



SUNRIDGE

Management Group

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Our mission is clear.

We know what it takes to achieve long-term profitability in the multi-family industry.

We take a hands-on approach to the day-to-day operations of each asset. No matter what, we remain faithful to our core commitment to provide unparalleled customer service, and we do it with a staff composed of reliable, trustworthy and unflappable professionals.

We can probably agree that surprises are great at birthday parties—not financial meetings. Fortunately, SunRidge's approach to maintaining an informed client mitigates the impact of unexpected turn of events.

SunRidge Management Group is a company that devotes its resources to making your role simpler, smarter and streamlined, all without sacrificing quality or oversight of your asset. Multi-family properties face challenges that are unique in their complexity and scope, so we've developed tools and approaches that are up to the task.

Managing local communities as expertly and efficiently as we do requires a level of resources and personal accountability that only SunRidge can provide: we employ more than 500 smart, responsive and reliable personnel operating across the nation—all to provide the local knowledge, national resources and comprehensive expertise that SunRidge clients have come to expect. Our team learns the ins and outs of your community to provide a management solution that fits your every need from accounting services to full-scale, fully staffed management.

You should expect the best, and that's exactly what we offer. We didn't become an industry leader by simply meeting our clients' goals. President Ron Akin founded SunRidge 3 decades ago as a property management company predicated on exceeding clients' expectations. Our diverse portfolio of satisfied clients is a testament to our fidelity to that core commitment. We look forward to the opportunity to show you how our approach fits your needs.



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Exceeding expectations and delivering results

SunRidge celebrates over 30 years of service as the industry leader in multi-family property management. We haven't made it this far because we're lucky. With more than a century's worth of experience among our leadership team, our continued success is a testament to our commitment to achieving long-term profitability and enhanced value for our clients.



MILLENNIUM PLACE IN CORINTH, TEXAS



ABODE RED ROCK IN LAS VEGAS, NEVADA

The 5 P's of SunRidge

PEOPLE - We employ the right **people** for the job and provide consistent, industry-leading training.

PRICE - We keep a constant eye on the markets to ensure **price** is competitive and increase rents at optimal times.

PRODUCT - We ensure our communities have ready **product** in top condition so we don't miss a lease.

PROMOTION - We utilize targeted **promotions** and integrated marketing specifically tailored to individual community needs.

PRIDE - We value what we do and **pride** ourselves on our integrity to act in the best interest of our clients.

What we do.

We're obsessed with performance. We understand that you face unique challenges, so we custom tailor your management solution to meet your needs, eliminating any obstacles, keeping your bottom line where you want it to be.

MANAGEMENT

SunRidge conducts a thorough assessment of each asset and prepares a custom, comprehensive, long-term management plan that reflects the dedication, focus, and commitment that constitute our business philosophy.

MARKETING

We employ innovative marketing strategies and proven techniques to position the assets in the marketplace, stabilizing and increasing market share. From guerrilla marketing to online reputation management, we do what it takes to protect, project, and successfully market your brand to your targeted audience.

WEB/IT

SunRidge is a one-stop shop for all of your property management needs—including a full slate of web and IT services. At your disposal is our dedicated IT department that offers web hosting, website development, and social media management to name a few. Plus, your assets will be offered the same reliability, integrity and security that SunRidge clients expect.

ACCOUNTING

We believe that maximizing efficiency and budget performance is not at odds with providing superior customer service and value to residents. One way we ensure both is by utilizing a customized computer accounting system that offers immediate access to daily financial information and operational reports. This system links each asset to the corporate office through a secure, extensive network. SunRidge also provides accounting and reporting services to other real estate management organizations.

OPERATIONAL

Our teams operate under a network of streamlined systems designed to assure consistency and a high level of performance. Our systems were designed to make sure that you always have an accurate outlook regarding your portfolio's performance. No secrets, no surprises.

MAINTENANCE

Your assets benefit from our signature preventive maintenance system and renovation management program. These comprehensive programs have a proven track record for maximizing efficiency and improving your bottom line.

BROKERAGE

Our in-house brokerage department allows us to meet our clients' acquisition and disposition needs while exceeding their expectations with our unrivaled customer service.

CONSULTATION

More than a century's worth of experience in real estate and property management among our top six executives is only one dimension of the support your company will receive as a client. Our management team offers their expertise in administration, budgeting, marketing, operations, accounting, maintenance and strategic development.

DUE DILIGENCE

We take responsibility seriously. Our Due Diligence services include market data research, asset positioning in the market place, extensive file audits and property inspections.

CONSTRUCTION

Our Construction Management services include proposal procurement services, where we compare apples to apples in project bids for the best results. We also focus on rehab management and unit upgrade management.

HUD

After working together for over 30 years, we've built a strong relationship with HUD. We are HUD certified to manage 221(d)(4), 223(a)(7) and 223(f) assets, and have managed over 100 HUD deals. Our team assists with replacement reserve accounts, paperwork, pre-REAC inspections and submittals, making the process easy for our clients.

Who we are.

When you choose SunRidge to manage your portfolio, rest assured that your assets are in good hands. The SunRidge team of more than 500 corporate and on-site personnel consists of industry leaders who work together seamlessly under one mission: exceeding our clients' expectations.

RON AKIN, CPM PRESIDENT

RON AKIN has more than 44 years of property management experience, and it's that experience that molds the business philosophy of SunRidge Management Group.

Before SunRidge, Mr. Akin served for eight years as senior vice president for the western division of Johnstown Management Company, where he supervised 5 VPs, 20 AVPs, and a real estate portfolio comprised of 175 apartment communities and 45,000 units spanning the western section of the U.S.

His real estate career began in 1974 as a property manager for Gold Crown Properties in Lincoln, Nebraska, where he rose through the ranks to the position of vice president, heading staff that included 5 AVPs and overseeing a portfolio consisting of 40 properties with 7,500 units. Mr. Akin has managed multifamily properties in 38 of the 48 contiguous states.

DAN LOCKLEAR, CPA CHIEF FINANCIAL OFFICER

DAN LOCKLEAR brings more than 35 years of real estate finance experience in his approach to overseeing all aspects of accounting, including payroll, cash management and the accounting information systems at SunRidge.

Prior to joining the company, Mr. Locklear served for eight years as chief financial officer for Johnstown Management Company. He was responsible for directing the departments of payroll, accounting, information systems, and cash management for a portfolio that consisted of as many as 750 properties and 150,000 units.

Mr. Locklear's career in real estate finance began at the Trammel Crow Company in 1980, where he had operational responsibility for projects from raw land purchases, development, lease-up and sale or syndication.

DOUGLAS GRAHAM, CAM EXECUTIVE VICE PRESIDENT

DOUGLAS GRAHAM brings more than 30 years of real estate management experience and oversees the day-to-day operations of the business, in addition to his focus on client relations and business development.

Before SunRidge, Mr. Graham worked for McDougal Companies for ten years, where he worked as a manager, property supervisor and ultimately Vice President of Multi-family.

Mr. Graham began his career with SunRidge in 2000 as Assistant Vice President. He worked his way up to Executive Vice President, now overseeing more than 21,000 units across the nation and is a current Certified Property Manager (CPM) candidate. He has worked in a variety of markets, with an abundance of experience in lease up and student housing, along with proficiency in Mid-Rise and High-Rise housing.

CASEY WRIGHT

VICE PRESIDENT

Beginning her career with SunRidge over 17 years ago, Casey Wright started as an onsite Leasing Consultant and Assistant Manager for a lease up community in Temple, TX. Her forward thinking and competitive nature, coupled with a high emphasis on team building and out of the box strategy has guided her to her current Vice President position. Covering the southwest region of the United States, she currently manages 31 properties with more than 5,000 units in Tennessee, Texas, New Mexico and Nevada.

Uniquely experienced with lease-up and new construction communities, Ms. Wright also has experience managing conventional, student housing and renovation/rehab properties. With a substantial portfolio history comprised of HUD 221(d)(4)'s, Ms. Wright has extensive REAC inspection experience and effectively stays in compliance with community regulations and requirements.

KEELEY CUTRER, CAM, CAPS

VICE PRESIDENT

Keeley Cutrer began her career in multifamily property management 21 years ago with SunRidge Management as an onsite leasing consultant. With a background in Human Resources and flair for customer service, she excelled quickly within the company and now currently manages a portfolio of 51 properties comprised of more than 8,000 units covering markets in New Mexico, Colorado, Louisiana, Mississippi, West and North Texas.

Eager to stay current with the ever-evolving landscape of laws and regulations affecting multifamily property management providers, Ms. Cutrer consistently attends continuing education courses. Ms. Cutrer earned her Certified Apartment Manager (CAM) and Certified Apartment Management Portfolio Supervisor (CAPS) designations and is a current Certified Property Manager (CPM) candidate.

REBECCA BOWLDEN

VICE PRESIDENT

Joining SunRidge in 2002, but starting her career in multifamily property management over 30 years ago, Rebecca Bowlden is highly skilled in identifying issues with struggling and affordable properties, implementing the adjustments needed to positively affect the asset and increase income. Rebecca currently oversees a growing portfolio of 25 properties with over 3,000 units and has experience in markets throughout Texas, Oklahoma, Kansas and New Mexico.

Utilizing her ability to see the potential in any type of property, Mrs. Bowlden stays laser-focused on improvement. From managing her AVP's and onsite teams to the performance of the assets in her portfolio, her experience and guidance is instrumental to the successful gains in NOI growth and improvement.

MICHAEL LENART

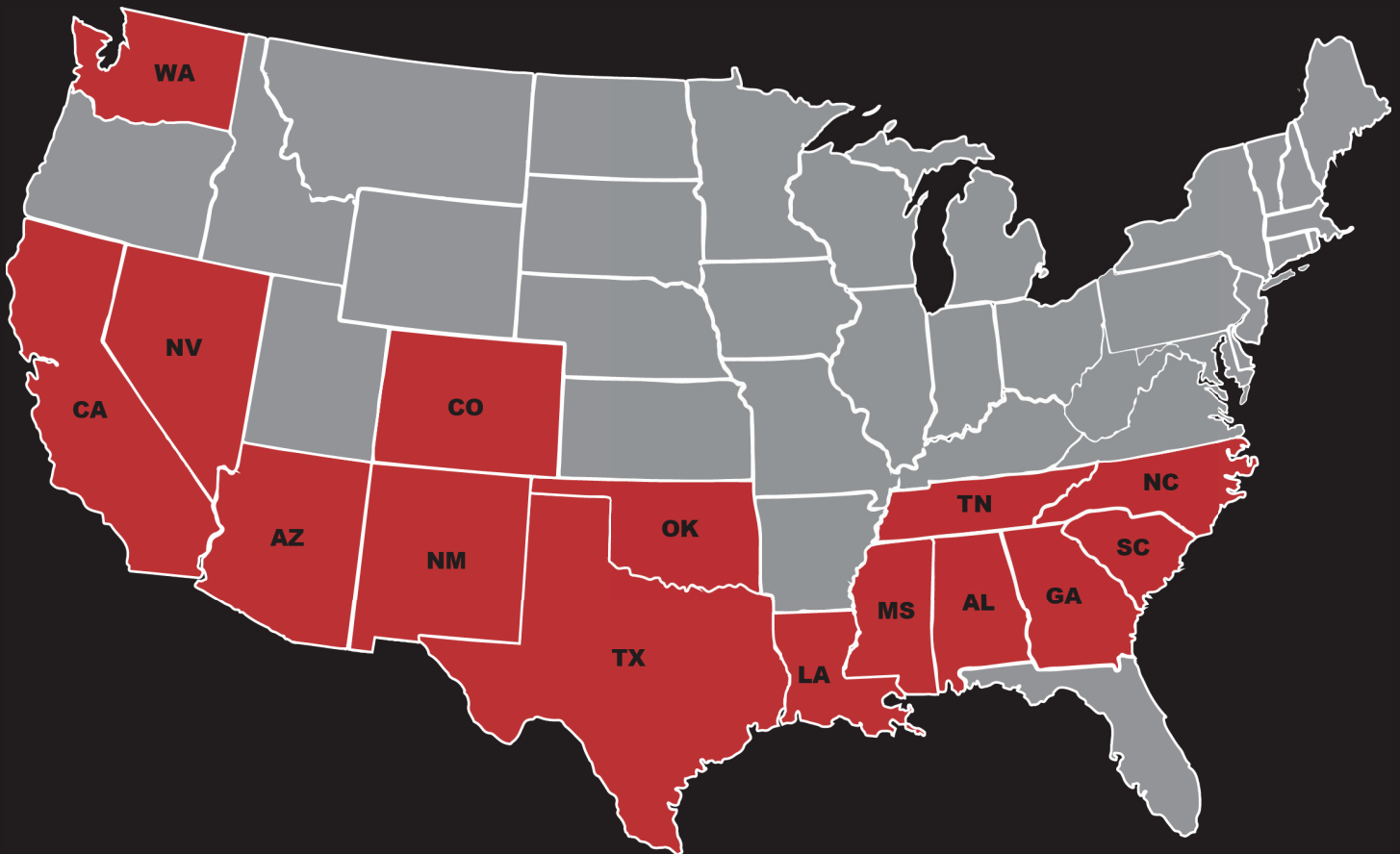
VICE PRESIDENT

Graduating from Texas A&M with a Bachelor of Science degree in Recreation, Park and Tourism Sciences with a focus in Resort Management, Michael Lenart converted to multifamily real estate management 20 years ago after a lucrative internship with Disney and then overseeing the complete renovation of a historic hotel in Bryan, TX that was closed for decades. With his love for special events and marketing along with a keen eye for the details, Mr. Lenart quickly moved up the ranks from onsite management into regional management.

Starting with SunRidge Management Group in 2012, Michael Lenart was quickly promoted from Property Manager to Assistant Vice President, overseeing the day-to-day events of up to 12 properties. With his successes in lease-ups and new construction communities, along with his passion for building a strong team of leaders, Mr. Lenart currently oversees 31 properties comprised of more than 4,000 units in Texas, Nevada and South Carolina.

Where you'll find us.

Under the leadership of founder and current president, Ronald F. Akin, SunRidge Management Group's portfolio has grown to over 140 properties across 14 states, managed by a corporate staff of over 50 and over 500 corporate and on-site personnel.



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