







mulberry

MULBERRY
PROPERTIES

properties

Acquisition Expertise

Since 2002, Mulberry]has successfully acquired and repositioned numerous properties across the Southeast. Proficient in research, strategic improvements, price adjustments and marketing, company principals have proven they can effectively revitalize and manage a variety of residential real estate. Mulberry delivers value to investors and communities through careful planning, executing comprehensive market knowledge, strategic intuitive financing, and active management.

Market Research

Market research is integral to our operations. The company performs extensive research so that it fully grasps the nuances of each housing market. Mulberry specializes in analyzing demographics, economics, the political climate, trends, pricing patterns and many other factors to maximize performance in each of our communities.

Mission

To provide a quality living experience for our residents by attracting, training and retaining the most qualified, customer service oriented professionals in the industry. This philosophy coupled with our understanding of the markets we serve, comprehensive due diligence and reliable delivery of financial information to our partners, allows us to create real long term value in our communities and for our stakeholders.

Leadership

Our ability to creatively assemble intricate financing from variety of public and private sources is drawn from our vast experience in real estate finance. With over 90 years of combined experience in all areas of real estate development, finance, construction and management, our key leadership team understands and has weathered the storm of several real estate cycles.







development



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Chad Cottrell Partner

Since starting Mulberry in 2002, Chad has led the acquisition and development of over 25 residential communities throughout Georgia, Alabama, Florida, South Carolina and Mississippi. He also sets and maintains annual budgets for each of the properties owned and is responsible for coordinating all property information to our financial partners. Prior to Mulberry, he spent ten years leading the Real Estate lending group for a Southeast Regional bank with over \$25 billion in assets. He was also responsible for the creation and management of that institution's commercial mortgage finance group, growing it to an annual origination volume in excess of \$100,000,000. Chad is a graduate of the University of Georgia with a degree in Economics. He currently serves on the Board of the W. Central GA Fellowship of Christian Athletes, is a past Trustee of Brookstone School and Presbyterian Church Elder.

Paul Kilpatrick Partner

Since 2003, Pat has overseen the daily property management operations for all Mulberry communities. He serves as the primary contact for all on-site managers and is responsible for the daily operations of each community in the Mulberry portfolio. A fifteen year veteran of the banking industry, Pat has an extensive background and experience in management as well as commercial and real estate lending. Pat is a graduate of Columbus State University with a B.B.A. in Business and holds a Georgia real estate license. He currently serves on the Board of St. Luke School and the advisory Board of Cottage Owners for Callaway Gardens.

Mike Shannon Partner

Mr. Shannon graduated from Auburn University in 1969 with a B.S. in Economics and Accounting. He then attended Cumberland Law School at Samford University where he received his Juris Doctor degree in 1973. Mr. Shannon taught Business Law at Auburn University for five years and received the award for Outstanding Professor of the Year for the School of Business in 1975. Mr. Shannon formed Shamrock Real Estate in 1977 for developing and acquiring commercial properties to include apartment complexes and shopping centers. In 1978, Mr. Shannon was joined by David Strobel and Hadley Weaver to form Shannon, Strobel and Weaver Constructors and Engineers, Inc. to focus on the construction and development of retail and multifamily projects. Since then, SS&W has built over 300 Walmart related stores and developed in excess of 12,000 multifamily units. Because of their experience with Walmart they were designated the preferred Walmart contractor for the Southeastern United States; one of only five contractors in the nation to be awarded this designation by Walmart.







leadership

Project Experience Multifamily

PROPERTY NAME	# OF UNITS
Brighton Park Apartments	200
Cedaridge Apartments	60
Country Club Apartments	220
Domain on Donahue	60
Fox Den Apartments	90
Grove at River Place Apartments	240
Grove at Westgate	150
Hampton Place Apartments	152
Harbour Club Apartments	191
Legacy Apartments	168
Legacy at Crystal Lake - Phase I	268
Legacy at Crystal Lake - Phase II	242
Meadowbrook Farm Apartments	228
Strawberry Place Apartments	55
Village at Lakeside Apartments	200
Village West Apartments	160
Westchester Apartments	69
Westshore Landing Apartments	112
Willowood Apartments	61
Winslow Place Apartments	88
Woodland Hills Apartments	80
Total Units	3.094



portfolio



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