

# PRESS RELEASE



## FOR IMMEDIATE RELEASE

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**Subject: Hammerly Oaks Apartments**, 8791 Hammerly Blvd., Houston, TX 77080

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In September of 2012, Hayman Properties purchased the 520 unit multi-family property known as Hammerly Oaks in Houston Texas. Hammerly Oaks has deferred maintenance and therefore realized below market rents and higher vacancy rates. Hayman Properties strategy will be to implement a rapid, high-quality lease-up play, renovate the apartment exteriors and interiors, add fresh landscaping and assign Advantage Property Management to assume day-to-day management and implement the strategy. Hayman Properties projects that these efforts will increase occupancy, NOI, tenant quality of life at Hammerly Oaks and investors return of equity.

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### About Hayman Properties

Established in 2011, Hayman Properties, LLC acquires value add and opportunistic real estate assets targeted to deliver consistent and reliable operating cash flow and significant capital appreciation.

### Strategic Position

- Avoid competition for properties targeted by generally lower performing REITS & Institutions; typically properties under \$25MM or properties classified as "special situations"
- Reposition properties acquired, thereby adding significant value
- Manage properties with almost fanatical diligence via wholly owned and operated Advantage Property Management

Hayman Properties value add, opportunistic approach, combined with its unique strategy, and strict due-diligence process produces:

- Improved cash flow
- Improved long-term appreciation
- Ability to deliver unmatched service and predictable, superior results

### About Advantage Property Management

In 2011, Hayman Properties created Advantage Property Management, LLC. The two companies work hand-in-hand, sharing common administrative and business services. The combined approach of Hayman Properties and Advantage Property Management has benefited both investors and tenants alike, and contributed greatly to the multi-state success of both companies.

In addition to property and on-site management, Advantage Management also offers:

- Asset Management
- Bookkeeping
- Accounts Payable / Accounts Receivable
- Cash Management (Reserve Account set-up for taxes & insurance)
- Annual Budget
- Quarterly Forecasting
- Analysis daily, weekly, monthly, quarterly, ad hoc (as requested)
- Advantage can manage your rehab

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