



Ghan & Cooper
MULTIFAMILY

WHO WE ARE



Ghan & Cooper Multifamily is a third-party management company specializing in:

- *Rehabilitation*
- *Repositioning*
- *Lease-Ups*

The Bricks Grand Opening
Fort Smith, Arkansas

COMPANY HIGHLIGHTS

- Founded in **2020**
- **60+** properties under management
- **8,000+** units
- Properties located in:
Alabama
Arkansas
Georgia
Louisiana
Missouri
North Carolina
Oklahoma
Texas



Been Road Villas
Bentonville, Arkansas

COMPANY HIGHLIGHTS

- **\$80+ million** facilitated in asset sales
- **\$9+ million** overseen in rehabs
- Helped refinance **25+** properties
- **10** new developments
- **40+** repositions
- **12** successful lease-ups

Watercolors of Centerton
Centerton, Arkansas

PROPERTY LOCATIONS

Alabama # of Units

Mobile	
Coastal Pointe	152

Arkansas

Barling	
Prairie at Chaffee Crossing	180

Bentonville	
Been Road Villas	114

Centerton	
Watercolors	232
Watercolors - Phase 3	144
Willow Crossing	132

Fort Smith	
Aspen Heights	134
Chapel Ridge	84
Colony West	20
Crown Ridge	60
Fairway at Fianna Hills	77
Forrest Brook	61
Glen Oaks	56
Greystone Apartments	74
Harbortown	128
Kinthead Court	18
Lakeside Townhomes	104
Lick Estates	12
Lick2	14
Lofts on Park	39
Maple Park	57
Phoenix Village	71
Q Street Duplexes	4
Stone Creek	45
The Bluffs @ Central	163
The Bricks at Brunswick	61
The Flats @ 5900	307

The Hendrix	62
Three Corners	118
Timbers of Fort Smith	149
Tulsa Street Duplexes	6
Uptown Courtyard	18
Village Meadows	40
West End Lofts	34
Woodcrest Park Apartments	152
Z Street	14

Jacksonville	
Oakwood Apartments	240
The Luxe	96

Little Rock	
Legacy Pointe	126
McGowan Flats	84
Normandy Place	80
The Foundry Apartments	109

Lowell	
Flyway Meadows	100

Maumelle	
The Villas at Audubon Townhomes	60

North Little Rock	
Ridge Road Village	80
Woodland Terrace	60

Pea Ridge	
Birdmaster Drive Residences	43

Pine Bluff	
Camelot Townhomes	98

Searcy	
Country Meadows	224
Meadow Lake Apartments	216

Sherwood	
Cove at 300	118

Springdale	
Wobbe Lane	256

Georgia	
Atlanta	
33Ninety	330

Louisiana	
Natchitoches	
Arrington Estates	40

New Orleans	
Windsor at Manhattan	360

Missouri	
Springfield	
Fairfield Village	184
Maple Gardens	82
Park Place	152
Silver Springs	124

North Carolina	
Greensboro	
The Heights Townhomes	133

Oklahoma	
Del City	
Heights on Forty4	158

Durant	
North Park Apartments	80
The Avalon	150

Midwest City	
Huntington Place	288

Oklahoma City	
Chelsea Manor	183

Texas	
Houston	
Nueva Vida	409

MEET THE TEAM

Fairfield Village Apartments
Springfield, Missouri



Kathleen Calderera
Managing Partner



Aaron Brown
Director of Due Diligence



Joey Pitts
Controller



Josh Karsten
Principle Broker



Terri Hall-Morris
Director of Acquisitions



Matt Hager
Director of Marketing



Alex Dotson
Regional Vice President



Amy Lenze
Regional Vice President



Jalisa Sloan
Regional Director (AR)



Katrina Williams
Regional Director (AR)



Tiffany Maestri
Regional Director (AR)



Caitlyn Starnes
Regional Director (OK)



Becky Clardy
Regional Director (GA, NC)



ABOUT OUR FOUNDER

Kathleen Caldarera

A RESULTS-DRIVEN APPROACH

Kathleen founded the multifamily division of Ghan & Cooper in 2020, growing it to **over 4,000 doors within the first three years**. She now oversees team members across **six states** managing **more than 60 properties and over 7,000 doors**.

Before launching Ghan & Cooper Multifamily in 2020, Kathleen spent more than a decade at Trinity Multifamily, rising through the ranks from Community Director to Vice President of Property Management. During that time, she managed Timberline Gardens, **the largest property in Fort Smith, Arkansas** with over 305 units, **boosting NOI while supporting other teams across the region**. As Regional Director, she steered her portfolio to become **one of the most resilient within the company**.

Kathleen has played a pivotal role in the **successful takeover and integration of more than 13,000 units**, including rehabs, refis, lease-ups, and immediate needs. Today, she oversees daily operations, budgeting, forecasting, capital improvements strategies, and investor relations – all while keeping **team motivation** at the forefront.

Experience

- Ghan & Cooper Multifamily*
 - » Partner/Realtor 2020 - Present
- Trinity Multifamily*
 - » Vice President of Property Management 2017 - 2020
 - » Regional Director 2015 - 2017
 - » Property Manager 2010 - 2014
- Cincotta Realty*
 - » Real Estate Salesperson 2004 - 2006

Awards & Recognitions

- 🏆 *Small Property of the Year*
- 🏆 *Regional Director of the Year*
- 🏆 *The Pat Davis Award*
- 🏆 *Behind the Scenes Award (NWAAA)*

KNOWLEDGE & EXPERTISE

- Real estate operations
 - Leasing
- Investor Coordination
- Market Analysis
- Tenant Relations
- Property value optimization

FEE SHEET

AppFolio website	Start up of \$1200.00, monthly cost of \$139.00
AppFolio software - unit	\$1.95 per unit per month
AppFolio software - mailed check	\$1.80 per AppFolio mailed check
AppFolio software - ACH	\$1.00 per AppFolio produced ACH
AppFolio software - Screening	\$19.50 per tenant screening
AppFolio software - Risk mitigation service	\$10.50 for tenant liability to landlord
Onboarding fee	\$1.40 per unit, minimum of \$400.00
Physical due diligence	\$35.00 per door plus plumber/roofer/travel fees
Financial due diligence	\$5.00/lease plus \$500.000 for financial review
Preferred IT - computer monitoring and support	\$60.00 per month
Preferred IT - M365 account - email only	\$5.50 per month
Preferred IT - M365 account - business standard	\$12.50 per month
Aerial property tour (marketing drone video)	<u>See attachment at bottom</u>



Ghan & Cooper
MULTIFAMILY



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@GhanCooperMultiFamily



The Bricks/Corporate Office
Fort Smith, Arkansas



Ghan & Cooper
MULTIFAMILY

AERIAL PROPERTY TOURS

Elevate your community above the rest

Today's renters aren't just choosing an apartment — they're choosing a lifestyle.

Our aerial property tours **showcase your community** and the **local hotspots** that surround it, giving prospective tenants a **true sense** of what life looks like just outside the front door.

WHAT'S INCLUDED

- » Professional aerial drone footage of your property
- » **Custom** info cards highlighting nearby hotspots **you select**
- » Branded overlays with **walk, bike, and drive times**
- » Delivered **one week** after filming completion

ADD-ONS

- » Additional location cards: +\$50 each
- » Leasing team video insert (short on-camera clip from your leasing staff): +\$200

BUNDLE PRICING

Applies to properties filmed during same scheduled shoot day

- » Each additional Premium video: \$500

- » Each additional Standard: \$300

PREMIUM PACKAGE

\$750

- Full-feature package best for properties with a rich neighborhood story to tell
- Up to 10 local hot spots in the full-resolution video
- Social-first versions (vertical format for Insta, TikTok, etc.) with up to 5 locations
- One round of revisions

STANDARD PACKAGE

\$495

- A streamlined video that still delivers location value
- Up to 5 local hot spots
- Web-ready format

Want to see for yourself? [Click here to watch.](#)