

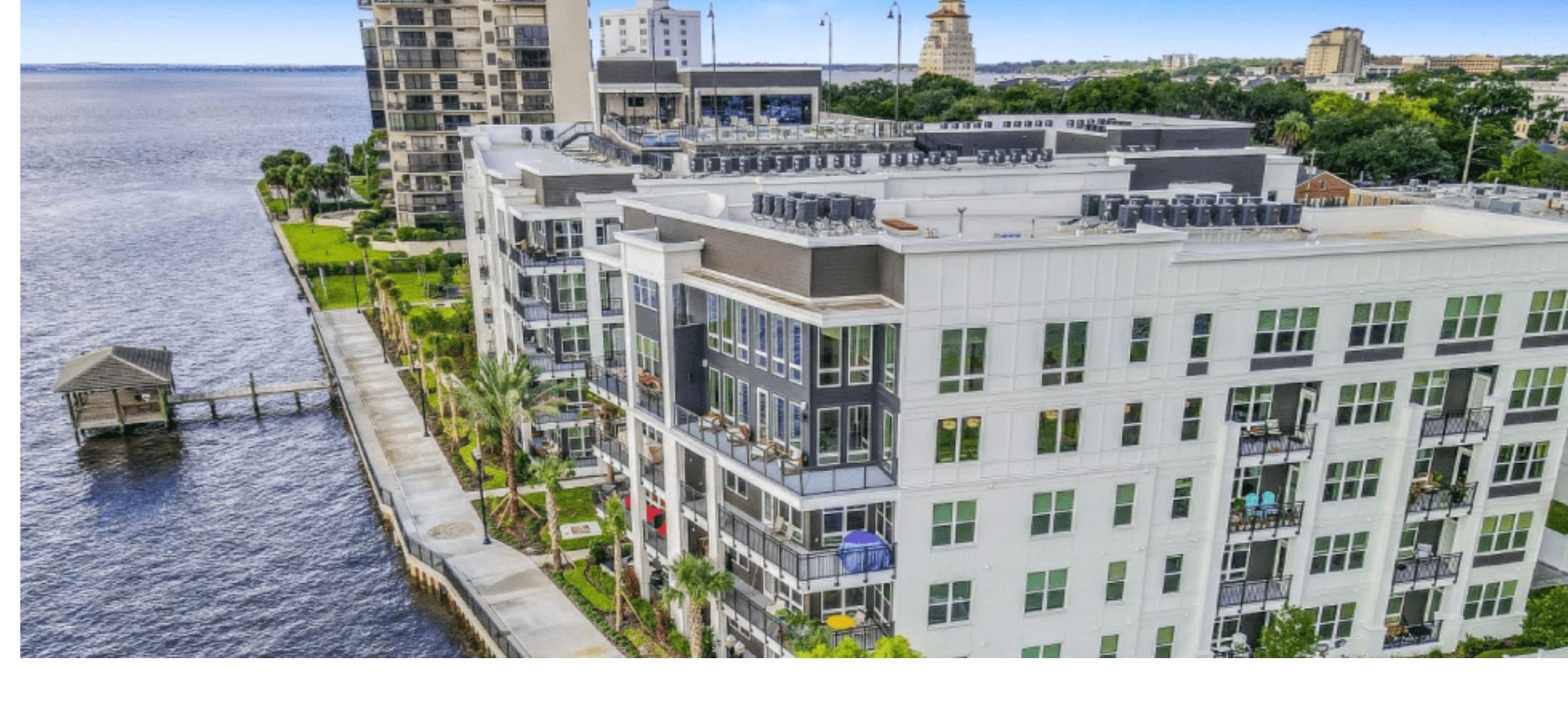
## TriBridge Residential Multi-Family Communities

TriBridge Residential is a full-service multifamily investment, management and development company in the Southeast US.

### the challenge

As one of the top multi-family investment, management, and development companies in the Southeast, TriBridge strives to make smart investments and offer creative living solutions. Since 1999, TriBridge has been part of building or acquiring over 35,000 units.

With so many large-scale multi-family construction projects and acquisitions happening each year, it's important to have a third-party construction expert providing insight. It takes an experienced team to be able to accurately evaluate properties and negotiate concessions without losing a deal or finding costly problems down the road.



### the zumBrunnen solution

The zumBrunnen team is a construction consultant and 3rd party representative that ensures the success of many of TriBridge acquisitions and construction projects. With a wide range of experience in multi-family construction, the team brings value to clients with extensive knowledge and expertise.

zumBrunnen's team often uncovers unforeseen problems like areas of water intrusion that aren't readily visible. On one property, TriBridge was able to negotiate \$75,000 in concessions from the seller because of defects noted in a zumBrunnen PCA report.

Complex multi-family projects can have tight timeframes and underlying issues. zumBrunnen's collaborative approach makes sure projects meet due diligence timeframes and clients understand complexities that could lead to costly fixes in the future.



### project details

- 35,000+ Units since 1999
- \$3 Billion+ in Real Estate Acquired or Constructed
- Negotiated a \$75,000 concession from zumBrunnen's Property Condition Assessment Report



**Rob Milam**

Project Manager and CEO



## Multifamily Residential Companies Need Experts to Help Make Acquisitions & Construction Projects a Success

1.

### property condition assessments (PCA) for acquisitions

The quality of a property condition assessment can make or break a deal. zumBrunnen understands risk tolerance and helps to manage by utilizing elite project managers with decades of field experience. We make good, smart deals possible!

2.

### construction monitoring services (CMS) for new construction

We're not your typical building consultants. As independent building consultants, zumBrunnen takes a unique approach in driving real value for clients. All of our consultants are Senior Project Managers at the top of their careers. Each team member focuses on – providing smart solutions, offering big cost savings, and assisting clients in realizing the benefits of better quality buildings.

3.

### reserve studies

With aging buildings, tough competition, and increasing operating expenses, capital reserve planning is critical. zumBrunnen's reserve studies deliver thorough assessments, expert guidance, and are powered by easy-to-use proprietary software to create smart, disciplined, rolling capital reserve plans.