SODELLA®
communities

Building Better Homes for Modern Families



Thoughtful Design Becomes Reality

SoDella Communities makes every design decision centered around family. Focused on sustainable development, affordability and community-minded environments, SoDella Communities is changing the way families can live without exception.



Our Philosophy

We believe there is a better way to rent.
SoDella-built communities enhance the lives of the families who live there. Our residents enjoy the benefits of high-quality, energy-efficient design and the flexibility of a worry-free lifestyle. We are innovating in our commitment to quality and high value, bringing great opportunity to our investors, clients, employees and our partners in the industry.

Transforming the Market with Family-Focused Innovation

Quality That Delivers Affordable Living

Families deserve to live within their means without sacrificing the comfort and style that complements their lifestyle.

Delivering a Home Families Can't Find

Apartments don't deliver the space families need for their lifestyle, and renting in a single-family home community creates an unwanted disconnect for residents.

Delivering the Product the Market Needs

As the market grows, a gap has been created within the family home product that hasn't been filled.



Artist rendering of actual SoDella three-bedroom home

Affordable Rental Home Market Growth Reaching New Heights

- As home prices continue to rise, renting becomes a more attractive solution for families
- Single-family rentals command a premium over apartment rentals
- There is a shortage of three-to-four bedroom, professionally managed homes on the market
- Population growth continues to steadily rise



Artist rendering of actual SoDella three-bedroom home

The SoDella Difference

Thoughtful Design

Our designs allow our families to focus on living, not maintaining a home. Sophisticated and reputable materials provide a modern backdrop to a durable foundation.

Energy Efficiency

Cost-savings and energy efficiency positively impact the bottom line of our families, and contribute to a healthier overall living environment. Saving money and living comfortably improves our customers' well-being.

Construction Quality

Every SoDella home is built with quality, consistency, accuracy and durability. The homes we build are safer, healthier, quieter and more resilient than the typical new home.

Not Just Neighborhoods, Planting Seeds for Communities

Front-of-House Living

Every home in a SoDella community faces a beautifully designed corridor to establish a tone and tempo of living in the neighborhood. This design-different approach, with a garage in the back, ensures SoDella Communities stands out in the market and improves the quality of life for our families.

Community Connection

SoDella's communities bring families together. We are reimagining spaces that allow neighbors to connect in their day-to-day lives and foster long-standing relationships with newfound friends.

Sense of Place

We know that home isn't just a place to house your things. Home provides security, grounding and comfort. Our communities ensure families feel at home inside their house and throughout their neighborhood.



Artist rendering of typical outdoor space

For Living, For Families

Design Features

Spacious, open floor plans that foster indoor/outdoor living, an abundance of natural lighting and intriguing architecture.

Amenities in the Home

Roomy master suites with walk-in closets, upgraded appliances, front porches and private yards, EV chargers and oversized garages.

Quality Finishes

Thoughtful selection of on-trend interior finishes designed to accommodate any tenant's style.

Sustainable Design Without Sacrifice

All SoDella homes are designed to the most rigorous, certified energy standards available in the United States. Every home is certified to the EPA's Energy Star program and far exceeds all building codes, consuming 50% less energy than a typical home. Each home integrates sustainable products — spray foam insulation, energy efficient windows, LED lighting, Energy Star appliances, advanced water heating, and water-saving fixtures. Innovative wall systems, EV chargers and integrated solar energy help set SoDella Communities apart.



Artist rendering of actual SoDella three-bedroom home

All-Inclusive Rents Help Families Manage Budgets

We include all costs in the monthly rent to provide families with consistent and predictable budgeting, delivering something they can't get in traditional single-family homes.

Proof Is in the Numbers

- Attract quality tenants
- Higher occupancy rates
- Lower operating costs
- Lower repair and maintenance costs

The Value of the Build-To-Rent Model

Oversaturation of multi-family housing combined with the lack of affordability in the for-sale market, opens up market demand for the build-to-rent model. The current build-to-rent market is not meeting the needs of growing families. SoDella has solved this problem. SoDella's model provides an affordable way for families to live the lifestyle they want without having to commit life savings to a purchase decision.



A Track Record of Success

SoDella's combined team has decades of home building experience. SoDella has also delivered thousands of built-to-rent homes to date.

1,500+ Homes
Built beyond Energy Star® standards

2.0M+ Sq Ft
Constructed under roof

$300M+
Completed construction value

10+ BTR
Communities completed


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Let's Build Together

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