

“Prior Results Can Predict Future Success!”

Below are Actual Examples of recent Acquisition and Management Turn Around Successes in Houston!



318 Units , Houston, TX
Acq/Rehab: Acquired Feb 2011
Purchase Price: \$5,100,000
Total Costs: \$7,365,867
Current Value: \$8,220,000



Monthly Revenue
First Six Months



256 Units
Houston, TX
Management Turn Around



Net Operating Income



127 Units, Houston, TX
Acq/Rehab: Acquired June 2009
Purchase Price: \$3,838,000
Total Costs: \$5,260,862
Current Value: \$7,165,000



Net Operating Income

ParaWest assisted Ownership with Acquisition Underwriting, Due Diligence and Renovation.

MANAGEMENT
PARAWEST
 Apartment Investment Specialists
 Property & Asset Management, Acquisition/Disposition Consulting
Phoenix - Houston - San Jose

Apartment Specialists Since 1979

Apartment Owners

*Whether applying
 Full Service Acquisition/Rehab/Management or
 focused Turn-Around Management
 for Under-Performing Apartment Properties,*

ParaWest Properties are succeeding!

Here's What Apartment Owners Are Saying About ParaWest

"The performance has recently improved under the direction of ParaWest Management with income (increasing to) 120% of budget. These trends are primarily revenue driven, with vacancy and rent revenue driving the results and expenses following budgeted projections very closely. These results are despite an increasingly competitive rental market in the greater Phoenix area."

*Charles Dunlap - Receiver
282 units*

"...Upon taking over the management of the property, ParaWest brought together an extraordinary team including an experienced and performance-proven Manager, Lead Maintenance Technician, assistants in leasing, and maintenance, as well as their Partners who supervise operations, and their Special Projects Coordinator who has worked with me on the property's renovation.

ParaWest's team took over the management operation comprehensively and fluidly, beginning with an offsite direct marketing program combined with Leasing that resulted in a 10% occupancy gain our first month, an initial Resident Introduction party to meet and greet residents, and immediate focus on property maintenance and improving service to the residents. ..."

*Curtis Haines, Apt. Owner
3 properties : 353 units*

"It is my pleasure to highly recommend ParaWest Management as a provider of high quality apartment management. We inaugurated their services at a 256 unit complex in March 2010 and they have since increased occupancy from 78% to 100% while effectively controlling expenses to improve profitability.

ParaWest has been effective in employing and training a capable competent staff that is always paramount to a successful operation... the flexibility and experience of their management has facilitated our most recent purchase and its rehabilitation, a 318 unit property..."

*Kenneth A. Harlan, Apt. Owner
3 properties : 895 units*

PARAWEST MANAGEMENT
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How Do We Do It?

Through Focused Hands-on Management!

Our partners, Michael, Delane and Kim personally oversee all property operations.

Through 50+ Years of Collective Apartment Management Experience!

Michael and Delane have been managing apartment investment properties in Arizona and other markets for more than two decades. They have navigated some of the worst markets of the past and have been successful.

By Eliminating the Supervisory and Departmental Layers that Large Management Companies suffer from!

Having run regional operations for some of the largest management companies in the country, Michael and Delane understand what it takes to maximize property performance, and are unconstrained by unnecessary corporate "structure", which restricts property performance. Michael and Delane can get it done in real time, eliminating costly lag time of filtering through the chain of command.

By Working Together as a Team!

Having Recruited and Retained On-Site Management, Leasing and Maintenance Staff that are among the best, the brightest and the most experienced in the business. With a strong foundation in place, let PARAWEST show you how they can help you stay above the curve.

Scope of Experience

- Investment/Property Management of more than 40,000 apartment units
- Due Diligence of 5,000+ apartment units
- Renovations up to \$1.5 Million
- Sales Transactions totaling more than \$100,000,000



Diverse Geographical Experience

Client Experience

Private Investors

Individuals, Partnerships, LLC's

Affordable/Low Income

Section 42's, Tax Exempt Bond, 501(c)3's

Equity Funds

GMAC, Prudential, Lennar, Samoth USA, Invesco

Pension Funds

L&B Advisors, MIG Realty Advisors

REITs

Equity Residential, Property Trust/Security Capital



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**For a No Cost, No Obligation Consultation
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