

WRH

You Matter

Property Management & Advisory Services Overview





Our Vision

Vision Statement

To be the recognized leader in quality multifamily real estate services in the southeastern United States.

Core Values

We believe in:

- The training, development and empowerment of our team members
- Promoting a team environment with mutual respect
- Measuring success by the satisfaction of our residents and clients
- Creating opportunities from change
- The pursuit of excellence while never compromising our integrity or ethics

Operating Philosophy

Leadership – We lead by establishing a clear vision, setting measurable goals, and fostering a positive and creative work environment

Empowerment – We empower our team members to utilize their talents and ideas to achieve established objectives

Support – We work together as a team supporting each other's activities and goals

Accountability – Each team member is accountable for his or her individual behavior and performance

Our Services

At WRH Realty Services we employ a simple philosophy: that the pursuit of excellence, vision, and integrity be at the forefront of each and every business practice. Whether it's working directly with the property, advising an investor or client, or identifying new acquisition opportunities, our decisions and operations reflect these high-quality standards. WRH Realty Services, LLC is one of the largest privately owned, full-service multifamily property management companies in the Southeastern United States, comprised of more than 12,000 units.

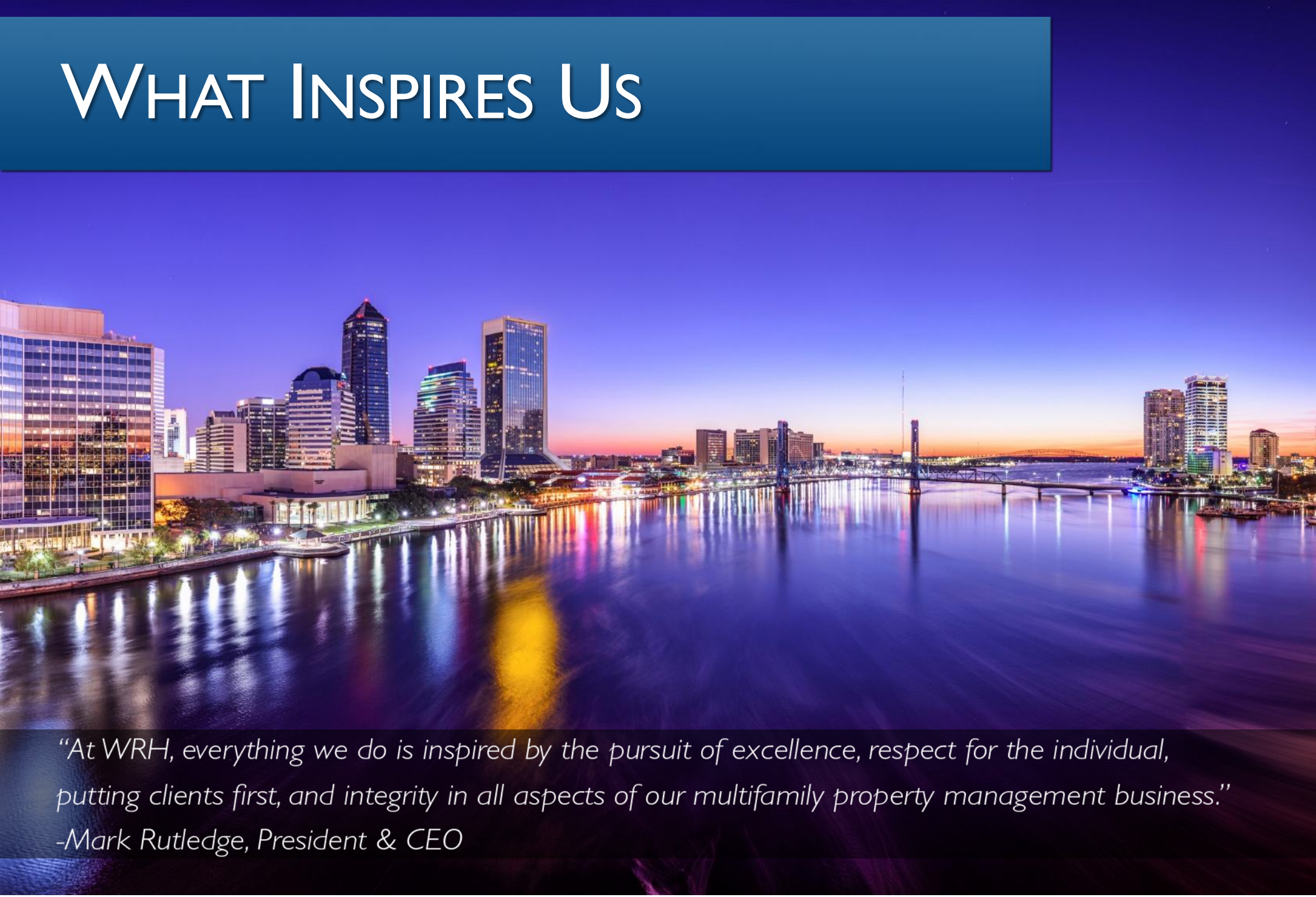
As an industry leader in real estate management, our mission is to exceed expectations with professional expertise, innovative techniques, and superior customer service.



Our Services Include:

- Property Management
- Construction Services
- Advisory Services
- Pre-Development Consulting
- Real Estate Investment
- Due Diligence Services
- Affordable Compliance Services

What Inspires Us

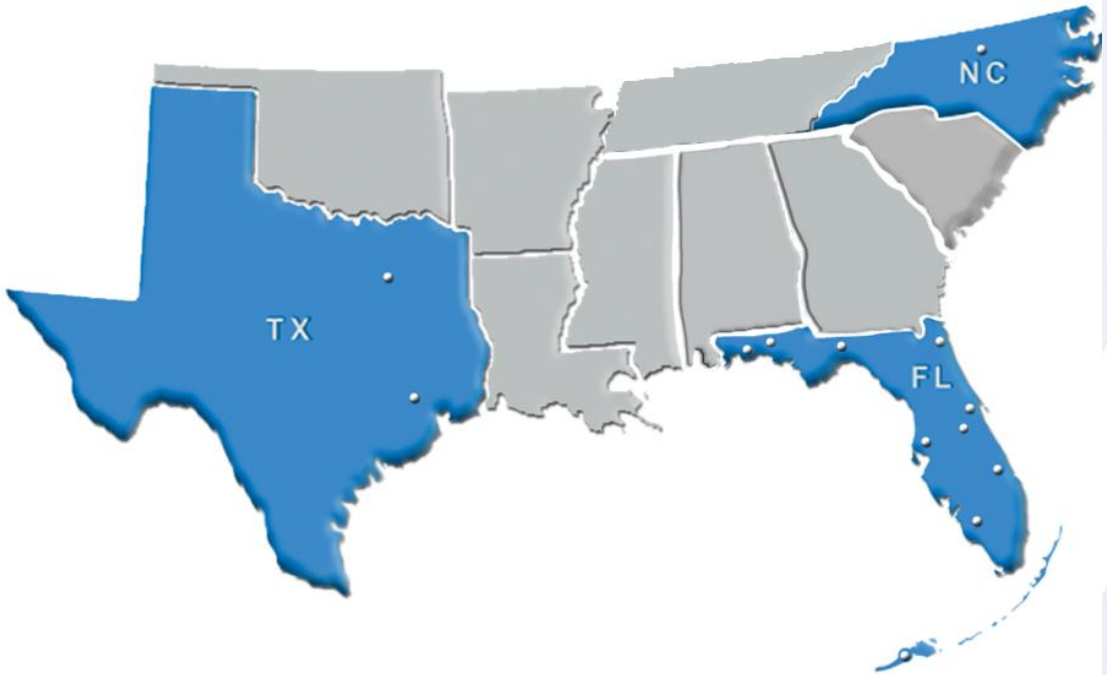


"At WRH, everything we do is inspired by the pursuit of excellence, respect for the individual, putting clients first, and integrity in all aspects of our multifamily property management business."
-Mark Rutledge, President & CEO

WRH Realty Services



Market Overview



Locations

Headquarters:
St. Petersburg | Florida
Jacksonville | Florida

Overview

12,000+ units

28 cities
3 states

Markets

Florida
North Carolina
Texas

Strategies

New Development
Renovation
Distressed
Receivership

Product Type

Luxury
Urban/Suburban
High-rise
Mid-rise
Garden-style
Affordable
Senior
Workforce

WRH Success

Employee Satisfaction

400 +/-
Employees

Best Places to Work in Multifamily®

glassdoor
4.5

Glassdoor – 4.5
Employee Recommendation

Top Notch
Career Development
and Training

Growth

12,000+
Total Units

12 US Markets
Across 3 States

11,630 total
Units Leased-up

Over 2 decades of
Annual Revenue Growth

Company Recognition

Best & Brightest
Management Companies
to work for in the **Nation.**
('26, '25, '24, '23, '22, '21)

Top
Philanthropic
Organizations

SatisFacts epIQ Rating
Top Management Company
(25+ communities)

Top 25 Property
Management Firms
(Tampa Bay Business Journal)

WRH Key Differentiators



The WRH Advantage

Service

- Boutique style access to executive team
- Systems built from ownership perspective
- Institutional level technology and information systems
- In-house development, renovation and reposition specialists

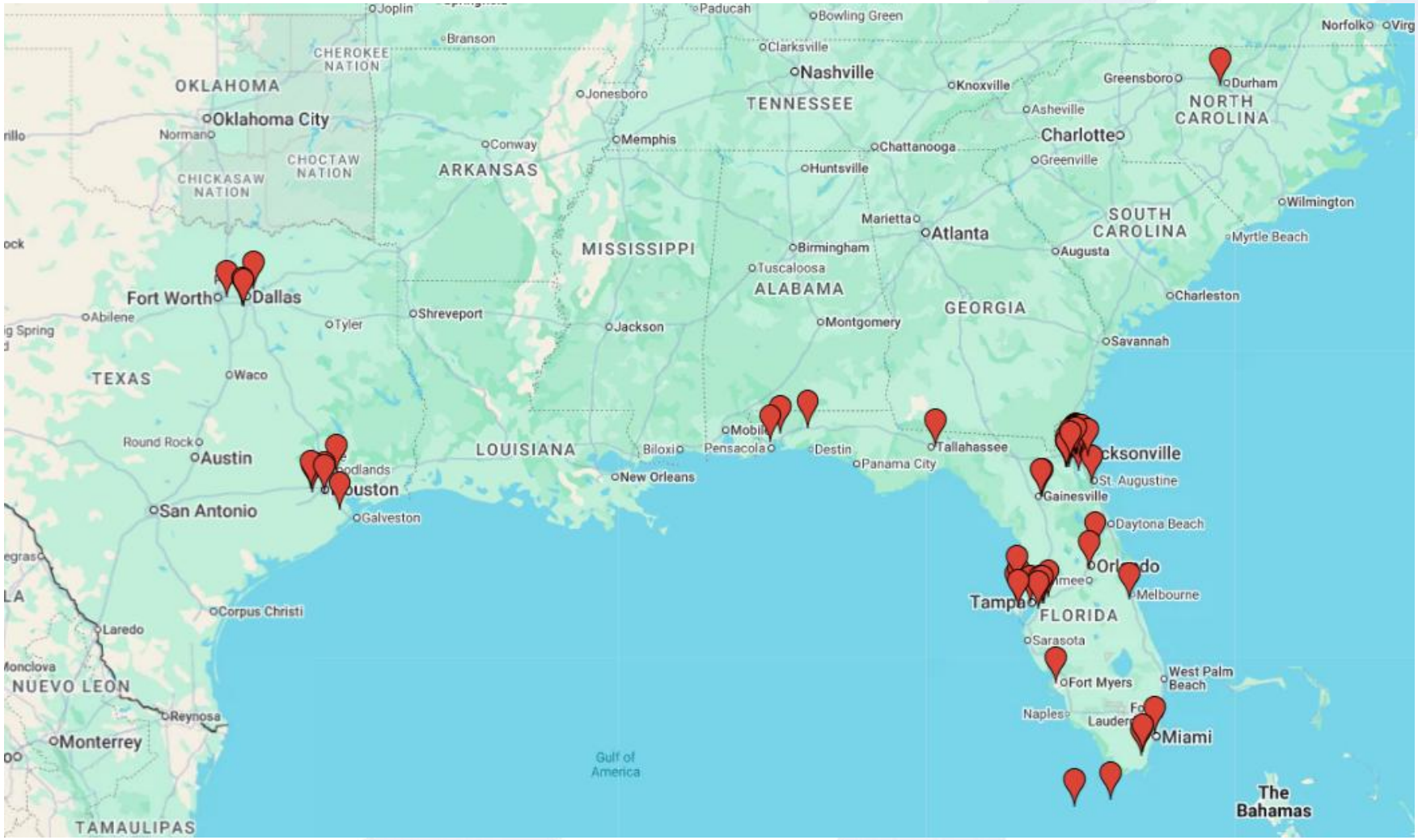
Experience

- Over 28 years of broad-based apartment experience
- Executive team industry leadership & tenure
- Over two decades of revenue growth
- Conventional, affordable, and luxury expertise

Quality

- Best in class technology systems
- Established and stable Board of Directors
- Financial strength and critical mass of operations
- Transparent and robust management reporting

WRH Realty Portfolio



[WRH Realty Services Communities]

WRH Portfolio

Florida

Property	Location	Units	Property Type	Managed Since
Abigail Court Senior	Port Richey	90	LIHTC	2016
Ambar Key	Florida City	94	LIHTC, SAIL	2026
Ambar Key Homes	Florida City	155	LIHTC, SAIL	2026
Ambar Station	Homestead	576	LIHTC	2026
Ambar Trail I	Homestead	210	LIHTC	2026
Ambar Trail II	Homestead	132	LIHTC	2026
Andrew Landing	Riverview	108	LIHTC, CB	2024
Aspire at Gateway	Pinellas Park	329	Market	2025
BC Tampa Properties	Tampa	144	Market	2002
Caroline Oaks Senior	Jax - Downtown	82	LIHTC, SAIL, County Bond	2015
Carter Crossing Senior	Milton	93	LIHTC	2017
Cassie Gardens Senior	Orange Park	96	LIHTC	2017
Ciel	Jax - Southside	400	Market	2017
Coco Vista	Marathon	109	LIHTC/SAIL- Workforce	2022
Coralina	Cape Coral	186	Market	2019
Emery Cove	Tallahassee	96	LIHTC	2022
Enclave at Canopy Park	Orlando	104	LIHTC/MMRB/SAIL,HTF	2025
Gavin Point	Jacksonville	105	LIHTC, CB	2024
Katie Manor Senior	Crestview	102	LIHTC, Senior	2015
Kelsey Cove	Brandon	108	LIHTC, IA	2021
Landings at Boot Ranch	Palm Harbor	232	Market	2010
Landon Preserve	Brandon	230	LIHTC, IA, MMRB	2021
Lofts at Cathedral	Jax – Downtown	120	LIHTC, SAIL, SHIP, HOME	2024

WRH Portfolio

Florida (Continued)

Property	Location	Units	Property Type	Managed Since
Lofts at Brooklyn Station	Jax – Downtown	133	LIHTC, IA, MKT	2018
Lofts at Jefferson	Jax - Downtown	133	LIHTC	2018
Lofts at LaVilla	Jax – Downtown	130	LIHTC	2016
Lofts at Monroe	Jax – Downtown	108	LIHTC	2017
Lofts at Murray Hill	Jacksonville	117	LIHTC, IA, MKT	2020
Lofts at San Marco East	Jax - Downtown	172	LIHTC, CB	2024
Lucas Creek Senior	Panama City	93	LIHTC, Senior	2019
Longleaf at St. Johns	Jacksonville	335	Market	2021
Macie Creek	Middleburg	96	LIHTC	2019
Madison Palms	Jacksonville	240	LIHTC/ JHFA	2023
Madalyn Landing	Palm Bay	304	Market	2000
Marcis Pointe	Jacksonville	120	LIHTC, JHFA	2026
Mary Eaves Senior	Jax – Downtown	80	LIHTC, HOME, MMRB	2016
Melissa Grove	Jacksonville	90	LIHTC/ JHFA	2024
Molly Crossing Senior	Middleburg	90	LIHTC	2022
Monroe Place	Sanford	80	Senior	2023
Nathan Ridge	Middleburg	192	LIHTC, CB, SAIL	2022
Ocean View	Jacksonville Beach	16	Market	2025
Palms of Clearwater	Clearwater	200	Market	2011
Peyton Ridge	Jax – Arlington	123	LIHTC, Senior	2015

WRH Portfolio

Florida (Continued)

Property	Location	Units	Property Type	Managed Since
San Marco Heights	St. Augustine	132	LIHTC, CB, CDBG-DR	2024
Sydney Trace	Jacksonville	192	LIHTC	2020
The Ambar	Miami	105	LIHTC	2026
The Residences at Enso	Jacksonville	304	Market	2025
The Station at San Marco	Jacksonville	345	Market	2025
The Quarry I	Key West	96	LIHTC	2020
The Quarry II	Key West	112	LIHTC	2020
The Quarry III	Key West	57	LIHTC	2020
Tiger Bay	Gainesville	96	HC/LIHTC	2025
Townsgate	Plant City	264	Market	2020
Valrico Station	Valrico	368	Market	1998
Verdant Cove	Gainesville	140	HC/LIHTC, SHIP	2025
Woodlake Park	Jacksonville	256	Market	2021
Total Units:		**9,288**		

North Carolina

Property	Location	Units	Property Type	Managed Since
Dobbins Hill	Chapel Hill	87	LIHTC	2019
Total Units:		**87**		

Texas

Property	Location	Units	Property Type	Managed Since
Allure Hermann Park	Houston, TX	396	Market	2022
Bahia Cove	Houston, TX	248	Market	2017
Harbor Cove	Kingwood, TX	300	Market	2021
Hilton Head	Dallas-TX	380	Market	2004
Horizons at Sunridge	Fort Worth-TX	272	Market	2005
Horizons at Sunridge II	Fort Worth-TX	160	Market	2019
Mount Vernon	Desoto-TX	432	Market	2013
Parque at Bellaire	Houston-TX	201	Market	2008
Skyline at Midtown	Houston-TX	269	Market	2021
Vista at Park Row	Houston-TX	342	Market	2021
Wintergreen Place	Desoto-TX	256	Market	2005
Total Units:		**3,256**		

LEASE-UP EXPERIENCE

Property	Unit Count	Location
11 East	127	Jacksonville, FL
Abigail Court	90	Port Richey, FL
Andrew Landing	108	Riverview, FL
Bella Vista	328	St. Augustine, FL
Boggy Creek	396	Kissimmee, FL
Camri Green	184	Jacksonville, FL
Caroline Oaks	82	Jacksonville, FL
Carter Crossing	93	Milton, FL
Cassie Gardens	96	Orange Park, FL
Charleston on 66th	258	Largo, FL
Ciel	400	Jacksonville, FL
Coco Vista	124	Marathon, FL
Cortona South Tampa	300	Tampa , FL
Courtney Manor	360	Jacksonville, FL
Deer Meadow	200	Jacksonville, FL
Emery Cove	96	Tallahassee, FL
Grande Court Blanding	252	Jacksonville, FL
Grande Court North Port	128	North Port, FL
Gregory Cove	288	Jacksonville, FL
Groves at Victoria Park	122	Sebring, FL
Holly Cove	202	Orange Park, FL
Jordan Cove	248	Dickinson City, TX
Katie Manor	102	Crestview, FL
Kelsey Cove	108	Brandon, FL
Kendall Court	360	Jacksonville, FL
Landon Preserve	230	Brandon, FL
Leigh Meadows	304	Jacksonville, FL
Lofts at Brooklyn	133	Jacksonville, FL
Lofts at Jefferson Station	133	Jacksonville, FL
Lofts at Cathedral	120	Jacksonville, FL
Lofts at LaVilla	130	Jacksonville, FL



Property	Unit Count	Location
Lofts at Monroe	108	Jacksonville, FL
Lofts at Murray Hill	117	Jacksonville, FL
Lofts at San Marco East	172	Jacksonville, FL
Logan Heights	360	Sanford, FL
Longleaf at St Johns	335	Jacksonville, FL
Lucas Creek	93	Pensacola, FL
Macie Creek	96	Middleburg, FL
Madalyn Landing	336	Palm Bay, FL
Mary Eaves	80	Jacksonville, FL
Melissa Grove	90	Jacksonville, FL
Molly Crossing	90	Middleburg, FL
Monroe Place	80	Sanford, FL
Mount Vernon	432	DeSoto, TX
Nathan Ridge	192	Middleburg, FL
Noah's Landing	320	Naples, FL
Oaks at Normandy	312	Jacksonville, FL
Peyton Ridge	123	Jacksonville, FL
Portofino	320	Jacksonville, FL
Riley Chase	304	North Port, FL
Ryan Oaks	132	Jacksonville, FL
San Marco Heights	132	St. Augustine, FL
Sydney Trace	192	Orange Park, FL
The Boulevard	260	Largo, FL
The Carling	100	Jacksonville, FL
The Oaks at Cherry	81	Charlotte, NC
The Quarry	265	Key West, FL
Thomas Chase	268	Jacksonville, FL
Tivoli	400	Jacksonville, FL
Travini	488	Sarasota, FL
Valrico Station	308	Valrico, FL
Villa Nova	312	Orlando, FL
Westridge	312	Jacksonville, FL
Whitney Place	60	Clearwater, FL
Wrecker's Cay	280	Key West, FL
Total Units Leased Up:	**12,887**	



WRH Leadership

Executive Team



J. Mark Rutledge, CPM
President & Chief Executive Officer
St. Petersburg, Florida



Brian Davies, CPM
Chief Operating Officer
Jacksonville, Florida



Cynthia Haines, CPM
Chief Business Development Officer
Jacksonville, Florida



John G. Withers
Executive Vice President
St. Petersburg, Florida



Jon K. Taylor, CPA
EVP & Chief Financial Officer
St. Petersburg, Florida



Ken Furtaw
Regional Vice President
Jacksonville, Florida

Support



Angela Taylor, SPHR
Vice President of Human Resources
St. Petersburg, Florida



Dan Buschlen
Vice President of Finance
St. Petersburg, Florida



Michelle Cutillo, HCCP, COS, SHCM
Vice President of Compliance
Jacksonville, Florida



Kaley Vaughan
Director of Marketing
Jacksonville, Florida



Katie Dunlavy
Director of Training & Development
Jacksonville, Florida



Clive Bamford
Director of Construction Services
St. Petersburg, Florida

Region Support

Regional Vice President



Ken Furtaw
Regional Vice President
Jacksonville, Florida

Regional Directors



Shannon Gregory
Regional Director
Jacksonville, Florida



Tammy Burgett
Regional Director
Jacksonville, Florida



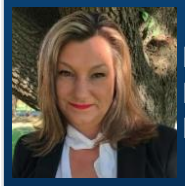
Pam Floyd
Regional Manager
Jacksonville, Florida



Donna Barnes
District Manager
Jacksonville, Florida



Melody Love
Regional Manager
Jacksonville, Florida



Rene Curry
Regional Director
Dallas, Texas



Angela Tevebaugh
Regional Manager
Houston, Texas



Stephanie Treto
Regional Director
Tampa, Florida



Michelle Long
Regional Director
Tampa, Florida



Karim Trapaga
Regional Manager
Miami, Florida

Support



Lee Caudill
Regional Maintenance Director
Jacksonville, Florida

LEADERSHIP TEAM



J. MARK RUTLEDGE, CPM
PRESIDENT & CHIEF EXECUTIVE OFFICER

Mark Rutledge is the President and Chief Executive Officer of WRH Realty Services, LLC. and is responsible for initiating and directing WRH and its associates. As President of WRH, he is responsible for the overall direction and performance of the company including directing new business initiatives. He also serves as President of WRH Income Properties Inc., WRH Properties, Inc., and WRH Mortgage, Inc., and serves on the Board of Directors for each entity.

Mark has been with the firm since 1991 during its formation and previously served as Vice President of each entity wherein he was responsible for loan and property acquisitions, as well as asset management and numerous property repositions. He also was a member of the acquisition team on several bank acquisitions including the acquisition of Republic Bank.

Mark holds a Bachelor's degree in Finance and Marketing as well as a Master's degree with a concentration in Finance, both from Florida State University. He has earned the Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM) and previously held a NASD Series 7 license and Florida Mortgage Broker license. Mark also has served as a board member of the St. Anthony's Hospital Foundation and as a board member. He is on the Board of Directors for the YMCA of Greater St. Petersburg currently serving on the executive team as Secretary and prior to that Chairman of the Business Development Committee. Mark also serves on the Board of Directors for the Bay Area Apartment Association and is the Co-Chair of the Legislative Committee. In 2023 Mark received the Distinguished Citizen Award from the Greater Tampa Bay Area Council of the Boy Scouts of America and was inducted to The Order of Salvador for the Dali Museum.

LEADERSHIP TEAM



BRIAN T. DAVIES, CPM | CHIEF OPERATING OFFICER

As Chief Operating Officer at WRH Realty Services, Brian Davies has over 25 years of experience in multifamily property management, operations leadership and strategic growth. With a deep understanding of residential real estate and operational excellence, he oversees the company's day-to-day operations, driving performance across property management, leasing, marketing, maintenance, and resident services.

Brian is known for developing scalable systems that enhance property performance and elevate resident satisfaction. Under his leadership, WRH has streamlined internal processes and implemented innovative technologies to improve operational efficiency and team collaboration.

Brian is a past President and Director Emeritus of the First Coast Apartment Association (FCAA) and a past President of the Institute of Real Estate Management (IREM) North Florida Chapter. He received his bachelor's degree from the University of North Florida and earned the Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM).



JON K. TAYLOR, CPA | EXECUTIVE VICE PRESIDENT & CHIEF FINANCIAL OFFICER

Jon Taylor joined WRH Realty Services, LLC in 2018 and serves as Executive Vice President, Chief Financial Officer, and Treasurer for the parent WRH Income Properties, Inc., and all affiliated entities. Jon is responsible for the leadership of accounting, finance, human resources, training, risk management and information technology. Jon has more than 25 years of experience in the financial industry. Prior to WRH, he served in financial and operational leadership roles with leading companies including GE Capital, Franchise Finance Corporation of America, and EMF Broadcasting, in addition to MC Companies, a similar multifamily organization, and global private equity firms. He also has served large education and healthcare nonprofit organizations.

Jon earned his Bachelor of Science degree in Accounting from the University of Arizona and is a Certified Public Accountant (CPA).

LEADERSHIP TEAM



CYNTHIA HAINES, CPM | CHIEF BUSINESS DEVELOPMENT OFFICER

As the Chief Business Development Officer of WRH, Cynthia will be growing the WRH multifamily portfolio and related business services by leveraging her institutional knowledge and relationships with her 25 years of multifamily real estate experience. This includes her prior role as the Chief Operating Officer for WRH Realty Services for over 16 years.

Cynthia graduated with honors from the University of North Florida, where she earned a Bachelor's Degree in Business Administration with an emphasis in Real Estate Analysis and Urban Land Economics. She also earned the Certified Property Manager (CPM) designation from the Institute of Real Estate Management (IREM). Cynthia served on the Business Advisory Council for the Coggin College of Business at the University of North Florida. She is Past President of the Northeast Florida Chapter of the Institute of Real Estate Management and chaired their legislative committee. She is also Past President of the First Coast Apartment Association (FCAA) and is the past legislative chair. Cynthia was also recognized by the Jacksonville Business Journal as a Woman of Influence in 2004, 2014 and 2016.



JOHN G. WITHERS | EXECUTIVE VICE PRESIDENT

John Withers leads the acquisition and asset management team for WRH and is responsible for managing the multifamily investments owned by WRH Realty Services, LLC as well as identifying, underwriting and acquiring new multifamily properties for the company's portfolio. He also oversees WRH's financial monitoring line of business, which provides performance monitoring and reporting services for apartment projects that are financed by tax-exempt, multifamily revenue bonds. John has been with WRH since 1998 and has been involved in the management of the company's commercial and multifamily real estate and loan portfolios, including numerous property repositions. John has over 25 years of real estate experience.

Prior to joining WRH, John was a consultant with Real Estate Research Consultants, Inc., specializing in market and feasibility studies for commercial and residential real estate projects, market analysis and revenue projections for tax increment bonds, and economic and fiscal impact studies. Prior to that, he worked as a commercial real estate appraiser in west central Florida. John started his career as a Real Estate Analyst with L.J. Hooker Development. John holds a Master of Science in Real Estate degree from Georgia State University and a Bachelor of Science in Management degree from Tulane University. John is a licensed Florida Real Estate Salesman.

LEADERSHIP TEAM



ANGELA TAYLOR | VICE PRESIDENT OF HUMAN RESOURCES

Angela Taylor joined WRH Realty Services in 2005 as the Director of Human Resources. She has over 28 years of human resource management experience with over half specialized in the multi-family arena. Angela provides strategic human resources leadership and oversight of all company-wide activities related to recruiting, retention, employee relations, compensation and benefits, leadership development, state and federal law compliance and all human resources initiatives. Prior to joining WRH she spent 13+ years as an HR leader in the manufacturing industry where she also held a dual role as Director of Safety.

Angela Taylor holds her Professional in Human Resources Certification (PHR) from HRCI. Ms. Taylor participates in a variety of professional organizations. She is a member of the American Payroll Association (APA), the Association for Talent Development (ATD), National Human Resources Association (NHRA) and the National Society for Human Resource Management (SHRM) as well as the local Tampa SHRM chapter.



DAN BUSCHLEN | VICE PRESIDENT OF FINANCE

Dan Buschlen is the Vice President of Finance at WRH Realty Services, Inc, where he oversees the company's financial operations and strategy.
Dan joined WRH Realty Services, Inc in 2008 and has been instrumental in driving innovation and stability to his department and organization. He is responsible for managing the Accounting team, financial reporting and monitoring, overseeing budgeting and forecasting, and ensuring regulatory compliance.

Dan earned his Bachelor's degree in Accounting from the University of South Florida.

LEADERSHIP TEAM



MICHELLE CUTILLO, HCCP, COS, SHCM | VICE PRESIDENT OF COMPLIANCE

Michelle Cutillo joined WRH Realty Services, Inc in 2007 and currently serves as the Director of Compliance and Operations. Michelle is responsible for overseeing affordable compliance, screening policies, application fraud identification, and creating best practices within the management portfolio.

Michelle has over 17 years of experience in the affordable housing industry. Michelle has her bachelor's degree in Business Management in addition to a number of industry designations such as the Housing Credit Certified Professional (HCCP), the Certified Occupancy Specialist (COS), and the State Housing Credit Manager (SHCM).



KEN FURTAW | REGIONAL VICE PRESIDENT

As Regional Vice President of WRH Realty Services, LLC, Ken Furtaw is responsible for the development and implementation of programs, initiatives and strategies that promote the achievement of optimum operational, financial and business performance by the properties managed by WRH.

Ken joined WRH in 2014 and has over 20 years' experience in managing multi-million-dollar assets, including both market and tax credit multifamily communities, encompassing new construction and stabilized properties.

Ken is the President of the First Coast Apartment Association (FCAA). He received his bachelor's degree from Northwood University and earned his master's degree in leadership from Central Michigan University.

LEADERSHIP TEAM



KALEY VAUGHAN | DIRECTOR OF MARKETING

Kaley Vaughan joined WRH Realty Services, LLC in 2013 as the Director of Marketing. Kaley is responsible for the execution of all advertising, digital marketing strategies, community relations, and public relations efforts for WRH and its communities across the portfolio. In addition, she is responsible for brand awareness, new product implementation, leveraging digital assets including website, marketing collateral, and social media platforms.

Kaley is a graduate of Stetson University where she earned a Bachelor of Business Administration with a Marketing emphasis. Kaley has over 15 years of experience in marketing and sales in the multifamily industry.



KATIE WRENN | DIRECTOR OF TRAINING AND DEVELOPMENT

Katie Wrenn joined WRH Realty Services, LLC in 2018 and serves as the Director of Training and Development. Katie has more than 17 years of experience in the multifamily industry with 10+ years focusing on learning and development. During her multifamily tenure she has served as the President of the Florida Apartment Association as well as various committee and boards for the National Apartment Association. Katie is responsible for employee onboarding, career development, system and process implementations and support services.

Katie earned her Master of Business Administration (MBA) from Jacksonville University and her Bachelor of Arts in Business Management from Ursuline College and holds the (CAPS) Certified Apartment Portfolio Supervisor designation from the National Apartment Association.

Construction Services

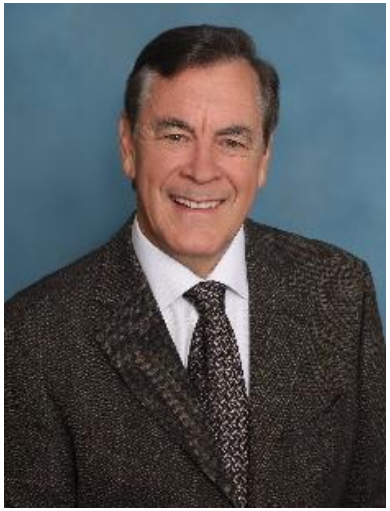
WRH Realty Services, LLC has a full-service construction management department and has served as the construction manager for a wide variety of clients in a variety of projects from new development to significant renovations. We deliver superior results by understanding our client's objectives combined with a hands-on approach, with the expertise and knowledge of professionals. By maintaining a consistent and dedicated construction management team, we can provide clients with an unmatched competitive advantage on every project from concept to completion.



Construction management services include:

- Scope of Work Development
- Bid Package Development
- Contract Administration
- Preventative Maintenance Programs
- Physical Condition Reports
- Contract Development and Negotiation
- Maintenance Programs
- Safety Programs
- Energy Conservation
- Value Engineering

Construction Services Team



CLIVE BAMFORD
DIRECTOR OF CONSTRUCTION SERVICES

Clive Bamford joined WRH Realty Services in 2012 as the Director of Construction Services. In this role, he oversees all construction and renovation activities across the southern United States. He manages a team of three Project Managers, guiding capital improvement projects and new apartment developments.

His responsibilities include developing project scopes and specifications, budgeting, contract negotiation, scheduling, quality control, and contract administration. His primary focus is to support the management team in preserving the WRH portfolio and to provide clients with the necessary resources for successful capital improvements.

In addition to renovation work, Clive has led several new apartment developments and has recently completed a $85 million development in Jacksonville, Florida.

Before joining WRH, Clive held the position of Senior Project Manager with various REITs and property management firms. He brings over 40 years of experience in new construction and rehabilitation projects, with a portfolio that spans from Florida to the United Kingdom. He is a licensed Florida General Contractor.



PATRICK GUY
PROJECT MANAGER/NATIONAL ACCOUNTS

Patrick Guy joined WRH Realty Services in 2016 as the Manager of Construction Services. Patrick is responsible for overseeing interior and exterior construction projects throughout the entire WRH portfolio.

Patrick has more than 17 years of project management experience having served as Project Manager for OneSource General Contracting, LLC, Redwood Construction, and owned and operated 5Guys Contracting, LLC from 2009 to 2015.

Patrick earned his Associate's degree in architectural drafting from Gaston College. He holds a CPSI (National Certified Playground Safety Inspector) certification and is a certified installer for pre-engineered polygon steel structures. Patrick also holds 10 OSHA Certifications.

Construction Services Team



ALEPH STURMS
PROJECT MANAGER

Aleph Sturms Joined WRH Realty Services in 2016 as a Project Manager. In his role, Aleph is responsible for overseeing interior and exterior renovations to ensure that projects are completed on time and within budget. Aleph has more than 12 years of experience as a Project Manager and previously served as a project manager for The Renovation Group, Holiday Builders, and Matrix Field Services. Aleph holds a Bachelor of Science degree in safety management from Central Missouri State University, and a Master of Science degree from Central Missouri State University.



TREY ROPER
PROJECT MANAGER

Trey Roper joined WRH Realty Services in 2025 as a Project Manager. In his role, Trey is responsible for overseeing interior and exterior renovations throughout Texas, ensuring projects are completed on time and within budget. Trey has more than 10 years of experience as a project manager, and previously served as a project manager for Colrich, Crowned Eagle Construction, and Matrix Construction Services. Trey also served 8 years in the United States Marine Corps, reaching the rank of Sergeant.

Service & Support



Industry Partners



Utility Services
Conservice



Payables
Yardi Procure to Pay



Screening
Yardi Screening



Performance Analytics
Yardi BI



Collections/Receivables
TSI



Management Software
Yardi



Banking
Wells Fargo



Resident Insurance
ePremium



Resident Surveys
SatisFacts



Talent Acquisition
ICIMS

Marketing Overview

Property Website
- Responsive Website Design
- Fully Integrated with Yardi
- Resident & Applicant Portals
- SEO Solutions
- Campaign Management
- Email Management
- 24/7 Training
- Video & 360 Tours
- ILS Data Syndication
- AI Virtual Leasing Assistant

Marketing Collateral
- Brochure Flipbooks
- Business Cards
- Direct Mailers
- QR code Post Cards
- Flyers
- Local Business & Employer Pieces

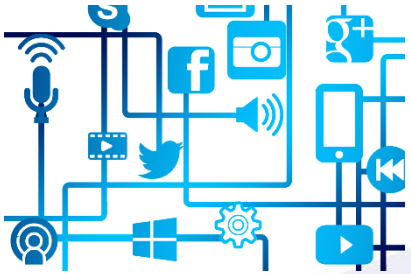
Resident Retention
- CRM
- WRH Referral Program
- Resident Events
- Resident Newsletters
- Resident Satisfaction Surveys

Online Presence
- Google AdWords
- SEM/SEO Campaigns
- Google Business Profile
- Geo-Targeting
- Craigslist
- Facebook Marketplace
- Zillow
- Yelp
- CoStar/Apartments.com
- Rent Path
- Apartment List

Social Media
- Facebook
- Pinterest
- Twitter
- Instagram
- YouTube
- LinkedIn
- Tik Tok



Public Relations
- Press Releases
- Reputation Management
- Apartment Ratings
- Satisfacts



Community Image
- Model Unit
- Clubhouse
- Curb Appeal
- Signs/Flags/Banners

Promotions
- Branded promotional items
- Collateral material
- Professional photography

Outreach Marketing
- Market Analysis
- Preferred Employer Programs
- Local Area Businesses
- Hyperlocal Marketing

Education Methods



Community Involvement







Charitable organizations we partner with:

- **The National Breast Cancer Foundation**
- **Ronald McDonald House Charities**
- **Disabled American Veterans**
- **Alzheimer's Foundation of America**
- **American Cancer Society**
- **American Heart Association**
- **YMCA of Greater St Petersburg**
- **Junior Achievement**

Awards & Accolades

2025 Best Places to Work in Multifamily

Top 50 Management Company 2025 — ApartmentRatings SatisFacts

Top Rated Community 2025 — ApartmentRatings SatisFacts

SatisFacts 2025 Resident Satisfaction Company Award Winner

The Excellence Awards 2020 presented by MHN Multi-Housing News Winner

Top 100 Management Companies

Best Places to Work — Best Companies Group — Florida 2025

Power Rankings Top 10 Management Company ORA 2023 Division III J Turner Research

#1 Top Ranked Management Company (25+ communities) — ApartmentRatings SatisFacts Company epIQ Grade — WRH Realty Services 2021

Best and Brightest Companies to Work For In the Nation Winner 2026

Houston's Best and Brightest Companies to Work For Winner 2026

Dallas/Fort Worth's Best and Brightest Companies to Work For Winner 2026

South Florida's Best and Brightest Companies to Work For Winner 2026

Best and Brightest Companies to Work For Brilliance Award

AWARDS & ACCOLADES

Accredited Management Organization (AMO®)
- Accredited national designation through the Institute of Real Estate Management (IREM)

Accredited Management Organization of the Year
Awarded by the IREM North Florida Chapter
- 2017, 2012, 2010, 2008

Property Management Company of the Year
Awarded by First Coast Apartment Association (FCAA)
- 2026, 2025, 2023, 2022, 2021, 2015, 2014, 2012, 2010, 2008, 2006

Property Management Company of the Year
Awarded by the Bay Area Apartment Association (BAAA)
- 2025

epIQ Company Grade: A
Awarded by SatisFacts
- 96.80+ Overall Score - #2 in rank

epIQ Top 100 Management Company
Awarded by SatisFacts
- 2026 - #2 in rank in USA
- 2025 - #1 in rank in USA
- 2024 - #3 in rank in USA
- 2023 - #6 in rank in USA
- 2022 - #6 in rank in USA
- 2021 - #1 in rank in USA
- 2020 - #53 in rank in USA

Best Places to Work in Multifamily®
Awarded by Multifamily Leadership
- 2026 - #28 in rank
- 2025 - #23 in rank
- 2024 - #28 in rank
- 2023 - #34 in rank
- 2022 - #47 in rank
- 2021 - #46 in rank
- 2020 - #50 in rank

Best Places to Work in Multifamily for Women®
Awarded by Multifamily Leadership
- 2024. 2023. 2022

Best Places to Work Award
Awarded by the Jacksonville Business Journal
- 2018 – 6th in rank for large business
- 2017 – 7th in rank for large business

Best Places to Work Award
Awarded by the Tampa Bay Business Journal
- 2017 – 14th in rank for "bigger" business
- 2016 – 13th in rank for "bigger" business

Best and Brightest Companies To Work For
Awarded by National Best and Brightest Program
- 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016

Best and Brightest Companies To Work For
Awarded by Dallas Best and Brightest Program
- 2026, 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016

Best and Brightest Companies To Work For
Awarded by Houston Best and Brightest Program
- 2026. 2025, 2024, 2023, 2022, 2021, 2020, 2019, 2018, 2017, 2016

Best and Brightest Companies To Work For
Awarded by South Florida Best and Brightest Program
- 2026, 2025

Best and Brightest Companies To Work For
- Brilliance Award – 2025, 2024, 2023

Community Service of the Year
Awarded by the First Coast Apartment Association (FCAA)
- 2017, 2016, 2015, 2013, 2012, 2011, 2010, 2009

Top Philanthropic Organizations
Awarded by the Tampa Bay Business Journal
- 2016, 2015

NAA Best Places to Work
- 2021 – Honorable Mention

Gulf Coast Top 500
Awarded by The Business Observer Florida
- 2020 – 123rd in rank
- 2019 – 138th in rank
- 2018 – 129th in rank

Best Use of Social Media
Awarded by the First Coast Apartment Association (FCAA)
- 2021, 2019, 2018, 2017, 2013, 2012

ORA Power Ranking Top 10
Awarded by Multifamily Executive
- 2025 - 17th in rank Division III
- 2023 - 10th in rank Division III
- 2022 – 12th in rank Division III
- 2021 – 9th in rank Division III

Top 25 Property Management Firms
Awarded by the Tampa Bay Business Journal
- 2017, 2016, 2015, 2014, 2013, 2012

Top 100 Business
Awarded by the Tampa Bay Business Journal
- 2021 – 56TH in rank
- 2020 – 81st in rank
- 2019 – 80th in rank
- 2018 – 81st in rank

Fastest Fifty Award
Awarded by the Tampa Bay Business Journal
- 2015, 2010 – top 50 for fastest growing business

Book of Lists
Awarded by the Jacksonville Business Journal
- 2021 – 10th in rank – Commercial Property Management
- 2020 – 8th in rank – Commercial Property Management
- 2019 – 6th in rank – Commercial Property Management
- 2018 – 5th in rank – Commercial Property Management

Affordable 100
Awarded by the National Affordable Housing Management Association
- 2020 – 130th in rank, 2018 – 78th in rank

Top Property Management Company
Awarded by Multi-Housing News (MHN)
- 2020 – Bronze level

Client References

"We at BC Tampa have worked with WRH Realty for well over a decade and could not be happier with the service provided. WRH's professionalism and organization continue to impress even after all of this time. In fact, I would argue that WRH's best feature is their willingness to work closely with business owners in order to provide the best service possible, regardless of the size and complexity of the communities involved. Year after year, even in the recession, WRH has helped us hit our goals and steadily improve our portfolio. All in all, in every aspect of their real estate services, from management to construction to development, WRH has been outstanding. I would happily recommend their services."

S. Patrick Christopher, Vice President of Development
BC Tampa Properties

Brian Christopher, Principal
BC Tampa Properties
Tampa, Florida
813.902.1600
Client Since: 2002

Steve Moore, President
Vestcor Development Corp.
Jacksonville, Florida
904.260.3030
Client Since: 2002

Micheal Oana, partner
Mercantile Property Group, LLC
Tampa, Florida
813.373.2959
Client Since: 2014

John Lum,
LIST Developers
Tampa, Florida
813.610.6666
Client Since: 2018

"It is my privilege to have the opportunity to write a letter of recommendation for WRH Realty Services. They have been managing our properties since 2003 and we continue to be extremely pleased with their performance. Our communities continue to outperform the market whether it is a 24-year-old suburban community or a new lease up in an urban area. We have seen WRH perform through different economic cycles, and one thing that is consistent is that we can always be proud of our communities.

Most recently, WRH has exceeded our expectations, and our schedule, with their lease-up efforts on new communities we have delivered all over Florida. The effort and hard work displayed by everyone involved have allowed them to lease up each new community in record time. Almost as important, WRH has provided smooth, easy and organized transitions from lease up to operating.

WRH employees, from the Executive level through Regional Manager and onsite property staff, display a positive attitude, while providing a quality professional experience to our residents. In summary, WRH does an outstanding job exhibiting its slogan "You Matter!"

Steve Moore
The Vestcor Companies

Melody Poetzch, VP
AIG
Charlotte, North Carolina
704.553.5041
Past Client: 2011 - 2021

Adam Ford, President
Crosland
Charlotte, North Carolina
704.529.1166
Past Client: 2011 - 2021

Adam Stein, Managing Director
Alden Torch Financial, LLC
Denver, Colorado
303.927.5376
Past Client – 2018 created their own mgmt. Co.

Elias Vassilaros, President
Courtelis Company
North & Central Florida Portfolio
305.261.4330
Past Client: 2007 - 2018

Client References

"Having managed our own assets for more than 30 years, we enlisted WRH Realty to manage the operations of our Jacksonville, FL property. WRH has both the breadth and depth of talent in the organization to handle anything from development/construction through property operations. Being owners as well as having been property managers, we found WRH's interests to be aligned with ours to maintain asset value as well as maximize operating results. From the corporate office through the on-site staff, everyone has been knowledgeable, professional and willing to assist with any request, efficiently and effectively.

As important as their operations and management skill set was the seamless transition from our in-house management group to theirs. The Regional Manager and her on-site staff are highly qualified, capable, and responsive. Their performance during a highly disruptive, 18 month renovation project was exceptional; they were able to increase both rent levels and occupancy during the process. In addition, during times when overall market rent and occupancies have fallen, the team has continued to maintain both.

We have been more than pleased with the entire WRH team and would highly recommend them."

Theresa M. Burns, Vice President
O'Mara Financial, Inc.

Theresa Burns, VP
O'Mara Financial, Inc.
Buffalo, NY
716.553.2297
Client Since: 2021

Premier Multifamily Solutions

J. Mark Rutledge, CPM
President, Chief Executive Officer
Direct 727.892.3005

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Saint Petersburg, Florida 33701
P 727.892.3000
www.wrhrealty.com

Cynthia A. Haines, CPM
Chief Business Development Officer
Direct 904.562.7912

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