

## JG<sup>2</sup> Case Study - Beech Tree Glen Apartments

JG<sup>2</sup> Companies has a very thorough due diligence process when considering a potential investment opportunity. Three standards we consistently look for in a potential asset are:

- Is this property located in a desirable market and available below market value?
- What rehab is needed to maximize rents?
- Can our award-winning property management team optimize operational efficiency?

Upon acquisition, Beech Tree Glen Apartments came with a wide array of challenges, including high delinquencies, below market rents, and the need for both interior and exterior renovations. We saw these challenges as an opportunity to add value and make a positive and lasting impact.

**The Beech Tree Glen renovation project was around \$1M for both major interior and exterior work.** This included a number of projects to increase curb appeal to attract potential residents. This rehab work extended into each building with updates to the entryways as well as inside the units.

### Exterior Renovations

- Asphalt replaced and seal coated
- Exterior repainted
- Shutters painted and replaced as needed
- Updated grounds including a pergola, picnic area, and new signage

### Interior Renovations

- Windows and sliding glass doors replaced
- New leasing office constructed
- Appliances, flooring, lighting, faucets, fixtures, and blinds replaced upon move out (new appliances used as an incentive to renew leases)

These renovations, in conjunction with a new management team and a proactive maintenance team, have stabilized occupancy at 95%. All applicants are now processed properly with management software following all fair housing guidelines. Monthly events are held at Beech Tree Glen that increase resident engagement while creating a sense of community. Property income has been maximized with increased administration fees, pet rents, and application fees.



### Beech Tree Glen Apartments

**Location:** Beech Grove, Indiana

**Units:** 76

**Purchase Date:** 04/16/2020

**Purchase Price:** \$3,900,000

**Current Value:** \$6,400,000\*

*\*based on a 3<sup>rd</sup> party evaluation*

## BEFORE



## AFTER

