



avita.pm

Exceptional Properties, Memorable Experiences

MANAGEMENT EXPERIENCE

- **5k+ units since 2014**
- **~\$800M in MF Assets Under Mgmt. (Estd. Market Value)**
- **150+ Employees Across Texas**
- **50-400 units per asset**
- **1966-2025 Vintage Assets**
- **Value Add, Core, Workforce, Affordable & Student Housing**

CURRENT PORTFOLIO METRICS:

- **90%+ Average Occupancy**
- **60-75% Retention Across Asset Types**
- **<\$5K Delinquency on Stabilized Assets**
- **8-10 Month Average Stabilization Timeline**
- **Institutional-Grade Financial Transparency**

RECENT IMPACT:

- **\$60M+ Asset Value Recovery**
- **\$3M+ Annual NOI Growth**
- **Multiple Distressed Assets Stabilized & Positioned for Exit**

PROPERTY MANAGEMENT COMPANY

PROFILE

Avita is a Texas-based, impact-oriented multifamily operating platform specializing in asset stabilization, revenue optimization, and operational turnarounds.

We partner with ownership groups to improve cash flow, compress loss-to-lease, reduce delinquency, and enhance long-term asset value through disciplined execution and centralized systems.

Our platform integrates technology, real-time data, and disciplined execution to deliver measurable asset-level results

SELECTED PROPERTIES UNDER MANAGEMENT

Stabilized & Active Portfolio

Asset Name, Class, Units, Occupancy, Retention

1. Muir Lake - Class A, 332 units, 92%, 70%
2. Summit at Rivery Park - Class A, 228, 92%, 64%
3. River House - Class A, 261, 93%, 65%
4. 1800 Broadway - Class A, 230, 89%, 62%
5. Avita Alamo Heights - Class A, 312, 91%, 65%
6. Lakeline Parmer Lane - Class B, 312, 87%, 70%
7. Heron on Hausman - Class B, 104, 93%, 60%
8. Windsong Place - Affordable, 200, 94%, 75%
9. Forest Park - Affordable, 228, 91%, 70%



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OUR TEAM

75+ YEARS OF EXPERIENCE

KARTHIK KIRUPAKARAN – CEO

PEDRO CUEVAS – CFO

STEVIE CHICHESTER – DIRECTOR OF OPERATIONS

MELISSA MARTINEZ – LEAD, AFFORDABLE

SEAN MILLER – CONTROLLER

YVETTE RODRIGUEZ – COMPLIANCE LEAD

ALEX MOLITOR – CENTRALIZATION LEAD

KIM SERROS – TRAINING & DEVELOPMENT

SELECT CLIENTS & PARTNERS

JEFFERSON RIVER CAPITAL

PRIME LENDING

LI FAMILY OFFICE

SOUND MARK PARTNERS

ROCKFARMER PROPERTIES

OLD THREE HUNDRED CAPITAL

CONTACT US

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 **https://www.avita.pm**

 **1717 W.6th St, Suite 260
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10. Silver Springs – Affordable, 360, 70%, 80%

11. Villas De Santa Fe – Class C, 208, 89%, 78%

12. Cottages at Terrell Hills – Class C, 142, 94%, 60%

13. Iconic Portfolio – Class C, 183, 80%, 60%

14. Apts 36 – Class C, 38, 89%, 75%

Assets Currently Onboarding

Asset Name, Class, Units, Occupancy, Retention

1. Arwen – Affordable, 250, 80%, 55%

2. Eryngo Hills – Affordable, 280, 88%, 65%

3. Pine Oaks – Affordable, 240, 85%, 50%

4. Aria – Class C, 160, 80%, 50%

“We combine operational discipline, technology infrastructure, and ownership alignment to create measurable value at the property level.”

SERVICES & EXPERTISE

- Full-Service Asset-Level Operating Platform
- Revenue Optimization & Loss-to-Lease Compression
- Centralized Accounting & Owner Reporting
- Delinquency & Cash Flow Management
- Compliance & Affordable Oversight
- CapEx & Construction Execution