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Oak Hill Manor Renovation Complete

Kansas City, Missouri – Management Services, Inc. has completed the renovation of Oakhill Manor Apartments, a 162-unit garden apartment community in Kansas City, Missouri. The project is owned by Oakhill Manor Apartments, L.P., an affiliate of Kohner Properties, Inc.

Exterior renovation included replacement of exterior siding, soffit, fascia, guttering, windows, sidewalks, asphalt parking, landscaping, and signage. New kitchens, bathrooms, flooring, lighting, appliances and window coverings were installed in each individual unit. The total construction budget was over 1.2 million.

Financing was provided by Mark Twain Bank. The Partnership also received assistance from the City of Kansas City in the form of ten-year tax abatement.

Kansas City 5th District Councilman, **Kenneth T. Bacchus**, was instrumental in the development by providing technical assistance, tax abatement, and coordination with local non-profit and community groups.

The property is strategically located along Brush Creek about three miles east of Country Club Plaza. The area has benefited from a great deal of new construction in the past few years, including the new Brush Creek Community Center, Swope Parkway Health Center, Bruce R. Watkins Cultural Heritage Center, Brush Creek Amphitheater and the Brush Creek Flood Beautification Project.

Oakhill Manor (formerly Benton Manor Apartments) consists of six studio apartments which rent for \$245.00, 148 one-bedroom apartments renting for \$295.00, and six two-bedroom apartments which rent for \$335.00 per month.

Jon M. Pyzyk, President of Kohner Properties, Inc. and General Partner of Oakhill Manor Apartments, L.P. purchased the property in November of 1994 on the Court House steps at a foreclosure sale held by the Department of Housing and Urban Development. "We were thrilled to be able to purchase Oakhill. We knew it would be a lot of work, but we could see the potential," said Pyzyk.

"From the beginning, we hoped to preserve the architecture to create a unique colonial atmosphere." He continued, "It certainly seems to be working. We are leasing the rehabbed units one by one, as soon as they are ready."

First Annual Bus Tour

More than 30 managers and leasing consultants turned out for the first annual St. Louis bus tour. They closed their offices for the day and toured over 15 properties in one day, starting at Maplewood and ending with happy hour on Maryland Plaza in the Central West End. Most people have seen only the property they work on; maybe one or two more. This was a great opportunity to view many of the St. Louis properties as well as a great opportunity to get to know one another!



Pine Garden Renovation



Little Rock, Arkansas – Pine Garden Apartments, L.P., an affiliate of Kohner Properties, Inc. recently purchased Pine Garden, a 138-unit garden apartment community in Little Rock, Arkansas. An extensive renovation is planned. Jon Pyzyk, General Partner discussed the purchase. “Our acquisition of Pine Garden is a scenario we repeated over and over again. We have taken advantage of a distressed situation to purchase a beautiful property at a very low price.” He continued, “We are looking strongly at third tier markets like Little Rock, Oklahoma City, Louisville and Kansas City. Smaller properties in these markets are overlooked by national investors and they provide a perfect niche for Kohner Properties.”

The property consists of 6 efficiency apartments, 60 one-bedroom and 72 two-bedroom apartments, each with central air conditioning, dishwashers and individual storage compartments for each resident. The pool and clubhouse building have been refurbished.

A \$300,000 renovation is underway which includes asphalt replacement, signage, landscaping, roofing, playground, and a card entry system for resident parking. All 138 units will be refurbished to include new appliances, carpeting, and HVAC. The rehab is being coordinated by **Martin J. Modglin**, Regional Maintenance Manager for Kohner Properties, Inc. **Dana M. Fowler** is Manager.

The property was purchased at a HUD foreclosure action in August, 1995 for \$550,000. The lender is Boatmen’s Bank of St. Louis.

Ted Morkel, EMPLOYEE OF THE QUARTER



Congratulations to Ted Morkel, Employee of the Quarter! Ted has been associated with Kohner Properties for almost ten years. According to **Marcia Oris**, Vice President of Property Management, "Ted is one of the first people to go in on a new project. He works hard to train the new personnel, explaining paperwork and safety standards. He has willingly transferred from one project to another. He is always happy to go where he is needed. His consistent compliance with the company policies and his considerate and friendly attitude make him a pleasure to work with." We are proud to have Ted on our team!

Jon Pyzyk Receives Maplewood Award



Jon Pyzyk, CPM, was recently honored by **Marty J. Cochran**, Maplewood City Manager, and Maplewood Mayor **Jane Moeller**, for his six years of outstanding service to the Maplewood Special Business District's Tax Advisory Commission.

New Prudential Health Plan

We recently changed health insurance carriers in an attempt to offer equal coverage to employees in all cities while still making the coverage affordable. The new plan has been overwhelmingly accepted! Its national network offers a large selection of physicians in many large cities in the Midwest region. Our participation rose from barely 50%, with our previous plan, to over 80 percent! We are happy to be able to offer a more affordable plan to our employees and their families.

Updated Employee Handbook

We recently released the newest version of the Kohner Properties, Inc. Employee Handbook. The previous revision was done in 1992. It has been a long time coming, but we feel it was worth the wait. With over 70 pages of benefit information and detailed company policy, it will be a valuable resource for each employee.

401K Retirement Plan

We are happy to announce the introduction of the Kohner Properties, Inc. Employee Savings and Retirement Plan. The new 401K plan was officially introduced and open enrollment was held at the annual company meeting. Employees will be able to choose from five American Funds in order to align their retirement planning with their own risk style. Quarterly statements will be prepared for each employee, but the fund's performances can also be tracked in the financial section of most major newspapers.