





## OVERVIEW



### **Investor / Private Equity Renovations**

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Headquartered in Atlanta, Georgia with services areas in GA, FL, IL, IN, NC, SC, TN, AL, MD, TX, CO, AZ, NV, CA, and WA.



### **Property Maintenance**

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Over 9,000 properties renovated for Private Equity Clients that are focused on building a single family rental portfolio.



### **Turn Services**

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More than 50,000 maintenance work orders have been completed in the last 3 years.



## INVESTOR / PRIVATE EQUITY RENOVATIONS

- Construction/Maintenance group consists of 64 full time employees
- We have over 900 subcontractors that have been thoroughly tested and background checked
- Managed construction at a pace of 300 units per month
- Average construction time is 3-4 days for mobilization and 1 day for every \$1,000 of scope items
- Renovations range from minor cosmetic jobs to \$400k+ overhauls



# CONSTRUCTION LIFE CYCLE

## Inspection Process



Same Day



Based on geographic location and current workload.

Same Day



Detailed estimate is created and initial photos are taken.

2-3 Days



Estimate is value engineered by our team of construction analysts.

1 Day



Approval request and supporting documentation is sent to the owner.

## Construction Process



Construction commences upon owner approval.

3-5 days for mobilization and 1 day for every \$1,000 of scope.



Project Manager determines that the home is completed and submits final photos and property completion checklist.

1 Day

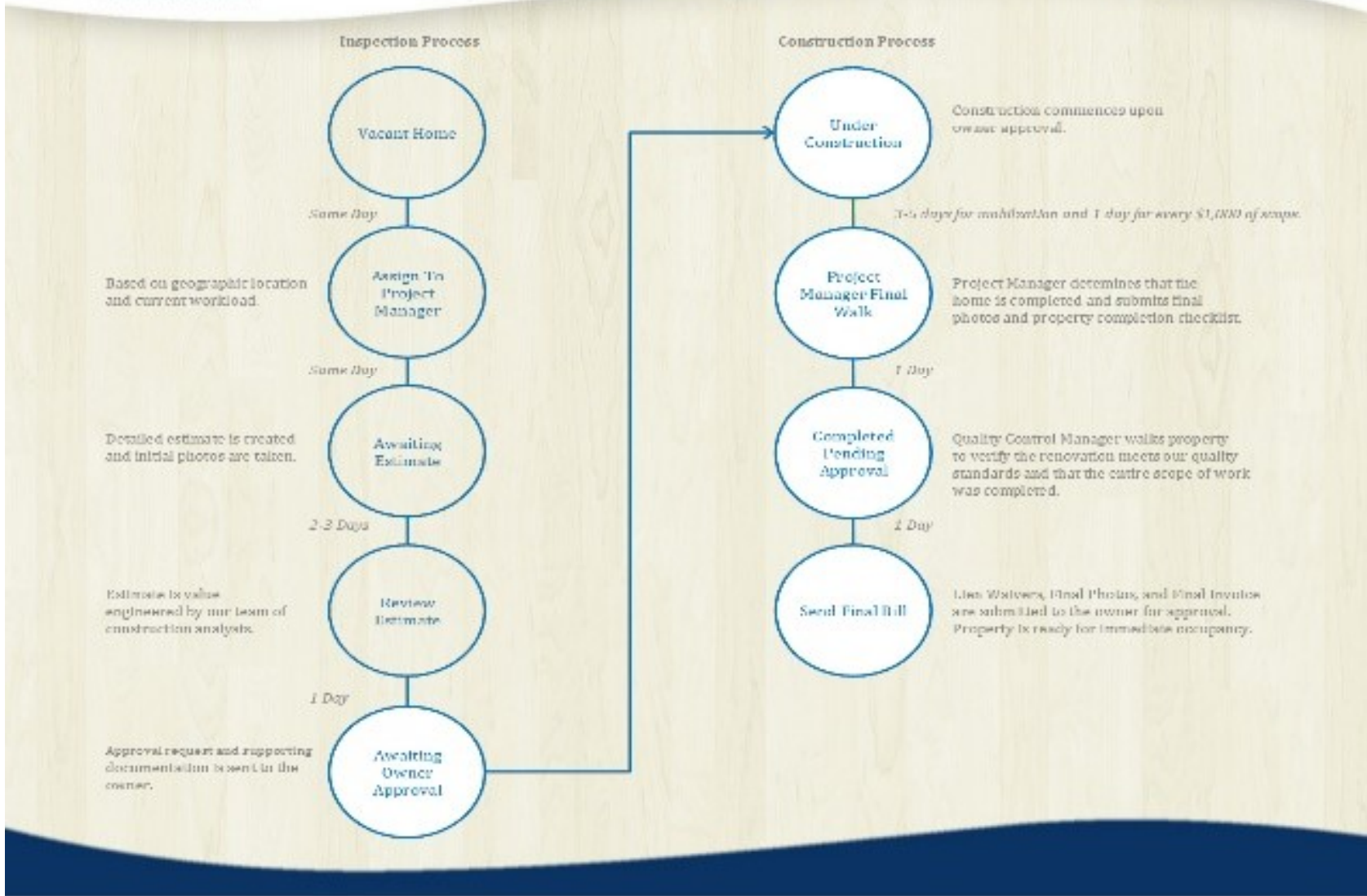


Quality Control Manager walks property to verify the renovation meets our quality standards and that the entire scope of work was completed.

1 Day



Final Walkover, Final Photos, and Final Invoice are submitted to the owner for approval. Property is ready for immediate occupancy.





Estimate	
Date	Estimate #
6/1/2015	

# DETAILED CONSTRUCTION ESTIMATES



Property Address	Lockbox =	1091
142 Newry Drive	Gas =	No
College Park GA 30349	Water =	Yes
	Power =	Yes

Description	Quantity	Total
<b>General</b>		
Paint Interior Walls, Ceilings, Doors and Trim	3,135	\$4,241.66
Install Blinds	2	\$71.48
Adjust Window per ea	2	\$33.00
Replace Missing Window Lock per ea	2	\$36.37
Remove Storm Door, Patch as Needed	1	\$27.50
Replace Light Bulbs per ea	25	\$64.63
Install Interior Doorstops per ea	14	\$48.34
Service HVAC Units - Replacement of Filters, tune system	1	\$303.30
Install HVAC Protective Cage	2	\$886.73
Install Expansion Tank on Water Heater	1	\$142.66
Whole House Final Clean per SF (Includes Fire Place)	3,135	\$655.22
Light Trashout and Debris Haul Off	1	\$198.00
Foam Linset at condenser	1	\$17.60
Demo satellite dish	1	\$27.50
Install new sill support at back door	1	\$16.50
Repair corner board	1	\$44.00
Demo trash in rear yard	-	-
Primer for dark walls (\$300) & additional paint labor - includes 2 story foyer (\$300)	1	\$550.00
Paint hardy plank at rear side of home	1	\$1,485.00
Repair and Paint porch columns- paint front door and rear door	4	\$176.00
There is a problem with the HVAC overflow in attic unit. Condensation is coming out of the unit and damage the ceilings below in several areas. Allowance to repair the unit. Will credit back unused portion of the \$275.	1	\$302.50
-	-	-
-	-	-
<b>Exterior</b>		
Clean Gutters (S,F)	85	\$48.62
Cement Board Lap Siding	24	\$63.62
Powerwash Exterior Walls SQFT	1,200	\$132.00
Paint Exterior Walls	1,200	\$1,003.20
Install Window Screens	2	\$82.72
Replace Exterior Swing Door w/o Sidelight	1	\$378.64
Black Wall Mount Small Outdoor Lantern(Garage/Rear Patio)	1	\$41.40
Replace Doorbell & Chime	1	\$62.81
Install Lockbox	1	\$47.37
Replace Exterior Door Hdw w/ Smartkey Technology (Rear)	1	\$761.95
Powerwash Decking	-	-



# CUSTOMIZABLE REPORTS

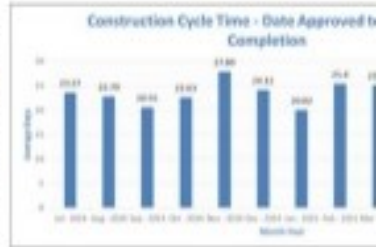
Construction Statistics					
	Completed		In Process		
# of Properties	514		14		
Average Vintage	1989		1977		
Average Size	1713		1784		
Average UW	\$ 25,740.48		\$ 29,435.00		
Average Rehab Cost	\$ 26,128.31		\$ 29,245.88		
Average Variance	-\$ 387.83		\$ 189.12		
% Variance to UW	-1.51%		0.64%		
Average Change Order	\$ 1,583.15		\$ 2,177.62		
Change Order %	4.03%		5.84%		
Rehab Cost / SF	\$ 16.39		\$ 25.65		
Total Rehab Cost	\$ 14,424,907.25		\$ 640,493.98		

Inspection Stage	0-15	16-30	31-60	61+	Total	Average Days
Assign to Estimator					0	
Awaiting Estimate	1				1	5
Review Estimate					0	
Awaiting Owner Approval	12	2			14	12
Total	13	2	0	0	15	17

Construction Stage	0-15	16-30	31-60	61+	Total	Average Days
Create Construction Contract					0	
Under Construction	5	2			7	21
Final Walk	2				2	1
Awaiting Punch List Completion	4				4	2
Send Final Bill	2				2	4
Not Done					0	
Total	13	2	0	0	15	28





## PROPERTY MAINTENANCE

### Professionally Trained and Courteous Staff

- Licensed General Contractor
- 1 year Warranty on all Work
- Uniformed Technicians trained in dealing with tenants

### Proprietary Software used in Scheduling Maintenance Calls

- Technicians organized geographically and by skillset for fast response

### Transparency

- Comprehensive line item list of materials and labor associated with each repair
- Set hourly rate
- Before and After pictures



# MAINTENANCE WORK ORDER LIFE CYCLE

## Pre-Approval Process

Can be submitted via the owner portal, resident portal, or email.

New Ticket Creation

Occurs in Real Time

Assigned to the closest technician with the appropriate skill set. 15 minutes to accept or reject.

WO Requested

1 Hour

Asset managers contact the resident to verify appointment time. Technician visits property and creates WO estimate.

WO Accepted

Varies Depending on Residents Availability

Asset Managers review estimate and submit to owner for approval.

Estimated

## Post Approval Process

WO Pending Completion

Owner has approved estimate and work has commenced.

Average Work Order Takes 2-3 hours.

Pending WO Approval

Work Order has been completed. Asset managers review completion photos and contact the resident.

1 Day

Unbilled

Final Invoice is generated and submitted to the owner along with supporting completion documentation.

1 Day

Closed





# DETAILED MAINTENANCE ESTIMATES



Ameritrust  
2250 New Market Pkwy Suite 124  
Marietta  
Georgia, 30067  
Phone: (404) 900-5982  
Email: [accounts@ameritrustresidential.com](mailto:accounts@ameritrustresidential.com)

## Estimate

Date : 06/17/2015  
Work Order # : 6024  
Customer # :

Bill To	Service To
Rob Oronto 201 North Franklin Suite 1700 Tampa Florida, 33602	1470 Margate Court Lawrenceville Georgia, 30043

### INITIAL ESTIMATE

Category	Description				
Windows	Tree branch went through the window. Window needs to be replaced.				
Unit	Item	Description	Qty / Hrs	Amount	Total Amount
Labor	Labor	service	1.00	60.00	60.00
Material	window	20x50	2.00	137.50	275.00
Material	window	repairs	2.00	27.50	55.00

Total : 390.00

### Photos Added





## Maintenance Services Offered Include:

- Plumbing
- Electrical
- HVAC
- Painting
- Floor Cleaning or Replacement
- Roof Repairs
- Landscaping
- Re-Key
- General Punch Out

## Turn Services Include:

- Detailed Scope of Work
- Line Itemed Estimate Pricing
- Initial Photos Verifying Repairs Needed
- Completion Checklist with Project Managers Signature of Approval
- Final Photos Verifying Repairs Completed



# CUSTOMIZABLE MAINTENANCE REPORTS

## BENEFITS



### Fast Turn Around Time

Average estimate creation and review is 2-3 days. Average construction cycle time is 1 day for every \$1,000 of scope items.



### Discount Pricing

Negotiated discounts with major national suppliers that we are able to pass onto our clients.

## BENEFITS



### Low PM / Job Ratio

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Project Managers are never assigned more than 5 or 6 projects at one time, assuring your renovation receives the proper amount of attention.



### Standardized Pricing

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You know what your getting each and every time. Set prices for scope items eliminate the back and forth negotiating and prevent job start delays.



### Included Warranty

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Contractor, we offer a 12 Month Warranty on all work completed so you can rest easy knowing that we will provide you with the dependable service you should expect.



## WHAT SETS US APART - TECHNOLOGY

The Project Manager mobile application facilitates the Project Managers to make a site visit to the assigned properties, log work duration and track the renovation progress.

The App is synced with the present HB AM owner portal web application interface to get the related data. The mobile app comes with both Android and Iphone version



**HoneyBadger**

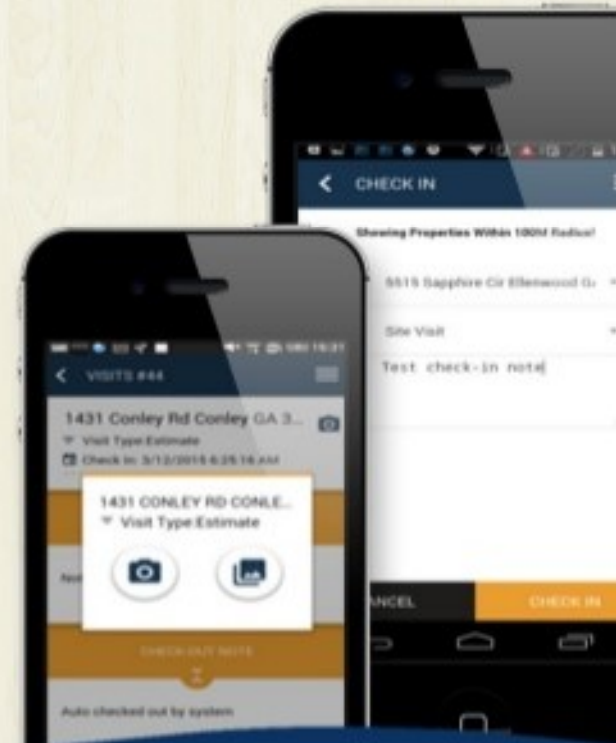
- ▶ Project Managers can search for the properties assigned to them which are plotted on Google maps. The plotted properties can be further filtered based on current status.
- ▶ Project Managers can check into the assigned properties within 50 meter radius which ensures the project manager actually visited the property. The Geo location of the Project Manager is verified with the coordinates of property.





## WHAT SETS US APART - TECHNOLOGY

- While checking into a property, Project Managers can specify the type of visit and add notes if required. History of all check ins are logged to track the work progress effectively
- Project managers have the option to click photos of the work progress and upload them through camera or from mobile gallery. The captured images are synced to the respective folders of the property checked into.
- Site Visit Reports are generated and synced with the Owner Portal so clients have the ability to see progress notes and photos in real time.





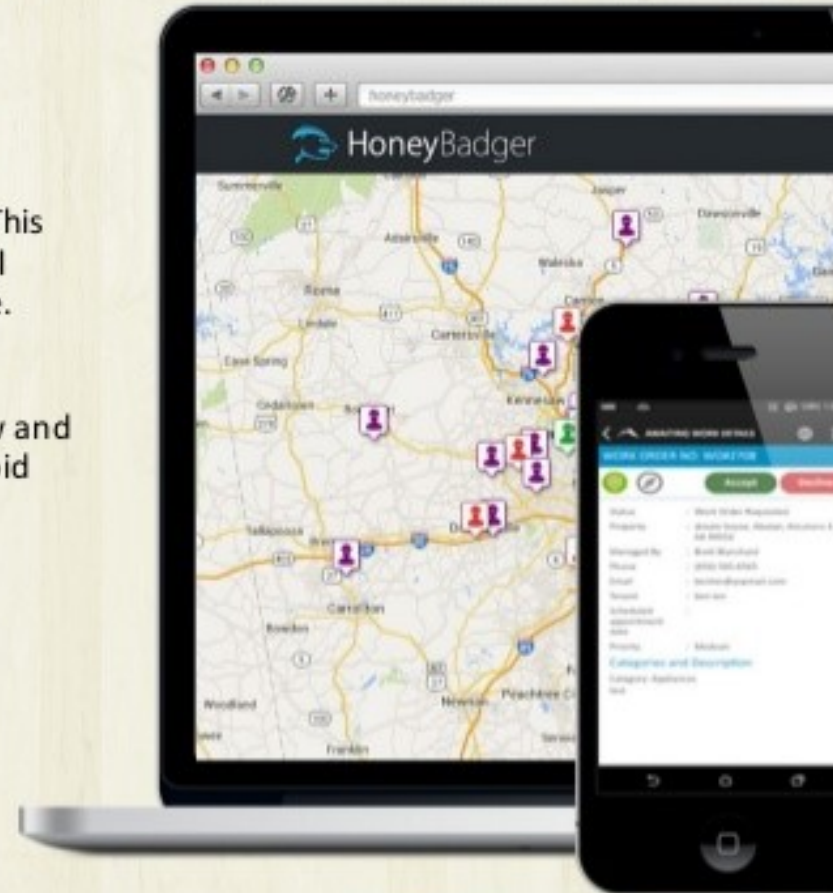
## WHAT SETS US APART TECHNOLOGY

Known as the “UBER” of property maintenance. This highly advanced software eliminates the logistical challenges associated with property maintenance.

The mobile application streamlines the estimate creation process and allows for immediate review and approval. The mobile app comes with both Android and Iphone versions.



# HoneyBadgerMM™







## WHAT SETS US APART - TRANSPARENCY

Standardized line item pricing for each individual repair broken down by labor and material

Ameritrust Pricing Matrix - Georgia 4/22/15			7%		12%		
Action	Cost Unit	SKU #	Material Cost	Tax	Labor Cost	GC Fee	Total
Caulk and Reset Tile (Tub & Shower Surround)	per Unit		\$ 7.98	\$ 0.56	\$ 1.21	\$ 1.17	\$ 10.92
Screen And Coat Wood Floor (Screen sand and 1 coat of poly)	per Square Foot of Floor Area		\$ 0.31	\$ 0.02	\$ 0.70	\$ 0.10	\$ 1.14
Refresh Existing Hardwood Floor (sand, stain, and 2 coats of poly)	per Square Foot of Floor Area		\$ 0.45	\$ 0.03	\$ 1.47	\$ 0.24	\$ 2.23
Remove Existing and Install Carpet	per Square Foot of Floor Area		\$ 0.83	\$ 0.06	\$ 0.44	\$ 0.17	\$ 1.50
Remove Existing and Install Carpet Pad	per Square Foot of Floor Area		\$ 0.88	\$ 0.01	\$ 0.10	\$ 0.03	\$ 0.25
Remove Existing and Install Ceramic Tile (6" x 6")	per Square Foot of Wall Area		\$ 2.80	\$ 0.14	\$ 3.36	\$ 0.63	\$ 5.93
Remove Existing and Install Ceramic Tile (12" x 12")	per Square Foot of Floor Area		\$ 2.80	\$ 0.14	\$ 3.36	\$ 0.63	\$ 5.93
Remove Existing and Install Hardwood	per Square Foot of Floor Area		\$ 3.75	\$ 0.26	\$ 2.48	\$ 0.78	\$ 7.27
Remove Existing and Install Laminate Hardwood	per Square Foot of Floor Area		\$ 2.30	\$ 0.16	\$ 1.45	\$ 0.47	\$ 4.38
Remove Existing and Install Vinyl Planks	per Square Foot of Floor Area		\$ 1.30	\$ 0.09	\$ 1.02	\$ 0.28	\$ 2.70
Remove Existing and Install Sheet Vinyl	per Square Foot of Floor Area		\$ 0.58	\$ 0.04	\$ 0.75	\$ 0.16	\$ 1.53



## WHAT SETS US APART - TRANSPARENCY

Owner Portals - giving clients the ability to see exactly where a WO or renovation is

A laptop screen displays an Owner Portal interface. The browser address bar shows "tennylodge". The page is titled "Property Information" and lists details for a property at "2529 Shih Dr, Escalante, UT 84824". The property manager is "David Reed", the contractor is "Ameritrust Residential Services", and the project status is "Under Construction". The "Documents" section is expanded to show "Owner Documents". A table lists various documents, including Change Orders, Contract, Estimate, Invoice, and Misc. A pop-up window titled "Labor" is overlaid on the right side of the screen, displaying a grid of photos showing construction progress.

Document Name and Format	Uploaded By	Date
<b>Change Orders</b>		
CDI_2529 Shih Dr CD1 Owner APPROVED.pdf	David Stout	
CDI_2529 Shih Dr CD1 Owner.pdf	Lee Rutland	
<b>Contract</b>		
2529 Shih Dr Scope - LW.pdf	Nora Higgins	
<b>Estimate</b>		
2529 Shih Dr Estimate Owner OBORN.pdf	David Stout	
<b>Invoice</b>		
2529 Shih Dr QB Invoice.pdf	Nora Higgins	
2529 Shih Dr INVOICE #8993.pdf	Nora Higgins	
<b>Misc</b>		
481 Lisa Karen Circle Apopka FL Plumbing Permit Application.pdf	Joella Satkovich	06/11/2015
2529 Shih Drive - Gardski Appliance Order \$1,346.00.xlsx	Nora Higgins	06/18/2015
2529 Shih Dr Inspection Report.pdf	Lee Rutland	05/04/2015



## WHAT SETS US APART - TRANSPARENCY

The screenshot displays a web application interface for managing work orders. It features a search bar at the top with fields for Customer ID, Property, and Status. Below the search bar is a table of work orders with columns for Customer ID, Work Order ID, Address, Asset, Category, Status, and Total Approvals. The table lists five work orders with their respective details. Below the table is a section for a specific work order, showing the title, status, and a list of photos.

Customer ID	Work Order ID	Address	Asset	Category	Status	Total Approvals
00000001	00000001	1000 Main St., Winter Park, FL, 32789 Orange County		General Maintenance	Estimated	00 / 0 / 0
00000001	00000002	1000 Main St., Winter Park, FL, 32789 Orange County	Address Bookkeeping	HR	Estimated	00 / 0 / 0
00000001	00000003	1200 University Ave., Orlando, FL, 32704 County Lake County		HR	Estimated	00 / 0 / 0
00000001	00000004	1200 University Ave., Orlando, FL, 32704 County Lake County		Appliance Repair	Estimated	00 / 0 / 0
00000001	00000005	1200 University Ave., Orlando, FL, 32704 County Lake County		Plumbing	Estimated	00 / 0 / 0

**Work Order Details**

Title: [Title]  
Status: [Status]  
Assigned To: [Name]

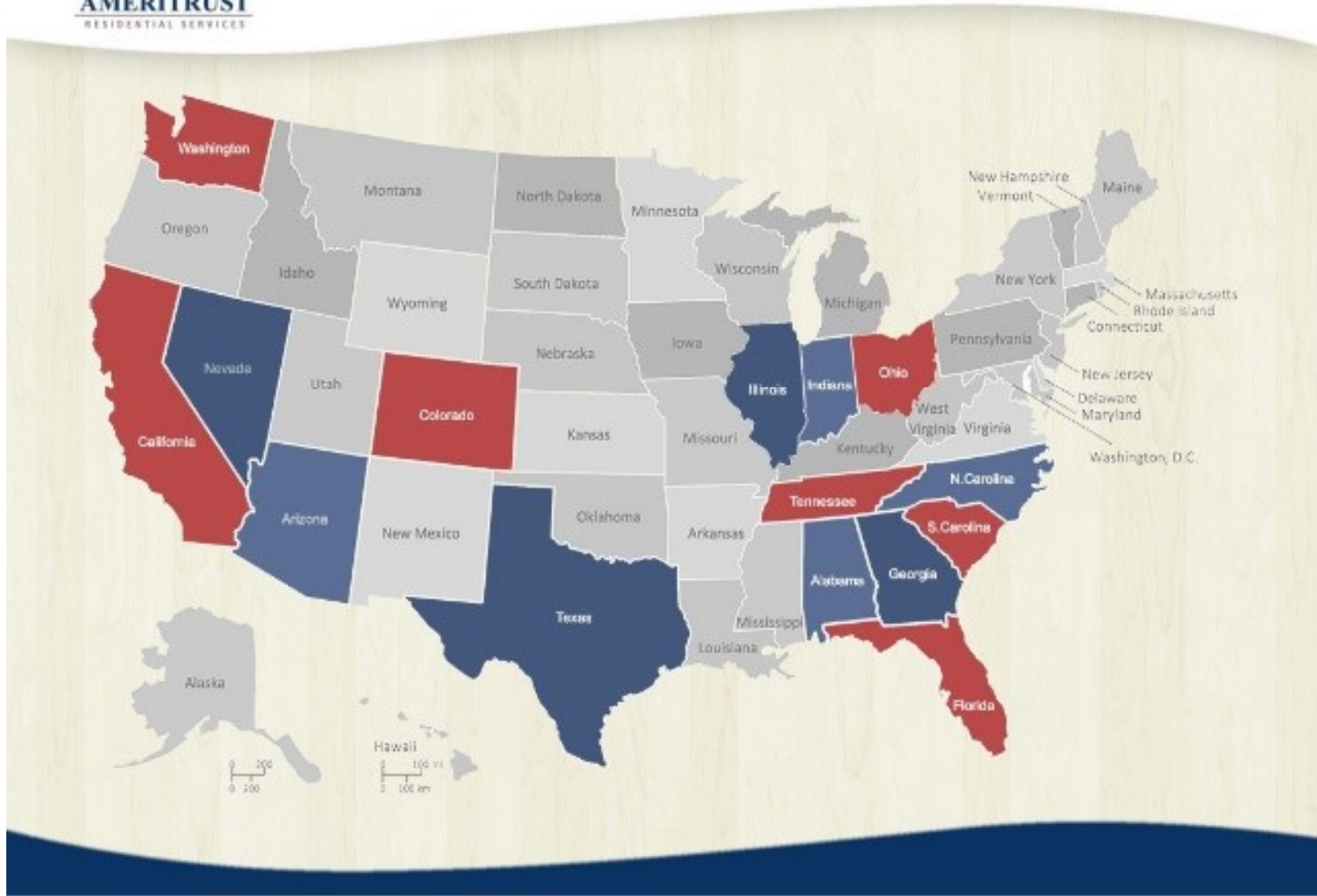
Photos: [Grid of 10 small images]



## WHAT SETS US APART - TRAINING

Extensive vetting process for all W-9 and 1099 laborers and technicians  
Testing/Training facilities in each of the markets we operate in









## **Ameritrust Residential Services**

3525 Piedmont Road BLDG 7 Suite 700  
Atlanta, Georgia 30305

**[www.AmeritrustResidential.com](http://www.AmeritrustResidential.com)**

Director of Business Development | **Paul Gozzo**

[pgozzo@ameritrustresidential.com](mailto:pgozzo@ameritrustresidential.com)  
(o) 321.250.5070  
(c) 561.876.1592





# CONTACTS

- Shawn Sheffield [ssheffield@ameritrustresidential.com](mailto:ssheffield@ameritrustresidential.com)
- Sourcing Manager 404.492.5663
- Antonio Belin [abelin@ameritrustresidential.com](mailto:abelin@ameritrustresidential.com)
- Vendor Management 470.552.0081
- Mike Gojcaj [mgojcaj@ameritrustresidential.com](mailto:mgojcaj@ameritrustresidential.com)
- Area Manager Michigan 313.333.8517
- Pat Zargari [pzargari@ameritrustresidential.com](mailto:pzargari@ameritrustresidential.com)
- Area Manager Midwest 440.497.8070