





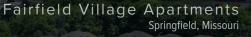
PROPERTY LOCATIONS

Alabama	# of Units	The Hendrix	62	Sherwood		Midwest City	
Mobile		Three Corners	118	Cove at 300	118	Huntington Place	288
Coastal Pointe	152	Timbers of Fort Smith	149				
		Tulsa Street Duplexes	6	Springdale	250	Oklahoma City	400
Arkansas		Uptown Courtyard	18	Wobbe Lane	256	Chelsea Manor	183
	A STATE OF THE PARTY OF THE PAR	Village Meadows West End Lofts	40			- X AR 10	
Barling			34	Georgia		Texas	1 2
Prairie at Chaffee Crossing	180	Woodcrest Park Apartments	152	Atlanta		Houston	-
		Z Street	14	33Ninety	330	Nueva Vida	409
Bentonville							
Been Road Villas	114	Jacksonville	240	Louisiana			
		Oakwood Apartments	240		Table		
Centerton		The Luxe	96	Natchitoches			
Watercolors	232			Arrington Estates	40		
Watercolors - Phase 3	144	Little Rock	420				
Willow Crossing	132	Legacy Pointe	126	New Orleans			
		McGowan Flats	84	Windsor at Manhattan	360		
Fort Smith		Normandy Place	80				
Aspen Heights	134	The Foundry Apartments	109	Missouri			
Chapel Ridge	84						
Colony West	20	Lowell	100	Springfield	104		
Crown Ridge	60	Flyway Meadows	100	Fairfield Village	184		
Fairway at Fianna Hills	77			Maple Gardens	82		
Forrest Brook	61	Maumelle	60	Park Place	152		
Glen Oaks	56	The Villas at Audubon Townhomes	60	Silver Springs	124		
Greystone Apartments	74	A STATE OF THE STA					
Harbortown	128	North Little Rock	00	North Carolina			
Kinkead Court	18	Ridge Road Village	80	Greensboro			
Lakeside Townhomes	104	Woodland Terrace	60	The Heights Townhomes	133		
Lick Estates	12						
Lick2	14	Pea Ridge					
Lofts on Park	39	Birdmaster Drive Residences	43	Oklahoma			
Maple Park	57			Del City	VIII.		
Phoenix Village	71	Pine Bluff		Heights on Forty4	158		
Q Street Duplexes	4	Camelot Townhomes	98	neights of Forty	100		
Stone Creek	45			Durant			
The Bluffs @ Central	163	Searcy	224	North Park Apartments	80		
The Bricks at Brunwick	61	Country Meadows	224	The Avalon	150		
The Flats @ 5900	307	Meadow Lake Apartments	216	*			

MEET THE TEAM



Kathleen Caldarera 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)



Cailtyn Starnes
Regional Director (OK)



Becky Clardy
Regional Director (GA, NC)



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

The Pat Davis Award

Behind the Scenes Award (NWAAA)

ABOUT OUR FOUNDER

Kathleen Caldarera

A RESULTS-DRIVEN APPROACH

Kathleen founded the multifamly 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.

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, mimimum 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)

See attachment at bottom





AERIAL PROPERTY TOURS

Elevate your community above the rest

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

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 oustide 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 oncamera clip from your leasing staff):
 +\$200

PREMIUM PACKAGE \$750

- Full-feature
 package best for
 properties with a rich
 neighborhood story
 to tell
- Up to 10 local hot spots in the fullresolution 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

BUNDLE PRICING

Applies to properties filmed during same scheduled shoot day

- » Each additional Premium video: \$500
- » Each additional Standard: \$300