



avita.pm

Tech-enabled. Performance-driven. Owner-aligned.



Avita Turnaround Portfolio

- **3 Distressed Assets Stabilized Across Texas**
- **720+ Units**
- **8–10 Months Average Turnaround**

Our Impact

- **\$60M+ Total Value Recovery**
- **\$3M+ Annual NOI Growth**
- **95%+ Stabilized Occupancy**

Recovered \$25M in Value at a 312-Unit Class B Asset in Austin



8-Months Turnaround

ASSET DETAILS



Lakeline Parmer Lane
Units: 312 | Year: 2000
Location: Austin, TX

Before Avita:

- Occupancy: 55%
- NOI: \$1.0M
- Delinquency: >\$350k

APPROACH

- KPI-Driven Leasing Reset
- Improved qualification & conversion discipline
- Dynamic pricing & loss-to-lease compression
- Improved resident experience & service levels
- Tightened turn times & unit readiness
- Centralized maintenance & work order control
- Enforced disciplined delinquency management

Before → After

- Occupancy: 55% → 93%
- Delinquency: \$350K → <\$3K
- NOI: \$1.0M → \$2.4M

OUTCOME

- +\$1.4M NOI / Yr
- 93% Occupancy
- 70% Avg. Retention
- <\$3000 Delinquency
- Strategic Opr. Investment: +5%
- Cash Collected: +100%
- \$25M in Value Recovery

Recovered \$11M Through Operational Stabilization at a 200-Unit Class C Asset in Dallas



10-Months Turnaround

ASSET DETAILS



Windsong Place
Units: 200 | Year: 1983
Location: Dallas, TX

Before Avita:

- Occupancy: 51%
- NOI: \$450k
- Delinquency: >\$400k
- AP: \$600k

APPROACH

- Reset Leasing & pricing to restart absorption
- Reintroduced screening & qualification discipline
- Dynamic pricing & loss-to-lease compression
- Centralized Operational Control
- Service recovery to stabilize residents
- Cleared deferred turns & standardized in house turn process
- Structured Delinquency Recovery

Protocol

Before → After

- Occupancy: 51% → 98%
- Delinquency: \$400K → <\$10K
- NOI: \$450K → \$1.1M

OUTCOME

- +\$650k NOI / Yr
- 98% Occupancy
- 72% Retention
- <\$10,000 Delinquency
- Expenses: +3%
- Cash Collected: +110%
- \$11M in Value Recovery

Recovered \$23M in Value at a 208-Unit Class C Asset in San Antonio



9-Months Turnaround

ASSET DETAILS



villas De Santa Fe
Units: 208 | Year: 1982
Location: San Antonio, TX

Before Avita:

- Occupancy: 70%
- NOI: -\$471k
- Delinquency: >\$200k

APPROACH

- Medical-center-focused leasing reset
- Increased Risk-based screening & deposit discipline
- Service recovery to stabilize residents
- Dynamic pricing & loss-to-lease compression
- Standardized & cleared deferred turns
- Shifted Maintenance from Reactive to Preventive Model
- Delinquency containment & cash control
- Optimized controllable expenses

Before → After

- Occupancy: 70% → 91%
- Delinquency: \$205K → <\$10K
- NOI: -\$471K → +\$1.2M

OUTCOME

- +\$1.2M NOI / Yr
- 91% Occupancy
- 69% Retention
- <\$10,000 Delinquency
- Expenses: -3%
- Cash Collected: 230%
- \$23M in Value Recovery



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Avita is built for assets others can't fix.

Avita Specializes In:

- Distressed Asset Stabilization
- Cash Flow Recovery
- Delinquency Containment
- Operational Resets
- Exit & Refinance Readiness

Reach out to Avita:

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