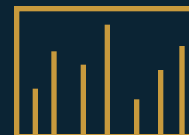


TURN KEY ASSET REPOSITIONING ADVISORS

Turning distressed multifamily properties into stable, profitable, market-ready investments.



1 PROPERTY TURNAROUND AUDIT

Our comprehensive review may include:

- Rent-roll accuracy
- Physical and economic occupancy
- Collections and delinquency
- Current rents compared with market rents
- Unit conditions and renovation needs
- Maintenance operations
- Unit-turn costs and completion times
- Staffing and management performance
- Vendor contracts and pricing
- Code, safety, and insurance concerns
- Curb appeal, signage, and online reputation
- Laundry and other additional-income opportunities
- Property-management software and reporting
- Cash-flow accuracy
- General-ledger coding accuracy

Deliverable: a Turnaround Blueprint for immediate, 90-day, and 12-month action.

2 STABILIZATION PLAN

We identify and prioritize:

- Life-safety and code concerns
- Uncollected rent and inaccurate resident ledgers
- Vacant-unit completion
- Pest, trash, and property-condition concerns
- Maintenance-response systems
- Vendor accountability
- Leasing and resident-retention procedures
- Staffing changes
- Expense reductions
- Security and lighting improvements
- Property-insurance reviews
- Lease reviews
- Application questionnaires
- Rental-qualification criteria
- Fair Housing concerns

3 PROPERTY REPOSITIONING

Once the property is stabilized, we can assist with:

- Renovation scope and budgeting
- Model-unit design
- Apartment finish standards
- Rent-premium recommendations
- New branding and marketing
- Resident-experience improvements
- Amenity recommendations
- Exterior and common-area improvements
- Online reputation and review management

4 EXIT PREPARATION

We help prepare the property for refinancing or sale through:

- A clean and accurate rent roll
- Organized income and expense reports
- Capital-improvement history
- Organized vendor contracts
- Unit-condition schedules
- Delinquency and collection records
- Before-and-after photographs
- An organized due-diligence document room
- A broker-ready operating summary

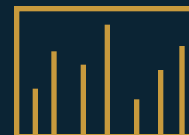
Turn Key provides organization, analysis, and strategic guidance. A properly licensed local broker of the owner's choice handles the sale.

A CLEAR PATH FROM DISTRESSED TO MARKET-READY

STABILIZE OPERATIONS. IMPROVE NOI. INCREASE VALUE.

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CONSULTING SERVICES

- Remote preliminary review
- Five-day on-site turnaround audit for properties with up to 150 units
- Seven- to ten-day large-property audit for properties with more than 150 units or occupancy below 80%
- Ninety-day stabilization consulting
- Full repositioning oversight
- Exit-readiness package, including five additional days on-site to organize existing contracts and prepare necessary operational documentation
- Individual owner strategy sessions

WHY CHOOSE TURN KEY?

- Licensed property-management experience in Indiana and Kentucky
- Nationwide consulting and advisory services
- Proven track record with distressed and underperforming properties
- General-contractor experience
- Multifamily leasing, collections, AppFolio, and rent-roll expertise
- Maintenance-team supervision
- Renovation and unit-turn experience
- Vendor negotiation and resident communication
- Code compliance and building-variance experience
- Experience taking over and repositioning troubled properties
- Experience increasing property profitability
- Professional references
- Property-management experience since 2008, specializing in troubled and underperforming properties

HOW WE HELP INCREASE PROPERTY VALUE

PROPERTY VALUE = NOI / CAP RATE

If recommendations help increase annual NOI by \$200,000 and the property sells at a 7% capitalization rate:

$$\text{\$200,000} / 0.07 = \text{\$2.86 MILLION}$$

in potential additional property value
Actual value depends on market conditions, comparable sales, location, asset condition, and buyer-accepted cap rates.

READY TO DISCUSS YOUR PROPERTY?

CONTACT TURN KEY

Schedule a Google Meet to discuss your property, goals, recommended services, travel requirements, and customized pricing.

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www.turnkeyprop.com