

## COMMUNITY AMENITIES

- Gated perimeter with key card access
- Playground
- On-site laundry facilities
- On-site leasing office
- Lake views in select units



## VALUE-ADD POTENTIAL

### EXISTING UPGRADES

Current ownership has invested the following into the property:

- ***New Signage and Landscaping Enhancements***
- ***Various Plumbing Systems Updated***
- ***Various Interior Unit Enhancements***
- ***New Children's Playground Installed***
- ***Clearing of the Shrubs/Foliage on Lake Mann to allow views of the lake***
- ***Renovation of the Leasing Office***

Prior to the current ownership, a prior owner spent approximately **\$14,000** per unit renovating 97% of the units in the last seven years with newer kitchen and bathroom cabinetry (including new boxes), granite countertops, updated electrical and plumbing fixtures, wall-to-wall tile flooring throughout, new white appliances and new HVAC Units as well as newer roofs on about half the property. We are referring to these units as Partially Renovated in our financial model.

### POTENTIAL

There are currently 189 units (100% of property) positioned for a partial in-unit renovation plan. Proposed updates to these units include:

- ***New raised-panel cabinet doors with brushed nickel hardware***
- ***Stainless steel or black appliances including adding a dishwasher and microwave***
- ***Glass kitchen backsplash***
- ***Installation of washer/dryer connections & appliances in all floor plans***

Proposed Common Area Amenities Include:

- ***Installation of a Dog Park***
- ***Installation of an amenity in courtyard area such as a swimming pool, soccer field or outdoor fitness equipment***
- ***Installation of an outdoor lounge area with fire pits by the lake setting***
- ***Conversion of the laundry room into a fitness center***

Cushman & Wakefield estimates the cost of these upgrades to be:

One-Bedrooms: **\$3,000** for partially renovated units and **\$6,000** for unrenovated units; Two-Bedrooms: **\$4,000** for partially renovated units and **\$7,000** for unrenovated units; Three-Bedrooms: **\$5,000** for all partially renovated units. Upon completion of the renovations, Cushman & Wakefield has identified the ability to charge a market rent premium of **\$43** and capture an effective rental premium of **\$181** bringing the property in-line with other renovated communities in the immediate area. Cushman & Wakefield has also estimated an additional **\$2,000** per unit to be spent in common area capital expenditures as outlined above.

Overall, the completion of the proposed value-add program is projected to cost new approximately **\$1,170,000** (**\$6,190/unit**). The proposed construction time would take place over two years and yield a 7% Return-on-Investment and a **\$505,853** increase in Gross Revenue.

In addition to the value-add program, there is an immediate ability to increase income with efficient management practices. Currently, only 3 units are leased within **5%** of the current market rents due to the recent takeover of the property. This results in a loss-to-lease of **\$313,000** that can be recaptured by new ownership within the first year.