

GrayCo. Apartment Property Assessments

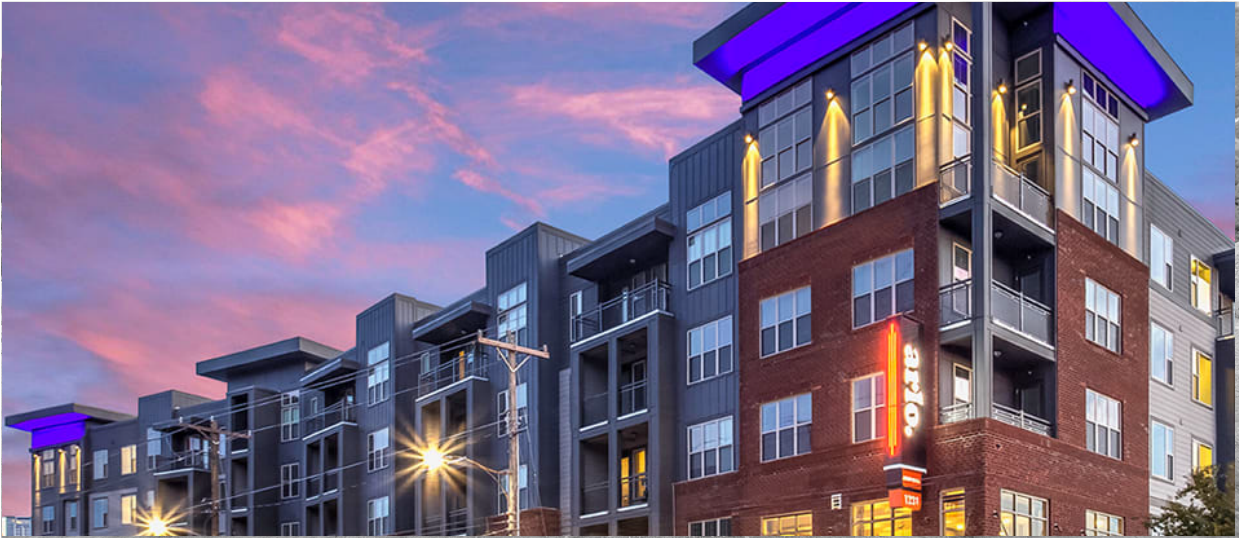
zumBrunnen's thorough and rapid response times are integral to the success of companies like GrayCo, Inc., as they have to act quickly to capitalize on prime investment opportunities before the property is purchased by another party.



the challenge

GrayCo, Inc. is a property management and investment company that buys, sells, and operates multifamily facilities throughout six states. The company is focused on monitoring the condition of their 5,300+ unit garden style apartment complexes to ensure that they are both safe and appealing to renters.

In addition to monitoring their 25+ investment properties, GrayCo, Inc. must thoroughly assess each new property before they add it to their portfolio. This can be incredibly challenging, as the ability to detect concerns with a prospective investment property requires construction expertise. If a major issue goes unnoticed during the assessment process, it could drastically damage the profitability of the new investment. Therefore, it is essential that all assessments are performed by experienced personnel.



the zumBrunnen solution

GrayCo, Inc. has partnered with zumBrunnen for many years. The company contracts with zumBrunnen for Property Condition Assessment and Construction Monitoring services. During these inspections, the zumBrunnen team conducts a detailed, thorough analysis in order to identify any and all issues with the property. Once a Property Condition Assessment is complete, zumBrunnen provides GrayCo, Inc. with a detailed assessment report. This document outlines any concerns that were discovered by the zumBrunnen team. The report also provides recommendations for resolving these issues, which allows GrayCo, Inc. to make informed investment decisions.

When GrayCo, Inc. contracts with zumBrunnen for Property Condition Assessment services, an expert responds to the property site as quickly as possible. zumBrunnen then provides GrayCo, Inc. with the assessment report within 24 hours of completing the inspection. zumBrunnen's thorough and rapid response times are integral to the success of companies like GrayCo, Inc., as they have to act quickly to capitalize on prime

project details

- Typical investments are suburban garden apartment complexes between \$60-70 million
- zumBrunnen identified and documented a drainage issue on an Atlanta property that went unnoticed.
- zumBrunnen identified that a roofing contractor was improperly installing a new roof and ensured that the issue was corrected before sustaining long-term damage.
- zumBrunnen adds value to GrayCo, Inc.'s investment properties by ensuring that concerns are addressed immediately.



“zumBrunnen has added a lot of value for us overtime in making sure projects are successful and issues are addressed immediately.”

Paul Sheehy
Senior Living Contractor and Consultant - President, Gray Co




Large Property Investments Need Construction Experts to Help Teams Make Smart and Quick Decisions

1.

multiple stakeholders


Managing large scale apartment acquisitions involves specialized facilities, funding, and teams of people to complete the project successfully. With so many factors, it is easy to overlook details in analyzing whether an investment is smart. zumBrunnen utilizes its decades of experience to help teams work together toward making smart, expedient investment decisions.



2.

fast-paced industry

Garden Style Apartment Complexes and multi-family projects are a rapidly growing market. With fast-track real estate transactions and accelerated construction schedules, having an independent building expert on the team keeps things on schedule and saves money.



3.

holistic approach

We help clients with apartments and multi-family developments evaluate the condition of properties, particularly when the assets are being bought and sold. We also oversee new construction projects, coordinate renovations and/or expansions, and assist with major repairs.

