

SUNRIDGE MANAGEMENT GROUP

The finest of apartment homes are managed by SunRidge Management. If you insist on a superb home, a wide array of amenities, and great value, you must look to SunRidge. You will find that SunRidge gives you personal service and an immaculate environment in which to live. SunRidge properties are kept "Clean and Green" for your enjoyment. SunRidge's strong commitment to excellence has drawn a truly gifted team of Friendly and Enthusiastic Professionals to serve you.

COMPANY PROFILE

Our Company

SunRidge Management Group, Inc. was formed in 1990 by Ronald F. Akin, who remains the company's president and sole owner. From that original beginning until today, the company has grown to a corporate staff of 24 and approximately 350 on-site associates. There are currently 70 properties being managed by the SunRidge Management Group, Inc. team throughout the United States.

Our Philosophy

Our business and management philosophy centers on professional dedication and a focused commitment to the achievement and maintenance of top level performance. A key component in this proven success formula is intensive focus on the income and expense area of each asset. To maximize the asset's full potential, SunRidge employs a high caliber of corporate and on-site staff personnel, quality volume purchasing, and a hands-on approach to the day-to-day operations. A full-service real estate management company, SunRidge is recognized as an organization with proven abilities to achieve the asset goals of long term profitability and enhanced value.

Proven Keys for Successful Property Performance:

PEOPLE, PRICE, PRODUCT, PROMOTION, and PRIDE

MANAGEMENT SERVICES

SunRidge offers a full line of professional management services designed to meet the specific needs of each real estate asset.

Management - SunRidge conducts a thorough assessment of each asset and prepares a comprehensive and long-term management plan.

Marketing - SunRidge employs innovative marketing strategies and proven techniques to position the assets in the marketplace and stabilize and increase market share.

Operational System - SunRidge management teams operate under a network of streamlined systems designed to assure consistency and a high level of performance.

Maintenance - SunRidge maintains each asset with an extensive and detailed preventive maintenance system and proven renovation management program.

Accounting - SunRidge utilizes a customized computer accounting system to offer immediate access to daily financial information and operational reports. This system links each asset with the corporate office through an extensive network. In addition to the assets currently under management, SunRidge also provides accounting and reporting services to other real estate management organizations.

Brokerage - SunRidge management's in-house brokerage department allows SunRidge to meet its clients acquisition and disposition needs.

Consultation - SunRidge management can assist and support all aspects of real estate management. Our management team can provide their knowledge and expertise in Administration, Budgeting, Marketing, Operations, Accounting, Maintenance and Strategic Development.

CORPORATE PROFILES

SunRidge Professionals

The SunRidge organization is comprised of experienced, talented, and proven real estate professionals. These individuals represent an average of 25 years of experience and extensive nationwide market knowledge. The caliber and commitment of professionals within the SunRidge organization is considered its greatest asset and the primary reason for its continued growth and success.

RONALD AKIN, CPM - President

Ron Akin is the President and sole owner of SunRidge Management Group, Inc.

Mr. Akin has over 35 years of property management experience.

Prior to starting SunRidge, Mr. Akin served for eight years as Senior Vice President for the Western Division of Johnstown Management Company, Inc. In this position he supervised a real estate portfolio comprised of 175 apartment communities and 45,000 units. Mr. Akin's portfolio spanned the Western section of the United States and encompassed 12 states and 30 cities. Mr. Akin directed the efforts of five Vice Presidents and 20 Assistant Vice Presidents. Mr. Akin began his real estate management career in 1974 as a Property Manager for Gold Crown Properties in Lincoln, Nebraska. During his tenure with Gold Crown, he was promoted and transferred through the ranks to the position of Vice President. In this position, Mr. Akin oversaw a portfolio of 40 properties and 7,500 units and directed a staff which included five Assistant Vice Presidents. Mr. Akin earned his Certified Property Manager designation through the Institute of Real Estate Management in 1983. Mr. Akin served on the board of the Apartment Association of Greater Dallas in 1989.

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DAN LOCKLEAR, CPA - Chief Financial Officer

Dan Locklear is Chief Financial Officer for SunRidge Management Group, Inc.

Mr. Locklear oversees all aspects of accounting including, payroll, cash management and the accounting information systems. Mr. Locklear brings over 18 years of real estate finance experience to the organization.

Prior to joining the company, Mr. Locklear served as Chief Financial Officer for Johnstown Management Company, Inc. During his eight-year tenure, Mr. Locklear was responsible for directing the departments of payroll, accounting, information systems and cash management for a portfolio, which at one time consisted of 750 properties and 150,000 units.

Mr. Locklear began his real estate finance career as an asset controller for the Trammel Crow Company in 1980 where he had operational responsibility for projects from raw land purchases, development, lease-up and sale or syndication.

Mr. Locklear graduated cum laude from the University of Houston with a Bachelors Degree in Accounting. He received his Certified Public Accountant designation in May of 1980 and his Texas Real Estate Broker's license in August of 1990.