



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



# MANAGEMENT SERVICES OVERVIEW

*Finding Opportunity, Creating Value*





# A Seamless Asset Management Experience



## 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 with owners through the asset's entire life-cycle, treating each property as if it were our own. We work with owners 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 stake-holder return. BAM's flat corporate structure means that an owner is never more than one degree away from the leadership team. So call us!



## (RE)DEVELOPMENT

As a lean, flexible, boutique firm, we move quickly to achieve owner 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 owner's ROI



# MANAGEMENT SERVICES OVERVIEW

## MISSION

BAM specializes in the acquisition and management of multi-family apartment communities.

BAM utilizes the knowledge and strengths of its employees and local market expertise to provide an array of real estate services to achieve maximum benefit for residents, owners and investors.

## SERVICES



24/7/365 Owner account access via our platform



Leading Industry Technology



90% of Work Orders Serviced In-House



Resident Screening From Every Angle



Targeted and effective marketing



Local Area Expertise and Network

## PARTIAL PORTFOLIO SUMMARY



- |  |   |   |  |
|--|---|---|--|
| › Oakdale Square                             | › White River Village                     | › Woods Edge Apartments                     | › Lexington Green                            |
| › Bloomington, IN                            | › Anderson, IN                            | › Muncie, IN                                | › Indianapolis, IN                           |
| › 200 Units, 26 Buildings<br>208,660 SQ. FT. | › 89 Units, 8 Buildings<br>70,054 SQ. FT. | › 112 Units, 16 Buildings<br>112,000 SQ.FT. | › 237 Units, 16 Buildings<br>231,867 SQ. FT. |
| › 96% Avg. Occupancy                         | › 95% Avg. Occupancy                      | › 91% Avg. Occupancy                        | › 96% Avg. Occupancy                         |



# 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



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## TESTIMONIALS

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“I had given up on my entire portfolio and was ready to sell it all. Dealing with property managers was frustrating and I wasn't making any money. In a last ditch effort, I hired BAM. All these years later, I'm glad I stayed in the game. BAM understood my investment strategy, increased my ROI, and reignited my passion for Real Estate.”

- Andrew Baker, Current Client

“The best part about working with BAM is how quick they are to reply to my questions. Their communication tools are effective and user-friendly. As an owner, it's comforting to know that they care about my properties just as much as I do.

-David Crook, Current Client

“Over the past year I've had a chance to experience what superior property management looks like - and it looks like BAM. Of the four management companies I work with, BAM is by far the best. Their staff is proactive, responsive, and conscientious - making life easier for both me and my tenants.”

-Corky Sinclair, Current Client

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