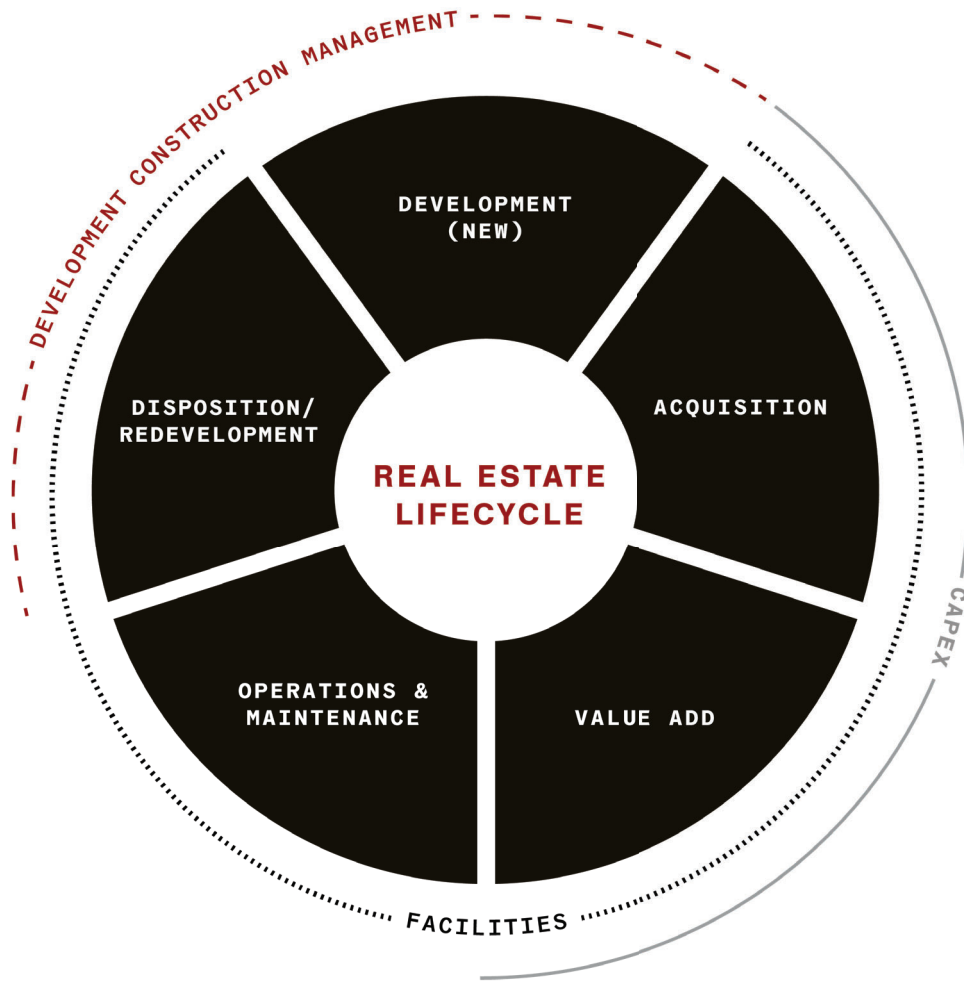


Cardinal Group

REAL ESTATE SERVICES



Our integrated service offering is focused on value creation from managing construction on new developments through preventive maintenance and energy efficiency investments.

MEET OUR LEADERSHIP



DOUG MILLER

SVP OF CGRES

- + Industry professional since 2000
- + Real Estate, Construction Management, Owner's Rep., and Commercial Subcontractor experience
- + miller@cardinalgroup.com



JAMES GRAHAM

DIRECTOR OF FACILITIES

- + Industry professional since 1999
- + Real Estate, Labor and Maintenance Management, and Portfolio Manager experience
- + graham@cardinalgroup.com

CONSTRUCTION SERVICES

DEVELOPMENT CONSTRUCTION MANAGEMENT

Mark Hiner, Sr. Project Manager, Development
mark.hiner@cardinalgroup.com

Development services are industry typical "Owner's Representative" services for new ground-up construction and major renovations.

Our services include:

NEW DEVELOPMENT CONSTRUCTION MANAGEMENT

Services performed from conceptual feasibility through construction completion and warranty phases. We manage and coordinate design, specialty consultants, general contractor and specialty contractors, and all owner furnished scopes.

- + Mid-rise multifamily & mixed use infill
- + Garden style walk-ups
- + Built-to-rent communities
- + Student or conventional multifamily
- + Sustainable & Renewable energy features

MAJOR RENOVATIONS/ADDITIONS

Services performed from existing condition assessments, conceptual budgeting, logistics strategy development, design phase management and construction phase management.

- + Additional vertical construction & horizontal expansions
- + Major renovations of units or common/amenity areas
- + Reconfiguring units
- + Addition of bedrooms/bathrooms within reconfigured units
- + Building system replacements (i.e. mechanical or plumbing)

CAPEX

Carlton Cole, Director of CapEx Services
carlton.cole@cardinalgroup.com

CapEx projects are typically larger and more complicated scopes of work that benefit greatly from experienced renovation and construction professionals' management and oversight.

INVESTMENT CAPEX

Property renovations focused on rent preservation or increasing rents/benefits.

- + Unit upgrades (including model units)
- + Common area & amenity space renovations
- + Technology upgrades
- + Pool area & common area improvements & FF&E
- + Security lighting & fencing
- + Significant energy & water conservation projects focused on ROI investments

ASSET INTEGRITY CAPEX

Services performed from existing condition assessments. The planned annual CapEx necessary to maintain an asset and is not associated with an investment strategy (no rent increases).

- + Roof replacements
- + Exterior siding/windows /door replacements
- + Exterior cleaning & joint sealants
- + Parking/asphalt repairs /replacements
- + Any significant permitted renovations/repairs caused by building deterioration or failures

FACILITIES SERVICES

PROJECTS, SURGE, EFFICIENCY

Courtney Diveley, Manager Real Estate Services
courtney.diveley@cardinalgroup.com

INSPECTIONS/PM CONSULTING

Site visit property walk/informal PCA that includes review of preventive maintenance plan and maintenance team inventories.

- + Identify any capital items that should be planned for upcoming years
- + Formally design and price a PM resource strategy specific to the properties needs
- + Early identification of potential energy and water conservation opportunities
- + HVAC survey, catalog, maintenance and capital
- + Executing preventive maintenance at the property planning

CURB APPEAL

The bucket of services focused on rehabbing community curb appeal, both interior and exterior. The possible services in this bucket include:

- + Exterior building power-washing, grounds power-washing, exterior window cleaning, exterior painting
- + Hallway, Amenity, Office, Stairwell cleaning, carpet cleaning, painting

MAINTENANCE SUPPORT

- + Maintenance and Facilities team members, regionally based, supporting properties needs
- + Turn seasonal support, assisting the property successfully executing turn
- + Training on site team members on technical and best practice objectives