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# YOUR SUCCESSFUL TURN

**NATIONWIDE STUDENT HOUSING TURN SPECIALISTS**

*Speed. Consistency. Operational Certainty.*

# PORTFOLIO EXECUTION ALIGNMENT

## Built for Institutional-Scale Student Housing Operators

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RezPro is structured specifically for high-volume student housing portfolios requiring disciplined execution standards across multiple assets. We eliminate the uncertainty that costs operators far more than any vendor invoice.

### Portfolio-Level Alignment

- Predictable production timelines aligned to your move-in deadline
- Flat per-bed and full-unit pricing — no ranges, no surprises
- Clean daily sign-off visibility across every unit
- Reduced end-of-turn compression through structured sequencing
- Clear invoice alignment across all properties

### Designed for High-Volume Turn Execution

- 10–12 day controlled paint windows for 500+ turn beds
- 50+ beds per day baseline production model
- Scalable crew expansion based on asset size and timeline
- Built to support 300–1,500+ bed communities without compression

### Oversight & Control Structure

- On-site RezPro Market Manager — single point of accountability
- QR scope tracking and real-time unit-level verification
- Morning walk-ready units prepared for management review daily
- Structured sign-off and invoice alignment at completion

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***"Control over chaos. Structured daily flow. Visible progress throughout the building. Clear sign-offs."***

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# THE DECISION

## The Most Expensive Turn Is the One That Fails

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Missed deadlines. Negative parent reviews. Delayed occupancy. These costs never appear on a spreadsheet — but they destroy NOI and damage your reputation for years.

Most vendors compete on price. RezPro competes on **certainty**.

Our role is not simply to complete work. Our role is to eliminate risk from the most critical operational moment of your year.

### If your turn must be:

- On time — no exceptions
- Fully inspected and documented
- Parent-ready from day one
- Reputation protected

### Then the question is not:

*"Who is cheapest?"*

### The question is:

**"Who do you trust with your asset?"**

### What Residents & Parents Demand

Move-In Ready. Day One. Parents are watching. Reviews are posted within hours. RezPro is built for the operational reality of student housing — where speed and first impressions are non-negotiable.

- Pre-turn unit mapping and scope verification
- Dedicated on-site Market Manager throughout the turn
- Digital QC with photo verification on every unit
- Daily progress reporting — management always knows where things stand

# WHO WE ARE

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RezPro is a specialized operations partner for large-scale student housing turns. We work directly with ownership and management teams to deliver predictable, on-time, high-volume results across painting, cleaning, and light make-ready.

We are not a general contractor. We are not a conventional cleaning company. We are built exclusively for this moment — the student housing turn — and everything we do is engineered around making it certain.

# WHY REZPRO

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- Built Exclusively for Student Housing** Not conventional vendors adapting to fit — purpose-built for high-volume turn execution.
- Technology-Driven Field Operations** QR scope tracking, digital QC, and real-time reporting give you visibility at every stage.
- Scalable Across Any Portfolio** Structured to perform consistently from 300-bed communities to 1,500+ bed assets.
- Flat, Transparent Pricing** No ranges. No surprises. Locked rates so your budget is certain before work begins.
- Single Point of Accountability** One dedicated Market Manager on site. One point of contact. No confusion.

# 2026 TURN PRICING

**Flat rates — no ranges, no surprises**

All pricing below is fixed. What you see is what you pay. Scope is confirmed during your complimentary pre-turn walk before any work begins.

<b>PAINT SERVICES</b>	<b>Rate</b>
Full Paint (3+ walls)	<b>\$175 per bed</b>
Partial Paint (1–2 walls + common)	<b>\$135 per bed</b>
Common Area Only	<b>\$275 per unit</b>
Studio — Corner to Corner	<b>\$350</b>
1 Bedroom — Corner to Corner	<b>\$437</b>
2 Bedroom — Corner to Corner	<b>\$537</b>
3 Bedroom — Corner to Corner	<b>\$637</b>
4 Bedroom — Corner to Corner	<b>\$737</b>
5 Bedroom — Corner to Corner	<b>\$837</b>

<b>CLEANING SERVICES</b>	<b>Rate</b>
Full Clean (bed/bath + common)	<b>\$87 per bed</b>
Bed/Bath Only	<b>\$72 per bed</b>
Common Area Only	<b>\$125 per unit</b>
Studio — Full Unit	<b>\$200</b>
1 Bedroom — Full Unit	<b>\$250</b>

2 Bedroom — Full Unit	<b>\$325</b>
3 Bedroom — Full Unit	<b>\$375</b>
4 Bedroom — Full Unit	<b>\$425</b>
5 Bedroom — Full Unit	<b>\$500</b>

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**Wall Repair:** Holes  $\leq 1$ " patched at no charge. 1–3" repairs: \$25 each. Larger damage assessed during pre-turn walk.

**Cleaning:** No heavy-clean surcharges. All pricing is scope-based only.

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# PUNCH & MAKE-READY DEPLOYMENT

Skilled maintenance support during your most critical window

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During turn season, properties face a staffing reality no one talks about openly: maintenance teams are stretched thin, temp agencies send unskilled labor, and the final product suffers. RezPro Punch & Make-Ready Deployment puts two skilled maintenance technicians on your property during turn — accountable, experienced, and focused entirely on getting units resident-ready.

*Limited availability during peak turn season. Properties secured on a first-confirmed basis.*

## Deployment Scope

- Caulk removal & reapplication (tub, shower, sink, countertop)
- Ceiling fan pull-string installs
- Toilet floater replacement
- Smoke detector battery replacement
- Light bulb replacement throughout unit
- Door hardware & lockset adjustments
- Blind & shade repairs

## DEPLOYMENT PRICING

**2 Skilled Technicians**

10-Day Block

**\$14,000**

*flat rate*

-- or --

**\$7,000 / week**

minimum 1 week

*Extensions beyond 2 weeks quoted on request.*

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**Why not temp agencies or extra student staff?** Untrained labor on final make-ready units introduces callbacks, resident complaints, and reputation risk. RezPro technicians are maintenance-skilled, turn-experienced, and directly accountable to your on-site Market Manager.

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# LET'S SCOPE YOUR TURN

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RezPro provides complimentary pre-turn evaluations to confirm accurate scope, staffing model, and execution timeline — at no cost and no obligation.

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*We look forward to earning your trust — and delivering your most certain turn yet.*