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CONTEMPORARY MANAGEMENT CONCEPTS | 2025 PORTFOLIO GAINESVILLE STUDENT GAINESVILLE GAINESVILLE

<u> 1979</u>

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.

Consultant and Property Manager for Cedar Ridge Apartments in Gainesville. 100% fully rented at completion.

OV. Consultant and Property Manager for Arbor Apartments in Gainesville. 100% fully rented at completion.

Consultant and Property Manager for Cedar Ridge Phase II. 100% fully rented at completion.

Consultant and Property Manager for Fox Hollow Apartments in Gainesville. 100% rented prior to completion.

Consultant and Property Manager for Woodland Villas, Phase I in Gainesville. 100% rented before completion.

Consultant and Property Manager for The Arbor Apartments. 100% leased before completion of construction.

Consultant and Property Manager for Woodland Villas, Phase II in Gainesville. 100% rented before completion.

Consultant and Property Manager for Lakewood Villas, Phase I, II and III in Gainesville. 100% leased prior to completion.

Property Manager for Napier Grant Apartments located in Gainesville.

Ego.

Consultant and Property Manager for Spyglass
Apartments: Phase I and Phase II in Gainesville. 100% rented prior to completion.

CMC developed 30,000 square feet of office and warehouse space called Progress Park in Alachua, Florida

Nantucket Walk, receives award from City of Gainesville's Beautification Board for their contributions to the College Park neighborhood.

Retained by Fernando Gavarrete as Consultant and Property Manager for The Grove Condominiums in Gainesville

MAR. Nantucket Walk. All units were sold prior to completion.
Currently managing 14 units in this property.

FEB. Consultant and property manager for Arbor and Arbor East Apartments for the new owner.

MAR. Consultant and property manger for Villa Valencia in Orlando, Florida. 100% rented prior to construction

PR. Consultant and Property Manager for Grand Reserve Apartments in Ocala. 100% leased as of February 2004.

Consultant and Property manager for The Gatherings in Orlando. 100% leased two months prior to construction completion.

Consultant and Property Manager for The Links at Haile Plantation, Phase I and Phase II. 95% leased after 90 days.

Consultant and Property Manager for Lake Crossing, Phase I and Phase II in Gainesville. 100% leased 90 days later.

Consultant and Property Manager for Hunter's Crossing, Phase I and Phase II in Gainesville. 100% rented prior to completion.

Consultant and Property Manager for Huntington Lakes, Phase I and Phase II in Gainesville. 100% rented prior to completion.

Retained by Bosshardt Realty as Consultant and property manager for Cricket Club II Condominiums/Rentals in Gainesville.

Consultant and Property Manager for Summerlin at Winter Park in Winter Park, Florida.

Founder, Debbie Berdy joins the Board of Directors for Merchant & Southern Bank, Gateway Bank.

NOV. CMC developed 22 units at Upper Westside, a site directly opposite from UF in College Park, Gainesville.

Upper Westside receives award from City of Gainesville's Beautification Board for their contributions to the College Park neighborhood.

CMC was retained by Gator Housing Group, LLC a subsiduary of Tiforp Corporation to manage The Courtyards.

CMC moves further south in the state with their newest acquisition of WillowBrooke Apartments in Lakeland, Florida.

CMC was nominated for the Gainesville Area Chamber of Commerce's Business of the Year Awards in the 2011 Best Overall Large Business category.

NOV. Hunters Crossing and Lake Crossing earn Best Apartment Complexes in the Gainesville Sun 2016 Readers Choice Awards.

CMC was nominated for the Gainesville Area Chamber of Commerce's Business of the Year Awards in the 2011 Best Overall Large Business category

> Retained by Viking Group to manage Campus View Place, LynCourt Square & Lyons Corner near College Row, Gainesville.

JAN.

COMING SOON
Natura by Murbeck - Gainesville
www.naturabymurbeck.com

315 Units 1,2,3 BR Apartment rentals.

AMENITIES: Pool, Cabana, Pavilion,
Water Feature, Business Center, Game

Room, Playground, Fitness, BBQ Grills, Pickleball, Video Intercom Entrance

building relationships



FEB.

Retained by The Viking Group to lease and manage during pre and post construction of Element at Celebration Pointe Apartments in Gainesville. www.elementatcelebrationpointe.com



Retained by the Emory Group to assist in the development, pre-lease and management of The Domains at Tech City, a new construction community in Alachua. www.domainsftc.com



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.



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Retained by MMI Development to prelease and manage Progress Village, a 291 unit community in Tampa, Florida.



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.

SEPT.

Retained by Cherish Homes to manage Coventry Park, a 360 unit community in Jacksonville, FL.

AUG.

Retained by Viking Group to lease and manage during pre and post construction of 23West Apartments, Gainesville.



GAINESVILLE STUDENT COMMUNITIES





701 SW 62nd Boulevard Gainesville, FL 32607

(352) 373-6330

SpyglassApts.com





living like no where else.



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.

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

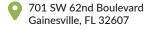
You can share rent with your closest friends or sign an individual lease. We

are also pet friendly with a pet park and dog wash station on-site.



- Roommate Matching Available
- Furnished Units Available
- Free Weight and Cardio Center
- Computer Lab and Coffee bar
- Gated Controlled Access
- Bus Routes to Santa Fe and UF
- Utility and Cable Packages Available
- Swimming Pool and Spa
- Fire Pit & Hammocks and Grilling areas

- Two Tennis Courts



(352) 372-3557

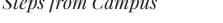
CourtyardsGainesville.com



Fust 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 stressfree since each apartment comes equipped with modern appliances and a complete furniture package.



- 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















1440 NW 3rd Place Gainesville, FL 32603

- (352) 415-2120
- NantucketWalk.com

408 NW 14th Street

(352) 415-2120

Gainesville, FL 32603

UpperWestsideUF.com





tile and french doors off the patio.





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.

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

AMENITIES

AMENITIES

• Covered Patio/Balcony

• French Doors off Patio

• Sound Suppression Between Units

• Granite Countertops

• Washer and Dryer

Crown Molding

• Flat-top Range

Wood Cabinets

• Stainless Steel Appliances

- 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







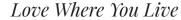


GAINESVILLE MULTIFAMILY COMMUNITIES



TWENTY THREE WEST

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



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















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



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.



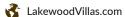
- Swimming Pool
- Fitness Center
- Basketball and Tennis Courts
- Computer Lab
- Washer and Dryer
- Walk to The Oaks Mall
- Pet-friendly
- Patio or Balcony
- Internet Included In Rent Skylights
- Nature Observation Deck

















4000 NW 51st Street Gainesville, FL 32606

(352) 376-6440

LakeCrossing.com

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.

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











- 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

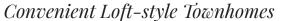






Treebecka Park

- 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.

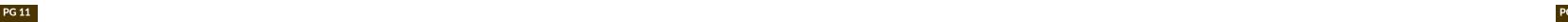
- 24 Hour On-call Maintenance
- Loft-style Townhomes
- Natural Wooded Setting
- On-site Management
- Outdoor Fitness Equipment
- Patios or Balconies
- Pet-friendly
- i et-friendiy
- Playground
- Tennis & Pickleball Courts
- Renovated Units Available
- Washer/Dryers in Units





















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 and Sun Deck
- Pet-friendly Community with Dog Park
- Garages Available
- Tile and Wood-inspired Floors Available
- Cathedral Ceilings
- Corporate Units Available
- Walk-in Closets
- Picnic Area and Outdoor Kitchens
- Basketball and Tennis Courts



- Screened Patios or Balconies

- Stainless Steel Appliances



5400 NW 39th Avenue Gainesville, FL 32606

HuntingtonLakes.com

(352) 376-9905

Luxurious Waterfront Living

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.

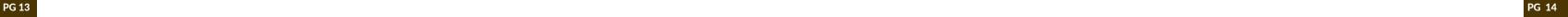
We offer one, two, and three bedroom floor plans in northwest Gainesville, with townhouse or garage options and water views. Choose from many different floor plans and enjoy vaulted ceilings and built-in shelves.

- 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















3006 SW 23rd Street Gainesville, FL 32608

(352) 377-5221

BridgelightApts.com



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 20ft. 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.

- Pet Stations
- Convenient Location
- Tiled Foyer and Kitchen
- Walk-in Closets
- Washer and Dryer in Select Units
- Patio Off Living Room



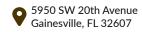
AMENITIES

- 24-hour Laundry Facility
- Newly Renovated Units Available
- Sparkling Pool

- Dog and Cat-friendly

- Unique Loft-style Bedrooms





(352) 332-3022

WoodlandVillas.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

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





time to unwind and relax.









4781 SW 36th Rd Gainesville, FL 32608

(352) 570-3876

elementatcelebrationpointe.com

At Element, our apartments are tailored to meet your every need. Discover a seamless blend of modern luxury and everyday convenience, with designer-inspired interiors, resort-style amenities, and a vibrant community. Enjoy easy access to delicious eateries, unique shopping outlets, and family friendly entertainment in Celebration Pointe, making Element the perfect place to live, work, and play.

Luxury Living In Gainesville, Naturally Inspired

AMENITIES

- 100% Smoke Free Community
- Spin Cycling & Yoga Areas
- 24/7 State of Art Fitness Center
- Outdoor Community Area
- Social Lounge with Billiards Table
- Chef-inspired kitchen
- Full-size energy efficient Washer/Dryer
- Spacious Walk-In Closets
- Private Single or Double Verandas
- Cox High-Speed Preferred Internet
- Valet Trash and Recycling
- Digital Smart Thermostats











HOUSES **FOR RENT**





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



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













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



13900 Tech City Circle Alachua, FL 32615

(352) 415-3400

Domainsftc.com



Experience Sustainable Modern Luxury Living

Nestled adjacent to a sprawling 7,200-acre Natural Preserve & conveniently located within San Felasco Tech City with easy access to I-75, our smoke-free community offers a vibrant live-work-play lifestyle! Choose from modern 1, 2 & 3 bedroom layouts designed for comfort and convenience.

Conveniently located near several schools and universities, The Domains makes it easy to navigate to class and popular local spots for dining, shopping, adventuring, and more. Our sustainable luxury rental home community caters to your every need, all while enjoying the convenience of our prime location.

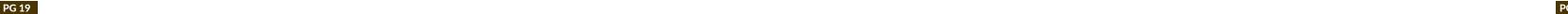
- Modern Home Features
- EV Charging Stations
- 2-Car Direct Entry Garage
- Pet Friendly
- Walking Trails
- Restaurants & Social Lounge
- Valet Trash
- Chef inspired Kitchens
- Dining and entertainment within
- walking distance • Wood-inspired plank flooring







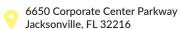




JACKSONVILLE COMMUNITIES







(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

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

with hot tub and sun deck, and even a private running path on-site.

Center's shopping, dining and entertainment options.



• 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



AMENITIES

Theater

Business Center

Playground

The Waterford at Mandarin



(904) 262-3459

WaterfordMandarin.com

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!

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

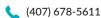












SummerlinAtWinterPark.com



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

WILLOWBROOKE APARTMENTS



(863) 647-2338

WillowBrookeLakeland.com



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

LAKELAND, TAMPA

- Basketball Court
- BBQ and Picnic Area
- Clubhouse
- Fitness Center
- Pool and Sundeck
- Tennis Court
- Fireplace
- Patio/Balconv
- Washer and Dryer Available
- Wood-style Floorings





















Refreshingly Better





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





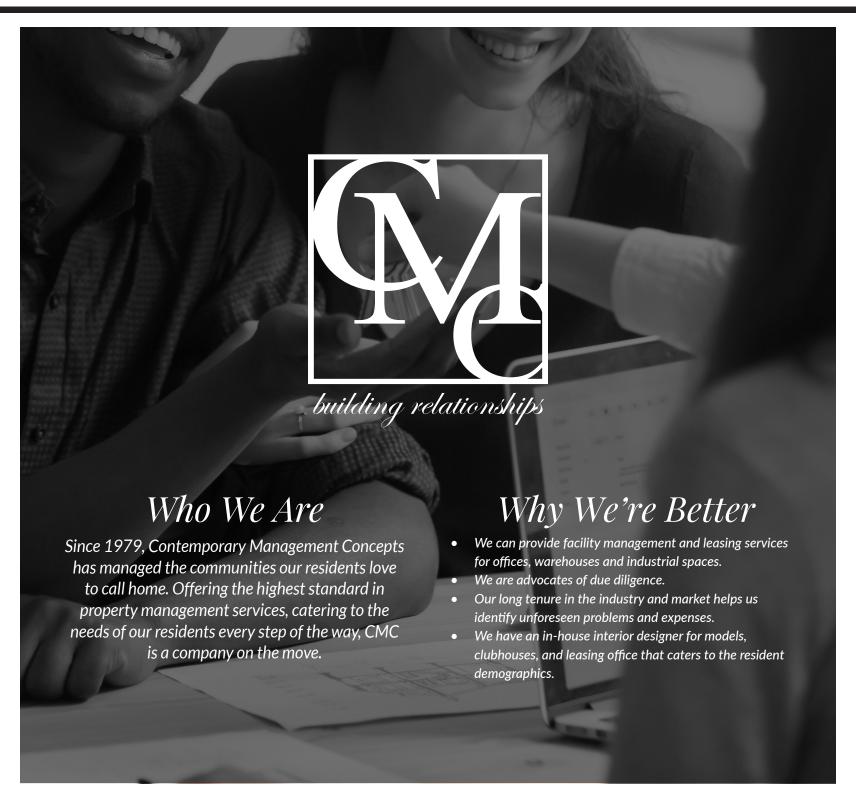


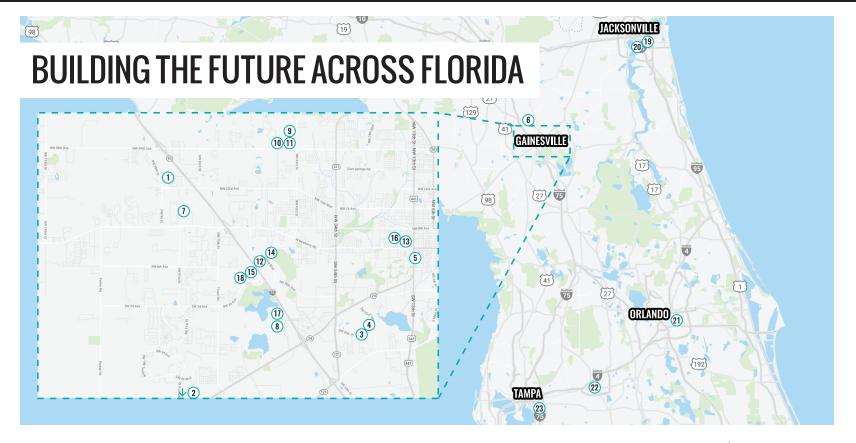






PG 26 PG 25





















































































OUR SERVICES

DEVELOPMENT AND PLANNING

- Site Selection and Plan Review
- Architectural Design and Consulting
- Density Planning

MANAGEMENT

Policy Manuals

• Unit Mix and Square Footage Analysis

• Development and Implementation of:

• Approved Leasing Documents

• Employee Training Programs

• Construction Recommendations

EASING AND MARKETING

- Highly Prioritize Online Review and **Overall Reputation Management**
 - Development and Monitor Advertising Campaigns and ROI
 - Annual Budgets and Monthly Reporting of KPIs
 - Social Media Campaigns and

- HD Video Production for Properties
- Media Selection and Placement
- Public Relations, Event Planning and Promotions
- On-site Leasing and Training
- Analysis of Advertising Material

• Weekly Inspection of the Property by Corporate Office

CORPORATE PROPERTY INSPECTION

- Management Inspection of all Vacant
- Daily Manager Supervision from the Main Office
- Corporate Approval on all Capital **Expenditures**

- Ongoing Analysis of Property Demographics
- Management

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.

MAINTENANCE

- Daily Maintenance
- Preventative Maintenance

- Emergency Maintenance
- Special Projects
- Property Improvements or Rehabilitation

• Exterior Design Consulting and

Material Selection

Routine Landscaping

• Operational Procedures:

• Leasing, Renewing, Rent

Collection, Deposit Processing

ACCOUNTING

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

