## FT PARTNERS FINTECH INDUSTRY RESEARCH

**January 17, 2020** 



# Velocity Financial Completes its IPO Raising \$94 million (NYSE: VEL)



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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## **IPO Overview**

#### **Key IPO Statistics**

CEO:	Christopher Farrar
Headquarters:	Westlake Village, CA, United States
Founded:	2004
Employees:	246
Prospectus File Date:	October 18, 2019
Ticker:	NYSE: VEL
Estimated Proceeds:	\$94.3 million
Shares:	7,250,000
Filing Range:	\$14.00 – 16.00
Listing Date:	January 17, 2020
Offer Price:	\$13.00

#### **Use of Proceeds**

Velocity will use the net proceeds to repay a portion of the Company's outstanding corporate debt as well as general corporate purposes, including originating or acquiring investor real estate loans

# UNITED STATES NEW YORK STOCK EXCHANGE

Form S-1

**Velocity Financial** 



Christopher D. Farrar
Chief Executive Officer
Velocity Financial, LLC
30699 Russell Ranch Road

Suite 295

Westlake Village, California 91362

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# velocity

## Company Overview

#### Company Overview



CEO: Christopher Farrar

**Headquarters:** Westlake Village, CA, United States

Founded: 2004

- Velocity is a real estate finance company that originates and acquires small balance commercial real estate loans for various property types
  - The Company primarily originates and manages investor loans secured by 1-4 unit residential rental and small commercial properties
- Velocity serves real estate investors and small business owners through a nationwide network of mortgage brokers
  - The Company offers a wide range of alternative, asset-based mortgage programs that enable brokers to service the needs of hard-to-qualify real estate investors, including W-2 employees, selfemployed entrepreneurs and small business owners

#### **Key Metrics**

\$1.7 billion \$413 million \$2.4 billion

Total Portfolio

YTD Originations

Securitizations

+30% Y/Y Origination Growth

8.8% Portfolio Yield

46 Loans in 45 States & Washington D.C.

**Products and Services** Simple financing solutions for purchase **FlexPerm** or refinance, with the flexibility to remain in Loan the loan for up to 30 vears Short-term, interest-**ARV Pro** only solution based on a property's "as repaired Loan value" (ARV) Tailored for investors Credit with credit issues seeking an interest-only, QuickFix short-term loan as an Loan alternative to traditional financing Intended for investors with credit issues and Fast50 high equity seeking Loan quick and easy credit qualification Designed for foreign **Foreign** investors who are seeking investment Investor properties in the U.S. Loan but have not found a financial solution

## **Management Team**



#### Christopher Farrar Chief Executive Officer



- Mr. Farrar has served as Chief Executive Officer and as a member of the board of directors since 2004 and is a founding member of Velocity
- Christopher Farrar has an extensive background in finance, lending, raising capital and business operations as Companies such as Namco Capital, Weyerhaeuser Mortgage Company, and more

Mark Szczepaniak Chief Financial Officer



- Mark Szczepaniak has served as Velocity's Chief Financial Officer since May 2017
- Mr. Szczepaniak has more than 30 years of industry experience in the real estate/financial services industry and has held numerous senior positions with both publicly and privately-held finance companies

# **Graham Comley**Chief Information Officer



- Graham Comley has served as Chief Information Officer for operating subsidiary, Velocity Commercial Capital LLC, since September 2016
- Prior to Velocity, Mr. Comley was Director of Advanced Analytics for the West Coast at West Monroe Partners, Director of Strategic Services at TIBCO Inc., Senior Vice President of Consulting at Extended Results, as well as Business Development Manager at P2 Solutions

Joseph Cowell
Chief Operating Officer



- Joseph Cowell has served as Velocity's Chief Operating Officer since April 2016
- Prior to his current role, Joseph served as Chief Credit Officer, Senior Vice President of Whole Loan Acquisitions, and Vice President of Production and Operations at Velocity

# Jeffrey Taylor Executive Vice President, Capital Markets



- Mr. Taylor has served as Executive Vice President, Capital Markets since 2004 and is a founding member of Velocity
- Prior to Velocity, Jeffrey worked for two different opportunity funds that purchased Resolution Trust Corporation and FDIC loan portfolios at 2dmkt.com

# Daniel Ballen Board Member



- Daniel Ballen has served as a member of our board of directors since December 2016
- Mr. Ballen has over 25 years of experience on Wall Street across a wide array of investment banking disciplines including corporate finance, financial advisory services and structured finance

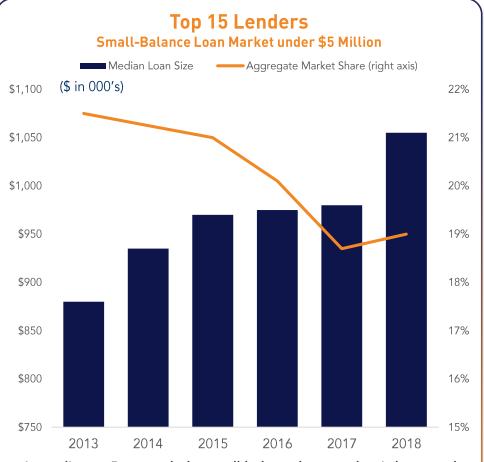
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## **Industry Overview**



## **National Housing Market Overview**

- ✓ Residential housing is the largest real estate asset class in the United States with a total value +\$27.2 trillion in Q1 2019, according to the Federal Reserve Flow of Funds report
  - Since 1965, approximately one-third of this asset class has been rented and single-family homes currently includes 15.7 million units according to the U.S. Census Bureau
- With increased job growth and an ageing population, the Census Bureau reported a 1.2 million household increase year-over-year in the second quarter of 2019
- Many potential home buyers continue to find it difficult to qualify for a mortgage
  - Due to the global financial crisis, stricter underwriting standards were implemented by bank lenders, including making fewer loans to borrowers with lower FICO scores and applying additional documentation requirements
- The number of single-family rental homes has increased and the number of homes entering the foreclosure process has declined
  - Between October 2017 and September 2018, there were an estimated 963,400 non-owner occupied single-family homes and mortgages were recorded on 48%, of these transactions



According to Boxwood, the small-balance loan market is huge and has proven to be consistently "fertile ground" for lenders with an ample source of capital for small business owners and investors

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## **Competitive Strengths**





Established Franchise with Strong Brand Recognition

Velocity's reputation and deep experience within the real estate lending community positions the Company as a preferred lender for mortgage brokers





Customized Technology and Proprietary Data Analytics

The Company has invested in and customized automated systems to support its use of data analytics, which drives its lending process





Large In-Place Portfolio with Attractive, Long-Term Financing

Velocity's in-place portfolio provides a significant and stable income stream for the Company to invest in future earnings growth





In-House Asset Management Results in Successful Loss Mitigation

The Company has a dedicated asset management team that focuses on resolving delinguent loans





Experienced Management Team

Velocity's management team averages over 25 years of experience in the financial services and real estate lending

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## **Growth Strategies**





## Further Penetrate Existing Mortgage Broker Network

Velocity strives to be the preferred lender within the Company's network of approved mortgage brokers, and aims to further penetrate its network of more than 2,900 mortgage brokers



## **Expand Network with New Mortgage Brokers**

With Velocity's targeted sales effort and high-quality execution, the Company will continue to add to its network of mortgage brokers



## **Develop New Products**

The Company plans to continue to expand its product offerings in response to developing market opportunities and the evolving financing needs of its broker network



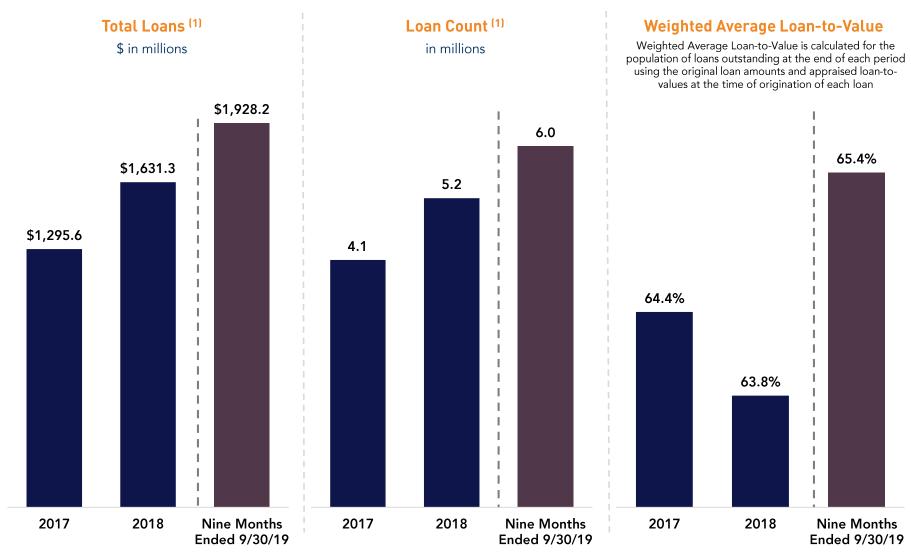
## **Opportunistically Acquire Portfolios**

Velocity continually assesses opportunities to acquire portfolios of loans that meet its investment criteria

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## **Key Metrics**





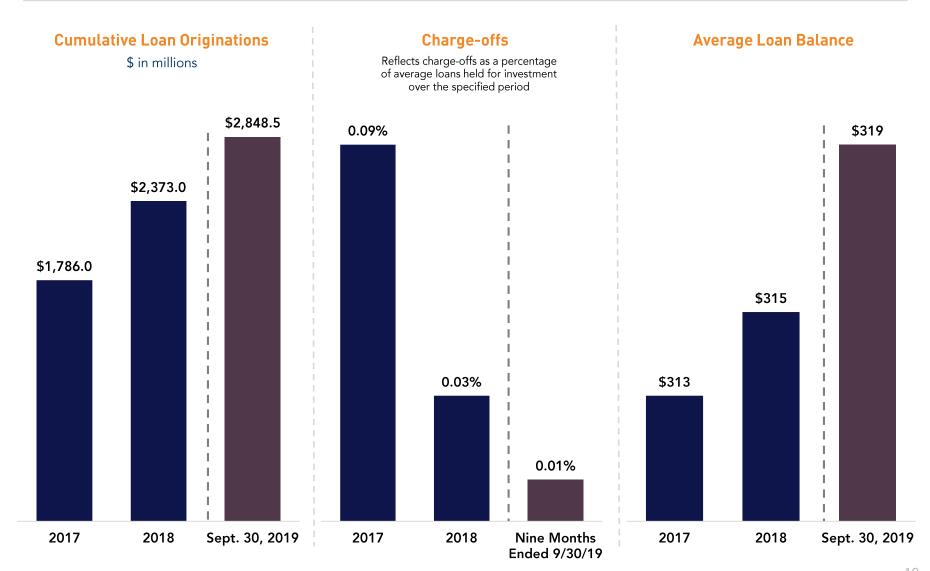
Source: Company prospectus

<sup>1)</sup> Total loans exclude deferred origination costs, acquisition discounts, fair value adjustments and allowance for loan losses. Loan count includes all loans with an outstanding principal balance

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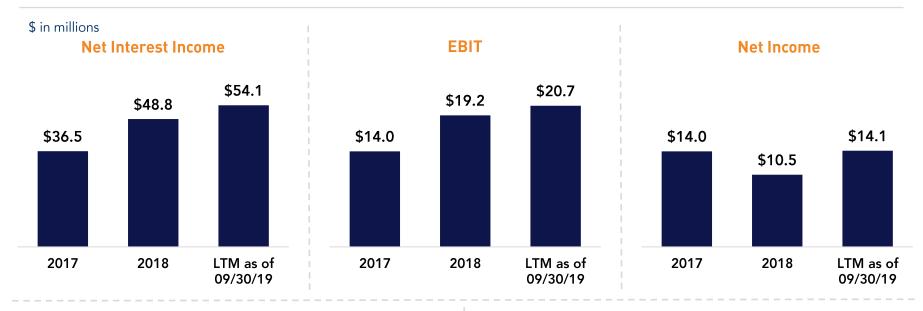
## **Key Metrics (cont.)**

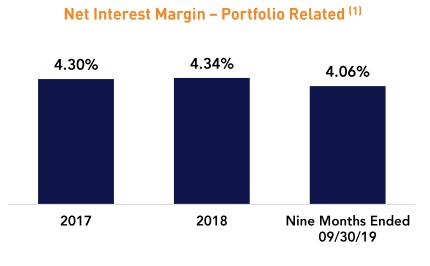


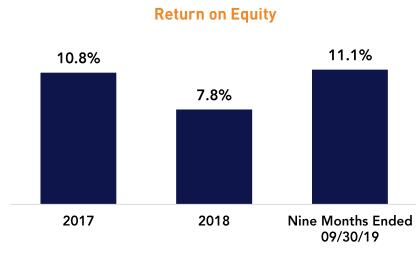
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## **Financial Overview**







Source: Company prospectus

## **Publicly Traded Comparables**



				Market	Enterprise					Multi	ples				Gr	owth Ra	tes	Mar	gins	
	Price	% MTD	% LTM	Value	Value		Price / E	arnings		EV / EE	BITDA		EV / Re	venue	Rever	nue	EPS	EBIT	DA	P/E/G
Company Name	01/16/20	Change	High	(\$ mm)	(\$ mm)	LTM	CY 20E	CY 21E	LTM	CY 20E	CY 21E	LTM	CY 20E	CY 21E	CY 20E (	CY 21E	LT	CY 20E (	CY 21E	CY 20E
MORTGAGE / REAL ESTATE TECHN	IOLOGY																			
CoStar	\$ 651.96	9 %	99 %	\$ 24,036	\$ 22,784	nm	62.7 x	48.3 x	51.4 x	42.7 x	33.4 x	17.0 x	13.8 x	11.9 x	19 %	16 %	19 %	32 %	36 %	3.3 x
Black Knight Financial Services	66.03	2	99	9,751	11,428	70.2	32.5	29.2	30.2	19.0	17.6	9.8	9.4	8.9	3	6	10	50	50	3.1
Zillow	46.91	3	92	11,185	11,310	nm	nm	nm	nm	nm	nm	5.2	2.5	1.6	73	56	na	nm	1	na
RealPage	57.55	7	87	5,385	5,852	nm	29.9	26.3	35.9	18.5	16.6	6.1	5.1	4.7	17	8	na	27	28	na
CoreLogic	45.15	3	91	3,603	5,379	51.5	15.4	14.7	15.0	10.5	10.3	3.1	3.1	3.1	(2)	1	11	30	30	1.4
Redfin	24.22	15	99	2,066	1,997	nm	nm	nm	nm	nm	nm	3.0	2.0	1.5	33	27	na	nm	0	na
Real Matters	9.38	(1)	88	833	765	72.1	28.1	na	28.2	20.9	na	2.4	2.0	na	9	na	na	9	na	na
Altisource Portfolio Solutions	19.42	0	72	305	518	nm	na	na	7.2	na	na	0.7	na	na	na	na	na	na	na	na
Median		3 %	92 %			70.2 x	29.9 x	27.8 x	29.2 x	19.0 x	17.1 x	4.2 x	3.1 x	3.9 x	17 %	12 %	11 %	30 %	29 %	3.1 x
Mean		5	91			64.6	33.7	29.6	28.0	22.3	19.5	5.9	5.4	5.3	22	19	14	30	24	2.6
ORIGINATORS																				
PennyMac Financial Services	\$ 33.96	(0)%	98 %	\$ 2,724	\$ 3,816	11.1 x	7.5 x	7.2 x	na	na	na	2.2 x	2.6 x	2.4 x	2 %	8 %	10 %	na	na	0.8 x
Velocity Financial	13.00	na	na	247	68	17.5	na	na	na	na	na	1.3	na	na	na	na	na	na	na	na
Median		(0)%	98 %			14.3 x	7.5 x	7.2 x	na	na	na	1.7 x	2.6 x	2.4 x	2 %	8 %	10 %	na	na	0.8 x
Mean		(0)	98			14.3	7.5	7.2	na	na	na	1.7	2.6	2.4	2	8	10	na	na	0.8

## Selected FT Partners Research - Click to View



GreenSky Raises \$1 billion in its IPO

FT PARTNERS FINTECH INDUSTRY RESEARCH

COMPASS

Compass Raises \$370 million in

Series G Financing



**Porch Acquires Serviz** 



NoBroker Raises \$50 million in Series D Financing



First Associates' Majority Recapitalization and Merger with Portfolio Financial Services



CoStar Acquires STR for \$450 million



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



Quinto Andar Raises \$250 million in Series D Financing



VIEW MORE FT PARTNERS RESEARCH

## 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

### **Mortgage Technology**

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

\$ 146,000,000

FINANCIAL TECHNOLOGY PARTNERS

The Only investment Bank

Focused Exclusively on Financial Technology

# Property Insurance Solutions

Financial Technology Partners LP FTP Securities LLC

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

enservio

in its sale to



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#### SaaS-based Real Estate Loan Origination



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



in its sale to





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# Listing Management Solutions

Financial Technology Partners LP



Focused Exclusively on Financial Technology

## **Real Estate Payments**

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The Only Investment Bank

Focused Exclusively on Financial Technology

Financial Technology Partners LP
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

FINANCIAL TECHNOLOGY PARTNERS

## 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 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





## 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

is pleased to announce its exclusive role as financial advisor to



in its sale to

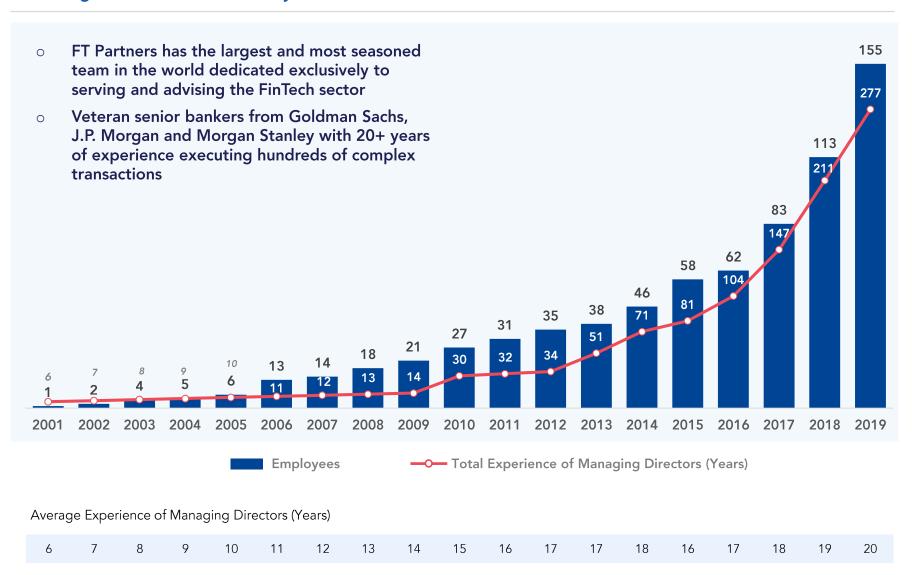




## Award-Winning Investment Banking Franchise Focused on Superior Client Results

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							
Ailliuai Kalikilig	2006 – 2008	Consecutively Ranked (2006, 2007 and 2008) a "Online Finance 40"	among th	e Top Bankers on Institutional Investor's					
The Information	2016	Ranked #2 Top Technology Investment Banke Dealmakers"	r on The	Information's "Silicon Valley's Most Popular					
	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	2015	Dealmaker of the Year	2007	Dealmaker of the Year – Steve McLaughlin					
M&A Advisor Awards	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>	24	
<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>	17	
<b>Kate Crespo</b> Managing Director	RAYMOND JAMES*	<ul> <li>Formerly with Raymond James' Technology &amp; Services investment banking</li> <li>13+ years of FinTech transaction execution experience</li> <li>Dartmouth M.B.A.</li> </ul>	17	
<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>	23	
<b>Osman Khan</b> Managing Director	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>	22	
Randall Little Managing Director	J.P.Morgan • 10 years as financial services technology consultant at Sun Microsystems and Ernst & Young		23	
Andrew McLaughlin Managing Director	Deloitte.	<ul> <li>20+ years experience executing / implementing financial and operational strategy</li> <li>Formerly with Deloitte Consulting</li> </ul>	13	
<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>	15	
<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>	19	
<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>	16	
<b>Greg Smith</b> Managing Director	Quist		23	
<b>Tim Wolfe</b> Managing Director	40 Under 40 M&A Advisor Award Winner 2013			