth Investor focused on FinTech at Index Ventures</li> </ul>	17
<b>Greg Smith</b> Managing Director	Merrill Lynch J.P.Morgan	<ul> <li>Formerly award winning Equity Research Analyst at Merrill Lynch, J.P. Morgan and Hambrecht &amp; Quist</li> <li>20+ years of experience covering FinTech as both an Analyst and Investment Banker</li> </ul>	24
<b>Tim Wolfe</b> Managing Director	Goldman Sachs	<ul> <li>Formerly with Goldman Sachs from 2000-2002</li> <li>40 Under 40 M&amp;A Advisor Award Winner 2013</li> <li>Harvard M.B.A.</li> </ul>	18