



Barratt Asset Management  
602 North Capitol Avenue  
Indianapolis, IN 46204  
317.550.0214



# INVESTMENT OVERVIEW

*Finding Opportunity, Creating Value*





# *A Seamless Investment Experience*

*\* Lexington Green Villa Capri Apartments  
Speedway, IN*



## INVESTMENT

Our comprehensive due diligence plan allows us to identify value-creation opportunities. Through our conservative risk assessments and creative debt structures, we can promote strategic, attractive returns. At BAM, we source capital on a direct-basis, without the use of middlemen. This ensures transparency and accessibility, enabling timely delivery of investor reports.



## MANAGEMENT

We use a collaborative approach through the asset's entire life-cycle. We work to develop long-term revenue growth plans. With aggressive marketing and leasing tactics, preventative maintenance and the right amount of care and attention, we can maximize investor return.



## (RE)DEVELOPMENT

As a lean, flexible, boutique firm, we move quickly to achieve our objectives. By assessing market conditions and working with trusted contractors, we provide efficient, value-add renovations. This ensures the longevity of the asset and increases the ROI.

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# INVESTMENT OVERVIEW

## OBJECTIVE

BAM and its affiliated companies focus on the acquisition of multifamily assets that offer day one cashflow with the opportunity to add value through physical improvements and/or management efficiencies.

BAM takes a disciplined approach to select assets that fit a tight strike zone of acquisition criteria, offering the greatest chance of success with the least amount of risk possible. The model further reduces risk through the use of permanent, low interest financing not available to market peers.

## SERVICES



Leading Industry Technology



All Capital Sourcing  
Done In-house



Precision Underwriting  
and Due Diligence



National Network of Investors

## PARTIAL PORTFOLIO SUMMARY



> Oakdale Square Apartments	> White River Village Apartments	> Woods Edge Apartments	> Lexington Green Villa Capri Apartments
> Bloomington, IN	> Anderson, IN	> Muncie, IN	> Speedway, IN
> 200 Units, 26 Buildings 208,660 SQ. FT.	> 89 Units, 8 Buildings 70,054 SQ. FT.	> 112 Units, 16 Buildings 112,000 SQ.FT.	> 237 Units, 16 Buildings 231,867 SQ. FT.
> 96% Avg. Occupancy	> 95% Avg. Occupancy	> 91% Avg. Occupancy	> 96% Avg. Occupancy
> Acquired in 2017	> Acquired in 2016	> Acquired in 2015	> Acquired in 2016



# EXECUTIVE TEAM



Ivan Barratt  
CEO and Founder



Adam Ehret  
Principal, VP of Acquisitions &  
Asset Management



Jerry Hyatt  
Director of Maintenance



Emilee Meyers  
Director of Finance & Operations

*\* Woods Edge Apartments  
Muncie, IN*



## ABOUT

Barratt Asset Management was formed in 2010 and is now headquartered in the heart of Indianapolis. BAM has grown from management of a few small properties to over 100 million in total assets. With a mindset of steady and deliberate growth the company continues to expand its portfolio.

The team is comprised of 30 employees with more than 50 years of experience in asset management, finance, acquisitions, renovations, and ownership. Further, the company strives to execute best practices in leasing, marketing, back-office infrastructure, technology, timely service, maintenance, and valuable outside vendor relationships. BAM continuously endeavors to perform at a high level for its own portfolio as well as its third-party property management portfolio.

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