



The Smarter Repaint

SENIOR LIVING FACILITIES

Fast unit turns are already part of the job. Paintability helps independent living facilities make those turns cleaner, faster, and more predictable by delivering professional repainting that improves unit appearance, reduces vacancy-related revenue loss, and keeps maintenance teams focused on resident service and critical repairs.



SECTION 1 | THE OPERATIONAL PROBLEM

The Hidden Cost of In-House Repainting

Maintenance staff are skilled, versatile professionals, but repainting is rarely their highest-value use. When technicians spend 4–6 days repainting a unit, urgent work orders, resident service calls, and compliance-driven tasks can be delayed. Paintability helps remove that bottleneck by serving as a dedicated repainting partner focused on faster unit turns, cleaner finishes, and fewer vacancy-related revenue losses.

SECTION 2 | THE CONTRACTOR ADVANTAGE

Why Facilities Directors Make the Switch

QUALITY

Superior Quality, Every Time

We deliver smooth, consistent finishes through proper prep work, primers, and application techniques. The result is a cleaner, more move-in-ready unit that supports stronger tour impressions and helps each unit feel cared for before a prospective resident or family walks through the door.

SCHEDULING

Easier Planning for Every Trade

We adhere to a strict schedule, this gives facilities clearer start times, completion expectations, and better coordination with cleaning, flooring, inspections, and move-in preparation. With painting better planned, teams can move through the full unit-turn sequence with greater confidence and fewer avoidable delays.

STAFF FOCUS

Operational Efficiency — Free Your Maintenance Team

Outsourcing repainting helps maintenance teams stay focused on the work residents depend on most: repairs, service calls, inspections, HVAC, plumbing, electrical issues, and daily facility needs. By taking multi-day paint work off their schedule, facilities can keep the right work with the right team while unit turns continue moving

SPEED

Speed That Helps Reduce Vacancy Loss

Our experience translates directly into speed. We've refined our process through years of real-world projects, enabling us to deliver rapid progress and predictable timelines. Instead of tying up maintenance staff for several days, we'll help you move units back toward billable occupancy sooner and reduce the revenue lost while a unit sits empty.

RISK CONTROL

Liability & Risk Reduction

We assume the regulatory, safety and financial risks that would otherwise fall directly on your facility. We are experienced at maintaining safe work environments and skilled at using the proper equipment safely. This protects your facility from violations, resident complaints and environmental health risks.

FINANCIAL RETURN

Direct NOI Impact

The value shows up in the numbers connected to each turn: fewer empty-unit days, faster return to billable occupancy, cleaner presentation for prospects, and less maintenance time diverted from resident service. Ultimately, this creates a steady, measurable financial return - fewer reactive costs and more predictable NOI.

Financial Comparison: In-House Painting vs. Professional Repainting

ILLUSTRATIVE UNIT-TURN COST MODEL

Cost Factor	Maintenance Staff Painting	Professional Repainting
Duration	4–6 days	1–2 days
Maintenance labor used	24–40 hours	Minimal / none
Estimated labor or project cost	\$840–\$2,000 at \$35–\$50/hour	Example: \$900–\$1,500 per unit
Added vacancy exposure	3–4 extra days	Reduced or avoided
Vacancy revenue loss at \$80–\$150/day	\$240–\$600 per turn	Revenue preserved sooner
True decision cost	Labor cost + vacancy loss + staff diversion	Contractor cost offset by faster occupancy and preserved staff capacity
Estimated annual NOI benefit \$4,800–\$30,000+ depending on annual turns, daily unit revenue, labor rates, and repaint scope		

Figures are illustrative estimates for discussion purposes only. Actual results vary by market revenue, unit size, paint condition, staffing model, wage rates, materials, scheduling, and contractor pricing

ADDITIONAL PAINTING SUPPORT

Refreshes for High-Visibility Community Spaces

Paintability is also available for common areas and other designated spaces that need maintenance coats, refreshes, or updates. This gives communities a reliable painting resource for keeping hallways, shared spaces, offices, activity rooms, and other high-visibility areas clean, current, and tour-ready without pulling maintenance staff away from resident service priorities.

NEXT STEP

Ready to See the Difference?

Request a free, no-obligation walk-through estimate tailored to your community's unit mix, turn schedule, and high-visibility repainting needs. Paintability works around resident routines, moves quickly, and provides professional repainting support designed to help units look better, turn faster, and return to occupancy sooner.

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