



2024 PORTFOLIO

CONTEMPORARY MANAGEMENT CONCEPTS LLLP.
STUDENT, URBAN, & CONVENTIONAL PROPERTIES



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1979

FOUNDER AND PARTNER DEBBIE E. BERDY FORMED CONTEMPORARY MANAGEMENT CONCEPTS, LLLP, with the following communities in Gainesville Florida: Bridgelight Townhomes, Archer Woods, Campus Land Apartments, Duke Property, Porch Properties, Palo Verde, and Talismar.

- 1980 AUG.** Consultant and Property Manager for Cedar Ridge Apartments in Gainesville. 100% fully rented at completion.
- 1980 NOV.** Consultant and Property Manager for Arbor Apartments in Gainesville. 100% fully rented at completion.
- 1987 FEB.** Consultant and Property Manager for Cedar Ridge Phase II. 100% fully rented at completion.
- 1982 AUG.** Consultant and Property Manager for Fox Hollow Apartments in Gainesville. 100% rented prior to completion.
- 1982 NOV.** Consultant and Property Manager for Woodland Villas, Phase I in Gainesville. 100% rented before completion.
- 1983 MAY** Consultant and Property Manager for The Arbor Apartments. 100% leased before completion of construction.
- 1983 NOV.** Consultant and Property Manager for Woodland Villas, Phase II in Gainesville. 100% rented before completion.
- 1987 JAN.** Consultant and Property Manager for Lakewood Villas, Phase I, II and III in Gainesville. 100% leased prior to completion.
- 1985 NOV.** Property Manager for Napier Grant Apartments located in Gainesville.
- 1987 MAY.** Consultant and Property Manager for Spyglass Apartments: Phase I and Phase II in Gainesville. 100% rented prior to completion.

- 1990 SEPT.** Consultant and Property Manager for Huntington Lakes, Phase I and Phase II in Gainesville. 100% rented prior to completion.
- 1994 JUNE** Consultant and Property Manager for Hunter's Crossing, Phase I and Phase II in Gainesville. 100% rented prior to completion.
- 1995 JAN.** Consultant and Property Manager for Lake Crossing, Phase I and Phase II in Gainesville. 100% leased 90 days later.
- 1997 AUG.** Consultant and Property Manager for The Links at Haile Plantation, Phase I and Phase II. 95% leased after 90 days.
- 1999 MAY** Consultant and Property manager for The Gatherings in Orlando. 100% leased two months prior to construction completion.
- 2003 APR.** Consultant and Property Manager for Grand Reserve Apartments in Ocala. 100% leased as of February 2004.
- 2004 MAR.** Consultant and property manger for Villa Valencia in Orlando, Florida. 100% rented prior to construction
- 2005 FEB.** Consultant and property manager for Arbor and Arbor East Apartments for the new owner.
- 2007 MAR.** Nantucket Walk. All units were sold prior to completion. Currently managing 14 units in this property.
- 2007 JAN.** Retained by Fernando Gavarrete as Consultant and Property Manager for The Grove Condominiums in Gainesville
- 2007 MAY** Nantucket Walk, receives award from City of Gainesville's Beautification Board for their contributions to the College Park neighborhood.

- 2008 NOV.** CMC developed 22 units at Upper Westside, a site directly opposite from UF in College Park, Gainesville.
- 2008 MAY** Founder, Debbie Berdy joins the Board of Directors for Merchant & Southern Bank, Gateway Bank.
- 2010 APR.** Upper Westside receives award from City of Gainesville's Beautification Board for their contributions to the College Park neighborhood.
- 2017 JUNE** CMC was retained by Gator Housing Group, LLC a subsidiary of Tiforp Corporation to manage The Courtyards.
- 2017 JUNE** CMC moves further south in the state with their newest acquisition of WillowBrooke Apartments in Lakeland, Florida.
- 2017 NOV.** CMC was nominated for the Gainesville Area Chamber of Commerce's Business of the Year Awards in the 2011 Best Overall Large Business category.
- 2008 DEC.** Consultant and Property Manager for Summerlin at Winter Park in Winter Park, Florida.
- 2008 SEPT.** Retained by Bosshardt Realty as Consultant and property manager for Cricket Club II Condominiums/Rentals in Gainesville.
- 2008 AUG.** CMC developed 30,000 square feet of office and warehouse space called Progress Park in Alachua, Florida

- 2016 NOV.** CMC was nominated for the Gainesville Area Chamber of Commerce's Business of the Year Awards in the 2011 Best Overall Large Business category
- 2017 MAR.** Retained by Viking Group to manage Campus View Place, LynCourt Square & Lyons Corner near College Row, Gainesville.
- 2017 AUG.** Retained by Viking Group to lease and manage during pre and post construction of 23West Apartments, Gainesville.
- 2019 JAN.** Retained by Quivet Creek LLC to assist in the development of The Gathering at Arbor Greens, a 255-unit community. Property was leased up and sold for profit in 2022.
- 2019 FEB.** Retained by MMI Development to prelease and manage Progress Village, a 291 unit community in Tampa, Florida.
- 2020 JAN.** CMC is retained by Robinshore Inc. to manage 88th Street Cottages, a new construction community in Southwest Gainesville. This unique rented home community comprises 27 two-bedroom cottages. All units are leased by August 2020.
- 2022 MAR.** As CMC's second joint venture with Quivet Creek, LLC, Contemporary Management Concepts assisted with development and prelease of The Collective at Archer Rd, a 172 unit cottage community.
- 2016 NOV.** Hunters Crossing and Lake Crossing earn Best Apartment Complexes in the Gainesville Sun 2016 Readers Choice Awards.



GAINESVILLE STUDENT COMMUNITIES



Student Living with Space to Breathe

Spyglass provides top-notch student living for University of Florida and Santa Fe College students. Resident can choose from one, two or three bedroom floor plans with master suites and walk-in closets. We also offer furnished or unfurnished units with queen sizes beds. Take advantage of our lease options. You can share rent with your closest friends or sign an individual lease. We are also pet friendly with a pet park and dog wash station on-site.

Discover a student-focused home away from home where you can thrive. Our spacious floor plans and pet-friendly policies allow you to experience college living like no where else.

AMENITIES

- Roommate Matching Available
- Furnished Units Available
- Free Weight and Cardio Center
- Computer Lab and Math Tutor
- Gated Controlled Access
- Bus Routes to Santa Fe and UF
- Utility and Cable Packages Available
- Swimming Pool
- Two Tennis Courts
- Sand Volleyball Court
- Basketball Court

701 SW 62nd Boulevard
Gainesville, FL 32607

(352) 373-6330

SpyglassApts.com



Just Steps from Campus

When looking for housing near the University of Florida, look no further than The Courtyards. You can enjoy the benefits of living near campus without actually having to live in a dorm. Here, you will discover the best that student living has to offer.

We offer the special extras that students are looking for such as our refreshing swimming pool, strength and cardio studio and our cozy fire pits. Students can connect and maximize their productivity with 100Mbps of high speed fiber optic Internet. And moving into The Courtyards is truly stress-free since each apartment comes equipped with modern appliances and a complete furniture package.

AMENITIES

- Fully Equipped Kitchen with Stainless Steel Appliances
- Cable with HBO
- Private Balcony or Patio on Unit
- Wood-style Floors
- High-Speed Fiber Optic Internet Included in Rent
- Fire Pit and Grill Area
- Free Weight and Cardio Fitness Center Overlooking Pool
- Pool and Sundeck in Central Courtyard

701 SW 62nd Boulevard
Gainesville, FL 32607

(352) 372-3557

CourtyardsGainesville.com



Lyn Court square

1218 SW 3rd Avenue
Gainesville, FL 32601

(352) 415-2120

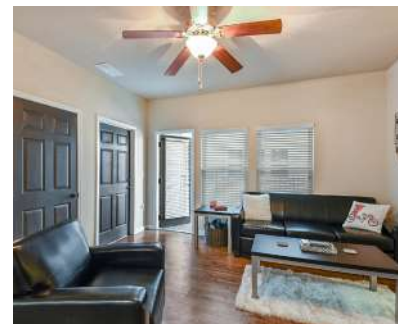
LynCourtSquare.com

At LynCourt Square, we combine convenience with style to create a superior living experience for all of our residents. Our units all feature wood-inspired flooring in common areas and plush carpeting in the individual bedrooms. We offer individual leasing, roommate matching, parking, master suites with private baths, gourmet kitchens and spacious closets. When considering the plethora of off-campus housing options around UF, LynCourt Square stands out because of its proximity to campus.

Redefining Student Living

AMENITIES

- Open Floor Plans
- Wood Vinyl Flooring
- Private Balconies
- Internet Included
- Fully Furnished
- Elevator
- Parking Options Available
- Roommate Matching
- Utilities Included (With Cap)
- Gourmet Kitchen with Stainless Steel Appliances
- Full Size Washer and Dryer in Every Unit
- Individual Leasing Available
- Nine Foot Ceilings
- Master Suites with Private Bathrooms
- Bar Top Seating and Dining Room



1440 NW 3rd Place
Gainesville, FL 32603

(352) 415-2120

NantucketWalk.com



Luxury Living at it's Best

Nantucket Walk is a sophisticated apartment community in the College Park neighborhood at the heart of gator student life. Enjoy living a short walk from Midtown's dining and entertainment with easy access to UF and downtown. Parking is available, we are cat-friendly, and offer two-bedroom apartments north of the University of Florida, with 10' ceilings, gourmet kitchens, ceramic tile and french doors off the patio.

AMENITIES

- Covered Patio/Balcony
- Stainless Steel Appliances
- Washer and Dryer
- Crown Molding
- Flat-top Range
- French Doors off Patio
- Granite Countertops
- Sound Suppression Between Units
- Wood Cabinets



408 NW 14th Street
Gainesville, FL 32603

(352) 415-2120

UpperWestsideUF.com



College Life Reinvented

Upper Westside offers luxury studio, one-bedroom and two-bedroom townhomes in the College Park neighborhood north of the University of Florida. We are pet-friendly and feature spacious apartments in a variety of floor plans, a gated resident-only parking garage, building elevator, granite counters and stainless steel appliances. Enjoy living a short walk away from Midtown's dining and entertainment with easy access to campus and downtown.

AMENITIES

- Access Control Garage Parking
- Stainless Steel Appliances
- Vaulted Ceilings
- Large Study
- Built-in Shelving
- Granite Countertop
- Premium Light Fixtures
- Townhouse Ceiling Heights:
24' in Living Room 15' in Bedroom





1218 SW 3rd Avenue
Gainesville, FL 32601
(352) 415-2120
CMCAlligator.com

*Retro Style in
the Heart of UF's
Innovation District*

Located near the corner of SW 10th Street and SW 1st Ave., Alligator Alley is just a short walk to the University of Florida, Sorority Row and the Innovation District. Alligator Alley offers fully-renovated, traditional brick homes and apartments. Parking is available. Choose between a house with four bedrooms and two bathrooms, or a house with four bedrooms and three bathrooms designed with a common living area, private bathrooms and plenty of space for any lifestyle.

AMENITIES

- Driveway Parking On-site
- Fully-renovated Historic Home
- Washer and Dryer Included
- Fully-equipped Kitchens
- Decorative Fireplace
- Enclosed Bike Storage and Scooter Spaces
- Tiled Common Areas and Carpeted Bedrooms
- Bungalow Offers Original Hardwood Floors
- Quad Includes Individual Bathrooms



**GAINESVILLE
MULTIFAMILY
COMMUNITIES**



TWENTY THREE WEST

9730 NW 24th Ln,
Gainesville, FL 32606
(352) 872-5343
23WestApartments.com

Love Where You Live

Residents will experience the perfect blend of style and comfort at 23West. This is a community of luxury apartments in Gainesville featuring one, two or three bedroom floorplans ALL with direct-entry garages. Your lifestyle at 23West starts with convenience, just five minutes from The Oaks Mall and two minutes from Newberry Road.

23West is a pet-friendly community with modern appliances, gourmet kitchens and quartz countertops, plus on-site amenities that include a fitness center, swimming pool, business center and sun deck. 23West is a community designed for renters of all lifestyles, from professionals to families.

AMENITIES

- Fireplace and Outdoor Grilling Area
- Fitness Center
- Pool and Sun Deck
- Café Lounge
- Attached Garages with Direct Entry
- Gourmet Kitchens with Quartz Countertops and Breakfast Bar
- Plush Carpet in Bedrooms
- Designer Wood Plank Flooring





the Vibe

AT CELEBRATION POINTE

4442 SW 32nd Road
Gainesville, FL 32608

(352) 225-3772

TheVibeAtCelebrationPointe.com

Enjoy The Walkable Life

Imagine walking outside your home to discover shopping, dining and entertainment options every evening and weekend. This reality can be yours when you live at The Vibe at Celebration Pointe. These renovated, pet-friendly apartments in Gainesville, Florida offer lush amenities such as a sparkling pool with a relaxing sundeck, an elite fitness center and access to the 6.2 mile Archer Braid Trail.

When you live at The Vibe at Celebration Pointe, your home is at the center of it all. Book your private tour today and see what you've been missing!

AMENITIES

- Vaulted Ceilings with Archways
- Expansive Floorplans
- Patio and Balcony Options
- Beach-entry Pool
- Covered Cabana and Lounge Area
- Access to Celebration Pointe, Archer Rd and Easy Access to I-75
- Nighttime Patrolling by Celebration Pointe Security Officer



LAKEWOOD VILLAS

700 SW 62nd Boulevard
Gainesville, FL 32607

(352) 371-8009

LakewoodVillas.com

Discover New Heights in Apartment Living

Lakewood Villas boasts spacious one, two, and three bedroom apartments with washer and dryers, vaulted ceilings and patios. Amenities include a swimming pool with sun deck and grilling area, boat trailer parking, 24-hour fitness center, basketball and tennis courts and nature observatory deck.

With its oak tree canopy, boardwalks, fountains and waterways, Lakewood Villas, is a welcoming and relaxing community conveniently located between Newberry Road and Butler Town Center.

AMENITIES

- Swimming Pool
- Fitness Center and Tennis Courts
- Computer Lab
- Washer and Dryer
- Walk to The Oaks Mall
- Pet-friendly
- Patio or Balcony
- Internet Included In Rent
- Skylights
- Nature Observation Deck





📍 4000 NW 51st Street
Gainesville, FL 32606

☎ (352) 376-6440

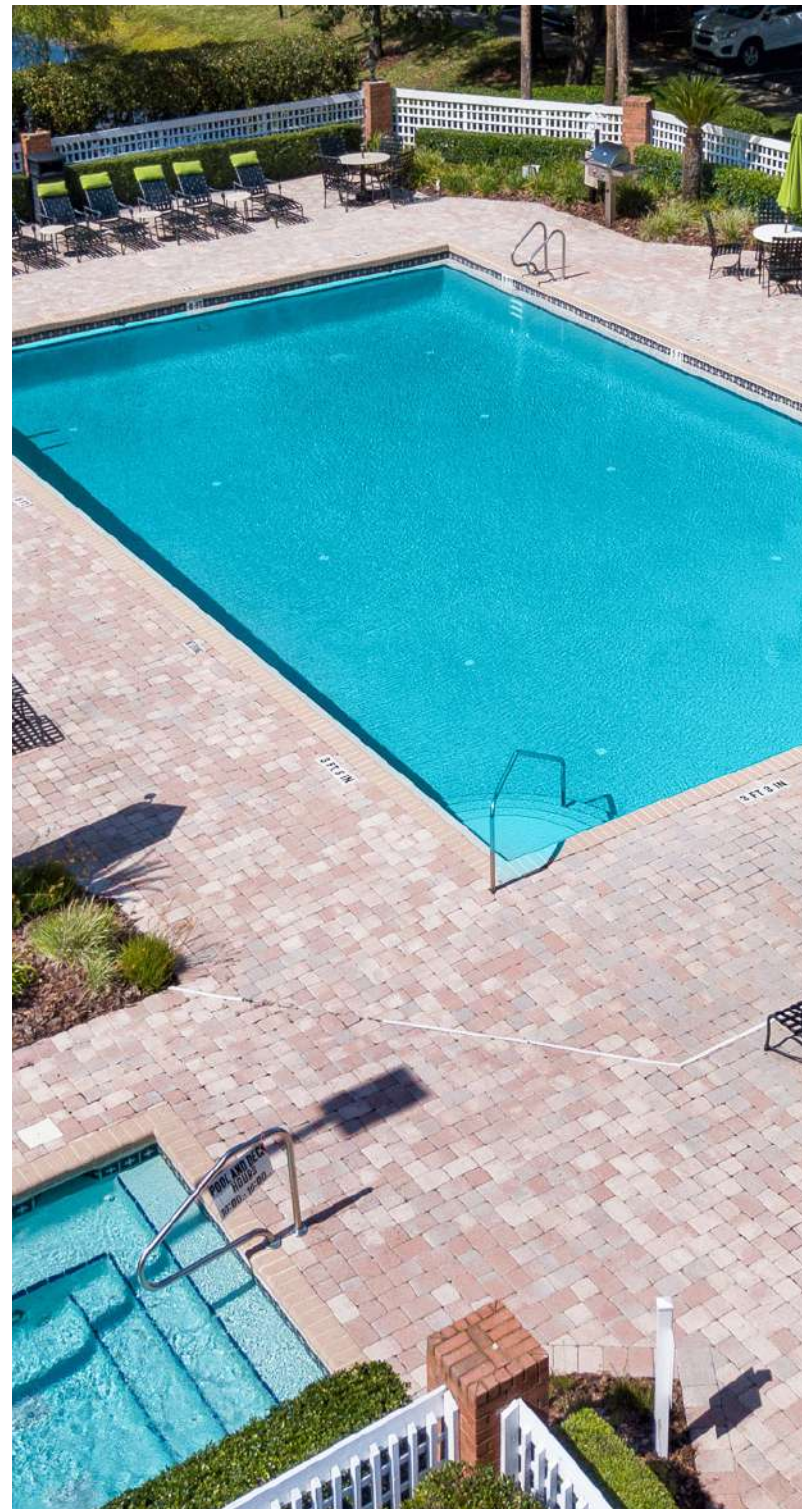
🌐 LakeCrossing.com

Where Home is Your Tranquil Retreat

AMENITIES

- Pool, Spa and Grilling Areas
- 1 and 2 Bedrooms Available
- 24-7 Fitness Center
- Double Master Suites
- Carports Available
- Patio, Fireplace and Tiled Floors
- Gated Access Control
- Walk to Magnolia Park
- Playground Fortress
- Waterfront Apartments
- Car Wash Area
- 1.5 Acre Pet-friendly Park
- Large Closets
- Washer and Dryer Available

Lake Crossing is located near Northwest Gainesville's shopping and dining district. We offer homes for the professional lifestyle with perks like vaulted ceilings and optional fireplaces. Waterfront views are a main attraction, along with our on-site, pet-friendly park. Double master suites give residents more than enough space. Residents really enjoy meeting neighbors and relaxing around the expansive Lake Crossing sun deck and pool, with spa.



📍 2411 SW 35th Place
Gainesville, FL 32608

☎ (352) 372-0118

🌐 ArborGainesville.com

Covering All Your Needs

If you are a student, professional or retiree, Arbor Apartments in Gainesville, FL can accommodate any of these lifestyles with our great location. The one bedroom floor plans offer plenty of storage space and a gated courtyard off the living room for outdoor privacy or pets.

Arbor Apartments is minutes from the University of Florida, Shands and the VA Hospital. This property is located on two city bus routes close to Archer Road and Butler Plaza - home to Gainesville's dining and shopping district.



AMENITIES

- Beautiful Natural Wooded Setting
- Easy Access to Archer Rd and I-75
- Newly Renovated Pool and Sun Deck
- Outdoor Storage Closet
- Private Courtyard
- Ceramic Tile or Wood-inspired Floors
- High Ceilings and Large Closets
- Close to Butler Town Center
- Pet-friendly

Convenient Loft-style Townhomes



📍 6400 SW 20th Avenue
Gainesville, FL 32607

☎ (844) 534-1359

🌐 Treebeckapark.com

Treebecka Park offers a quiet, alternative to college living in close proximity to the University of Florida and Santa Fe College. Choose from loft style, one bedroom townhomes in a convenient location.

You'll find peace and quiet with close proximity to The Oaks Mall, I-75 on a direct route to both Newberry Road and Archer Road. Visit and see for yourself why Treebecka Park Apartments is one of Gainesville's best kept secrets.

AMENITIES

- 24 Hour On-call Maintenance
- Loft-style Townhomes
- Natural Wooded Setting
- On-site Management
- Outdoor Fitness Equipment
- Patios or Balconies
- Pet-friendly
- Playground
- Private Tennis Courts
- Renovated Units Available
- Washer/Dryers in Units





HUNTERS CROSSING

4830 NW 43rd Street
Gainesville, FL 32606

(352) 378-4800

HuntersCrossing.com

Lavish Living is Waiting for You

Hunters Crossing is a premiere apartment community offering one, two, and three bedroom apartments with optional dens and garages and premium community amenities. Located just south of Publix Shopping Center at Hunters Crossing, residents experience the ultimate convenience of being able to walk next door to do errands, shop, bank, dine out or to grab a cup of coffee.

Our units have 9-foot ceilings with crown molding, all of the necessary appliances, walk-in closets, and the option for gas fireplaces. Residents can also experience the amenities that contribute to our tight-knit community atmosphere, which include a fitness center, BBQ areas, sand volleyball, and a racquetball court.

AMENITIES

- Pool, Spa and Sun Deck
- Pet-friendly Community
- Garages Available
- Screened Patios or Balconies
- Tile and Wood-inspired Floors Available
- Cathedral Ceilings
- Corporate Units Available
- Walk-in Closets
- Picnic Area and Outdoor Kitchens
- Basketball, Volleyball and Tennis Courts



5400 NW 39th Avenue
Gainesville, FL 32606

(352) 376-9905

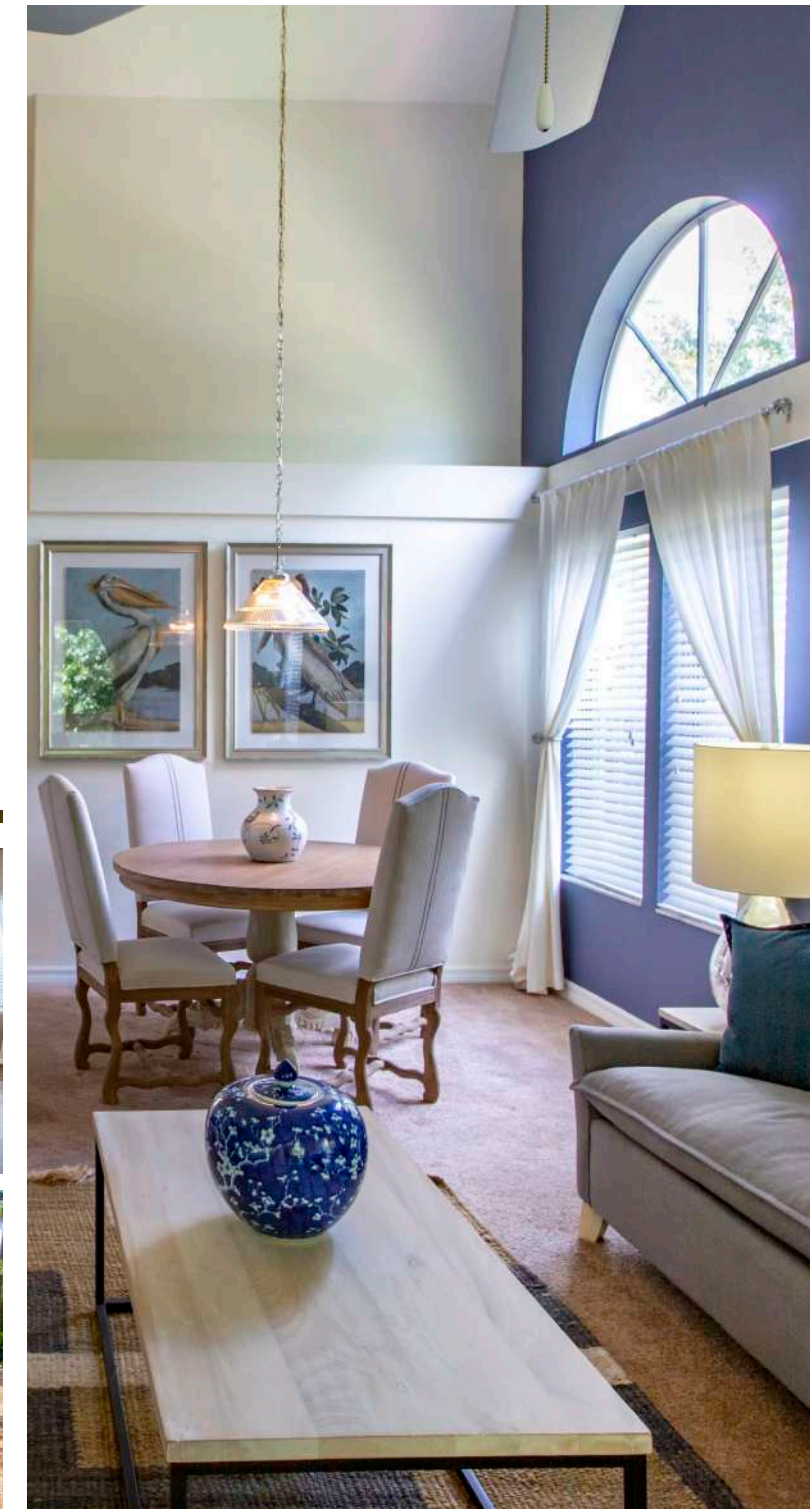
HuntingtonLakes.com

Luxurious Waterfront Living

AMENITIES

Townhomes and garden apartments on the water make Huntington Lakes a perfect choice for families, professionals and those looking for apartments that feel like home. We offer one, two, and three bedroom floor plans in northwest Gainesville, with townhouse or garage options and water views. Choose from many different floor plans and enjoy vaulted ceilings and built-in shelves.

- Two Swimming Pools
- Renovated Units Available
- Pet-friendly Community
- Fitness Center
- Two Tennis Courts
- Racquetball Court
- Basketball Half-court
- Playground
- Washer and Dryer Available
- Car Wash and Boat Parking
- 1.5 Mile Nature Trail
- Business Center





Discover Serenity and Convenience

Bridgelight Townhomes is a quant, pet-friendly community located in the heart of southwest Gainesville. This apartment community is located close to Archer Road and the University of Florida, Shands Hospital and the College of Veterinary Medicine. These one-bedroom loft-style townhomes offer 20-ft. ceilings, private patios and breathtaking nature views.

From our sparkling pool and sun deck to our outdoor pet stations, residents can spend their free time relaxing in the sunshine and socializing with fellow residents.

AMENITIES

- 24-hour Laundry Facility
- Newly Renovated Units Available
- Sparkling Pool
- Pet Stations
- Convenient Location
- Dog and Cat-friendly
- Tiled Foyer and Kitchen
- Walk-in Closets
- Washer and Dryer in Select Units
- Patio Off Living Room
- Unique Loft-style Bedrooms

3006 SW 23rd Street
Gainesville, FL 32608
(352) 377-5221
BridgelightApts.com



Quaint Town Homes in Southwest Gainesville

Woodland Villas offers spacious townhomes west of downtown, perfect for those who want to be near everything without living next to a restaurant or bar. Our affordable townhomes feature a variety of interior amenities that you won't want to live without including private entryways, top floor skylights and options for a den. The two-story design creates a quiet environment because you don't have to deal with noisy neighbors upstairs. With optional private courtyards, a sundeck and a pool, you'll want to find time to unwind and relax.

AMENITIES

- 2 Bedroom and 2 Bedrooms with a Study
- Patio or Balcony Available
- 24-Hour Maintenance Available
- Gated Community
- Swimming Pool
- Washer and Dryer Available
- Close To The Oaks Mall, Newberry Rd, North Florida Hospital, and Butler Town Center
- Pets Welcome

5950 SW 20th Avenue
Gainesville, FL 32607
(352) 332-3022
WoodlandVillas.com



HOUSES FOR RENT



Homes Available for Rent in NW Gainesville

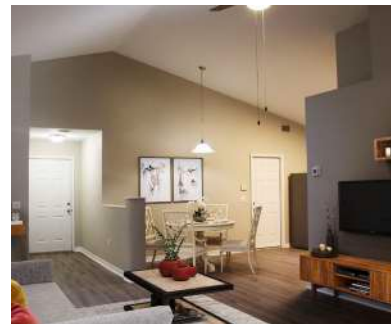
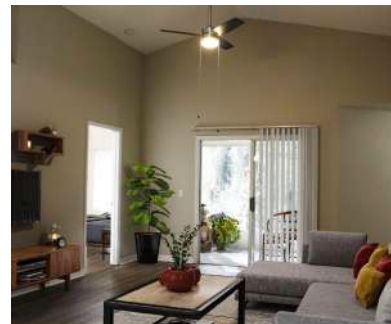
Eagle Point Villas is a small community in northwest Gainesville with homes for rent near Newberry Road's many dining and shopping options.

These three-bedroom, two-bath homes that include high ceilings and an open, split floor plan, a den, patios, and eat-in-tiled kitchens with large pantries and cabinetry. Eagle Point Villas are pet-friendly and zoned for some of the best schools in Alachua County.

AMENITIES

- Carpeting in Bedroom and Living Room
- Ceiling Fan
- Full Sized Kitchen Appliances
- Screened Lanai
- Skylight
- Custom Wood Blinds
- Vaulted Ceilings
- Large Study
- Two-car Garage

9003-9138 NW 18th Place
Gainesville, FL 32606
(352) 376-9905
EaglePointVillas.com



88TH st cottages HOME SWEET HOME

7150 SW 88th St
Gainesville, FL 32608

(352) 554-5888

88thStreetCottages.com

Home Sweet Home

Welcome to your quaint cottage neighborhood where neighbors mingle, pets frolic and your home is truly your sanctuary. These single-family homes for rent in Gainesville, Florida are detached from neighbors but set to create a vibrant connected lifestyle.

Stroll up your cottage sidewalk to your brick paver patio, just beyond the white picket fence to find a home that meets all your needs with all the modern efficiencies you want but none of the maintenance you don't. Three spacious green areas with covered pavilions and gas fire pits offer residents and pets a place to meet and relax.

AMENITIES

- Covered Community Pavilion with Fire Pit and Seating Area
- Pet Walking Trail
- Valet Trash Service
- Ring Video Doorbell
- Covered Front and Back Patios
- Chef-inspired Kitchens
- Nine-foot Ceilings
- Stainless Steel Whirlpool Appliances





THE COLLECTIVE
at Archer

7000 SW 91st Street
Gainesville, FL 32608
(352) 240-6888
TheCollectiveAtArcher.com

A Rental Community To Call Home

Find your perfect oasis at The Collective at Archer, a brand new pet-friendly apartment home alternative in Southwest Gainesville. Featuring stylish one, two, and three-bedroom homes, these cottages provide the comfort and convenience of a fully amenitized community without giving up the privacy or space you want. Your new detached cottage features a private fenced-in backyard, hardwood-style flooring throughout the home, and gourmet kitchens. Not only will your home wrap you in comfort, but our community amenities have also been designed to make you feel at home. Located at Archer Road and SW 91st Street, The Collective at Archer puts near all the fun Gainesville has to offer.

AMENITIES

- Community Clubhouse
- Access to Outdoor Trails
- Park-like Setting Community Green Spaces
- Maintenance Free Lawn Service
- Gourmet Kitchens with Granite Islands
- Dog Door to Backyard in Most Homes
- Custom Built Staircases in Two Story Homes
- Ring Video Doorbell
- Detached Garages Available
- Vehicle Charging Stations



COVENTRY PARK
APARTMENTS

6650 Corporate Center Parkway
Jacksonville, FL 32216
(833) 743-6225
CoventryParkLiving.com

Discover What You Have Been Missing

Inside the spacious floor plans of Coventry Park, residents enjoy lavish upgrades that include gourmet kitchens with large side-by-side refrigerators, imported tile back splash, designer cabinetry and luxury vinyl plank flooring. Health and happiness are paramount, so at Coventry Park, residents choose from an all-inclusive fitness center, indoor-half-basketball court, large pool with hot tub and sun deck, and even a private running path on-site.

Conveniently located in the heart of South Point and Corporate Center, residents of Coventry Park have easy access to I-95 and to St. Johns Town Center's shopping, dining and entertainment options.

AMENITIES

- Gourmet Kitchens
- Full-size Washer and Dryer
- Solariums
- Screened Patios In Select Units
- Fitness Center
- Refreshing Pool and Spa
- Remote Entry Garages Available
- Two Pet Parks
- Lakeside Fireplace
- Theater
- Business Center
- Playground





Amazing Upscale Location



The unique features and amenities at The Waterford at Mandarin fit our residents' desire for a stylish and modern lifestyle. Residents experience richly detailed interiors that have upgrades such as stainless steel appliances, LED lighting, designer cabinetry and luxury vinyl plank floors.

With graciously designed and unique apartment layouts that include those special touches such as extra closet space and relaxing bath tubs, The Waterford at Mandarin really is an amazing upscale location!

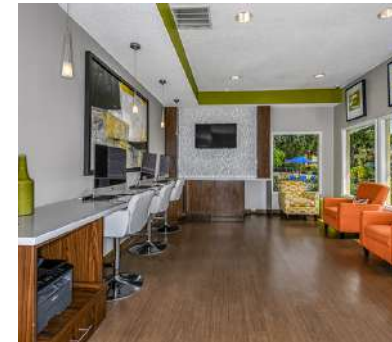
📍 11247 San Jose Boulevard
Jacksonville, FL 32223

📞 (904) 262-3459

🌐 WaterfordMandarin.com

AMENITIES

- Dog Park
- Fireplace
- Fitness Center
- Gated Access Control
- Pet-friendly - Certain Breeds
- Playground
- Resort Style Pool and Spa Sundeck
- Tennis and Volleyball Court
- Wood-inspired Floors



ORLANDO PROPERTIES



When Location Matters Most

Summerlin at Winter Park is located in one of central Florida's most exciting neighborhoods. Our gated entry community offers recently renovated one, two, and three bedroom apartments. Amenities include a car care center, pool tables, sand volleyball court, a resort-style pool, fitness center and much more.

We're a short drive to all major Orlando resorts and parks, close to shopping and dining choices with easy access to major highways. Living at Summerlin at Winter Park means quality amenities at your fingertips.

AMENITIES

- Fitness Center
- Sand Volleyball Court
- Clubhouse and Recreation Room
- Playground
- Resort Pool and Sun Deck
- Carpeting
- Tile Bathrooms
- Wood-Style Floors
- Patio/Balcony
- Energy Efficient Appliances

📍 3207 Rosebud Lane
Winter Park, FL 32792

📞 (407) 678-5611

🌐 SummerlinAtWinterPark.com



LAKELAND, TAMPA PROPERTIES



Home is Where You Unwind and Unplug

The WillowBrooke community is a scenic environment of shaded vistas and ponds, where you can enjoy our sparkling pool or take a relaxing stroll down our exclusive fitness trail. Residents at WillowBrooke enjoy modern upgrades such as gourmet kitchens with stainless steel appliances, open floor plans, designer cabinetry and beautiful wood-inspired floors.

AMENITIES

- Private 3-Mile Scenic Walking Trail
- Basketball Court
- BBQ and Picnic Area
- Clubhouse
- Fitness Center
- Pool and Sundeck
- Tennis Court
- Fireplace
- Patio/Balcony
- Washer and Dryer Available
- Wood-style Floorings

WILLOWBROOKE

APARTMENTS

1100 Oakbridge Parkway
Lakeland, FL 33803

(863) 647-2338

WillowBrookeLakeland.com



Refreshingly Better

6101 Innovation Way
Tampa, FL 33619

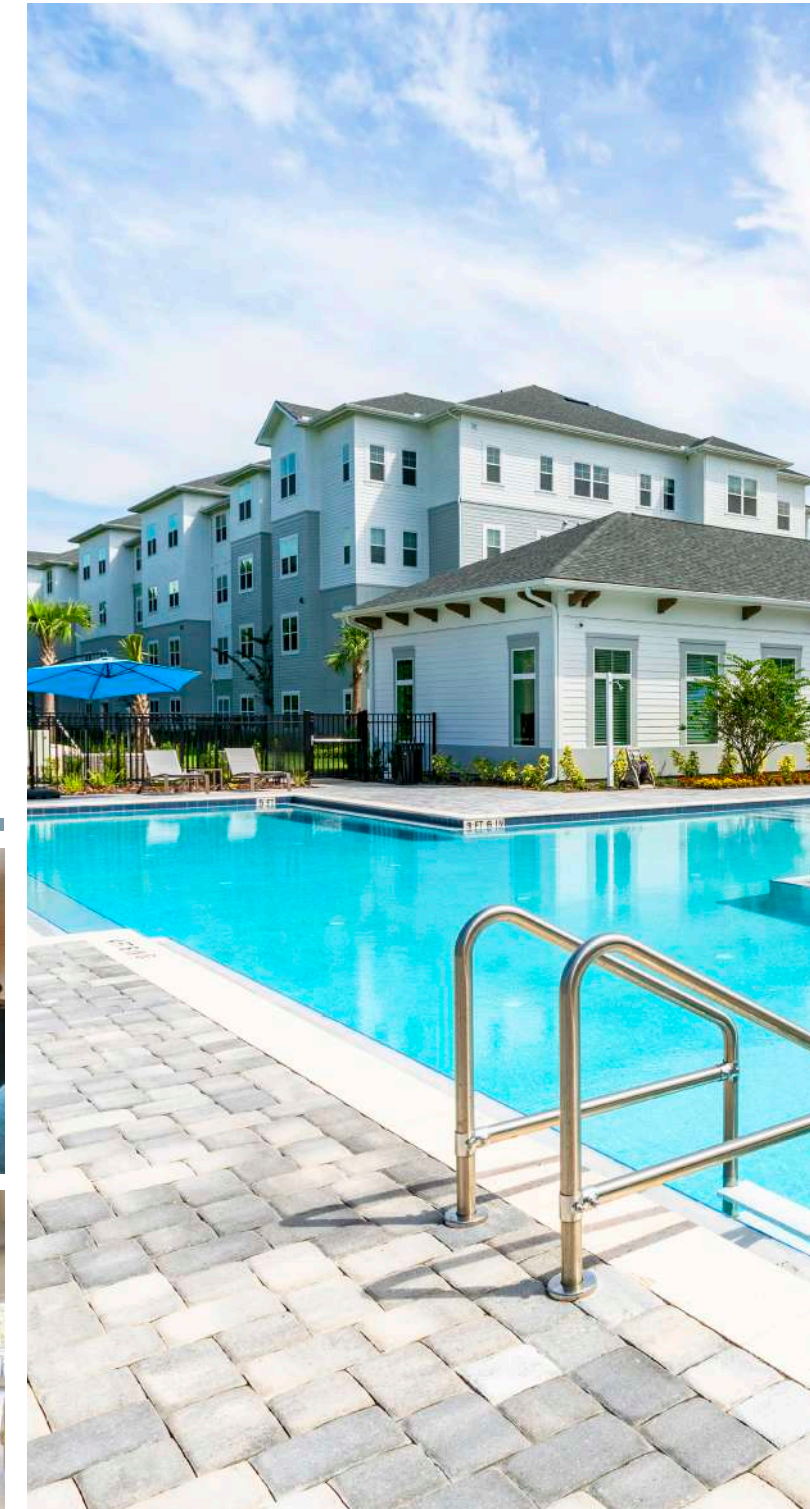
(813) 462-9200

ProgressVillageApartments.com

Experience all the best of Brandon living in a community that is equally as exquisite as it is serene. Progress Village offers unique amenities that will make you feel like you're living at a five star resort. Our one-, two-, and three-bedroom floor plans provide all the space you need with signature features to enhance your life. Live your dream of tranquility and convenience at home with a fun adventure around the corner!

AMENITIES

- Resort-style Pool and Sun Deck
- 24/7 Access Fitness Studio
- Poolside Fireplace and Conversation Area
- Starbucks Coffee Bar
- Pet Spa
- Theater Room
- Game Room with Billiards, Foosball and Shuffle Board
- Conference Room
- Grilling Areas
- Business Center
- 100% Smoke-free Community
- Valet Trash
- Solariums
- Full-size Washer and Dryer
- Oversized Granite Vanity Countertops
- Spacious Walk-In Closets
- Private Entryways with Controlled Access
- Climate Controlled Corridors



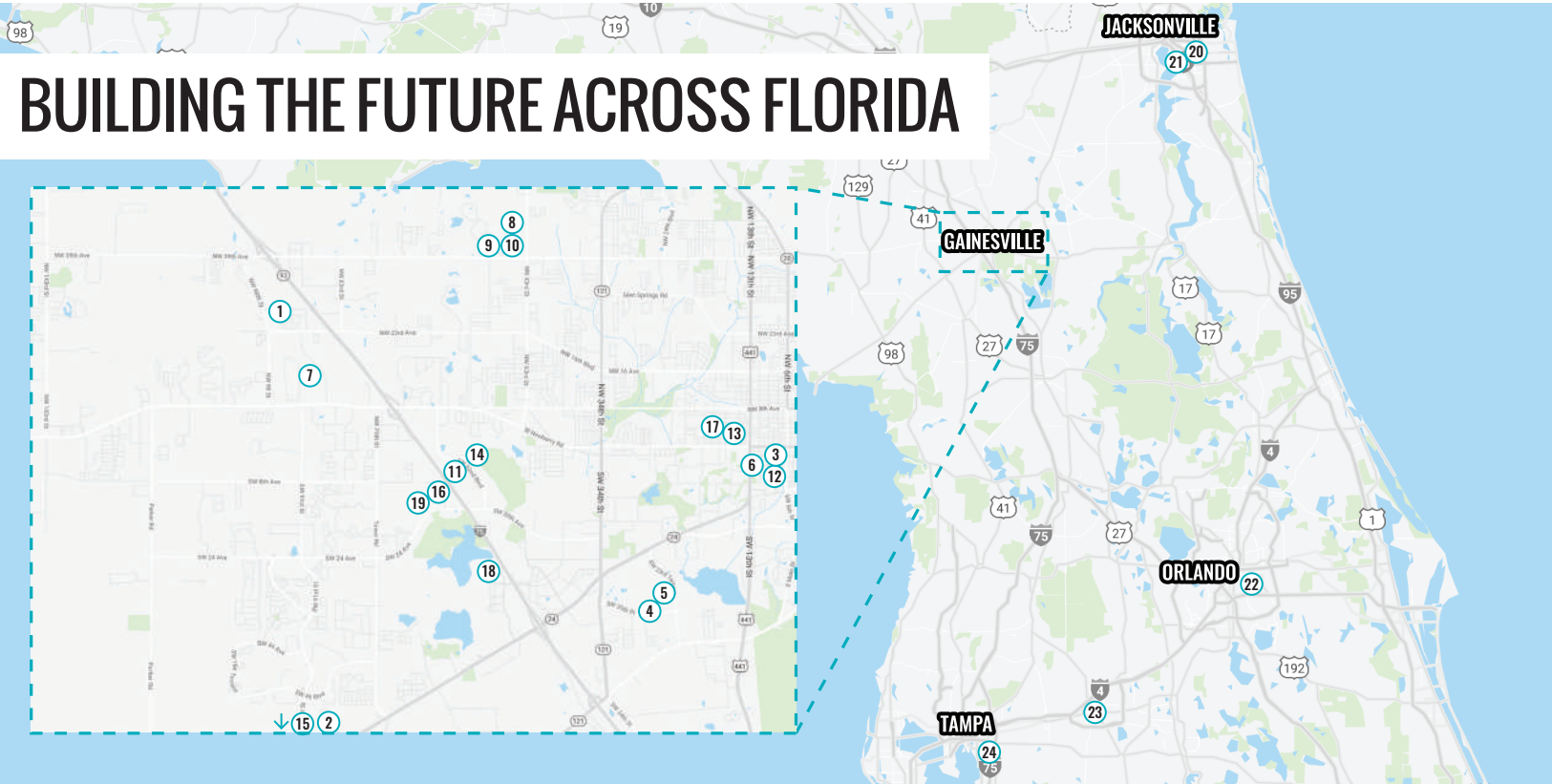


Who We Are

Since 1979, Contemporary Management Concepts has managed the communities our residents love to call home. Offering the highest standard in property management services, catering to the needs of our residents every step of the way, CMC is a company on the move.

Why We're Better

- We can provide facility management and leasing services for offices, warehouses and industrial spaces.
- We are advocates of due diligence.
- Our long tenure in the industry and market helps us identify unforeseen problems and expenses.
- We have an in-house interior designer for models, clubhouses, and leasing office that caters to the resident demographics.



1		7		13		19	
2		8		14		20	
3		9		15		21	
4		10		16		22	
5		11		17		23	
6		12		18		24	



OUR SERVICES

DEVELOPMENT AND PLANNING

- Site Selection and Plan Review
- Architectural Design and Consulting
- Density Planning
- Unit Mix and Square Footage Analysis
- Construction Recommendations
- Interior Decorating Consulting
- Exterior Design Consulting and Material Selection
- Routine Landscaping

MANAGEMENT

- Development and Implementation of:
 - *Approved Leasing Documents*
 - *Policy Manuals*
 - *Employee Training Programs*
- Operational Procedures:
 - *Leasing, Renewing, Rent Collection, Deposit Processing*

MAINTENANCE

- Daily Maintenance
- Preventative Maintenance
- Emergency Maintenance
- Special Projects
- Property Improvements or Rehabilitation

ACCOUNTING

- Initial Budget Planning and Consulting
- Annual Budget Development
- Budget Review and Reporting
- Monthly Reporting Mailed on the 31st of Each Month

LEASING AND MARKETING

- Highly Prioritize Online Review and Overall Reputation Management
- Development and Monitor Advertising Campaigns and ROI
- Annual Budgets and Monthly Reporting of KPIs
- Ongoing Analysis of Property Demographics
- Social Media Campaigns and Management
- HD Video Production for Properties
- Media Selection and Placement
- Public Relations, Event Planning and Promotions
- On-site Leasing and Training
- Analysis of Advertising Material

CORPORATE PROPERTY INSPECTION

- Weekly Inspection of the Property by Corporate Office
- Management Inspection of all Vacant Units
- Daily Manager Supervision from the Main Office
- Corporate Approval on all Capital Expenditures



Debbie E. Berdy

Founder and Partner

As Founder and Partner of Contemporary Management, Debbie leads the planning and long-term growth of the firm in the Southeastern United States. Through her tenure, she believes the key to success is aligning the

goals of the firm with the clients' needs by combining a full-service experience; consulting on items such as construction and design, interior decorating, marketing, financial expertise and maintenance.



Sonia Fox

CEO and Partner

Sonia Fox is CEO and Partner of Contemporary Management. She is a second-generation property manager who grew up in the business. As a respected businesswoman in property management since 1990, a Licensed Real Estate

Broker and Founder and Co-Owner of Sonia Jo's Interior Designs, Sonia has over twenty-five years of property management experience with a bachelor's degree in Business Management.



Pat Dailey

President, Chief Financial Officer and Partner

Pat is responsible for planning and developing the fiscal financial function and performance of Contemporary Management Concepts. He also develops, directs and evaluates the financial performance of properties and associations that are managed by CMC. This includes overseeing all aspects of the financial reporting for both the company and their clients. He provides

strategic, financial input and leadership on issues affecting the company and their clients to optimize return. Pat serves as the critical liaison with outside entities such as mortgage lenders, banks and insurance companies. He also oversees correspondence with auditors, insurance adjusters, government officials, tax authorities and appraisers.



CMC *Celebrating*
45 Years
 1979-2024
building relationships

13400 PROGRESS BLVD. ALACHUA FL 32615
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