

FLORIDA GEORGIA AND NORTH CAROLINA

Multi-Family

CLIENT: MAJOR US MULTIFAMILY COMPANY

CHALLENGE

Sample multifamily property was purchased for **\$53,480,000**. After acquisition, the property had an 80% occupancy rate due to renovations of units. However, assessment and county's income methodology was based on a **stabilized market rate of 95% occupancy**.



APPROACH

Paradigm incorporated the actual vacancy loss in our income approach valuation due to revenue lost from the down units during renovation. Our team appeared on behalf of the client at the local VAB hearing in Florida and the Special Magistrate agreed with our income methodology.



RESULTS

Achieved tax savings of **\$92,768** for the property, adding to the total savings of **over \$2.3M** that we have achieved for the client's portfolio.

Single-Year Tax Savings	Total Savings Achieved for Clients Portfolio
\$92,768	Over \$2.3M

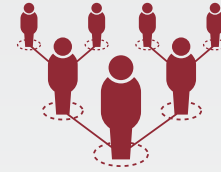
Paradigm Differentiators

Paradigm Tax Group prides itself on four key differentiators that position us as the trusted nationwide advisory resource for all things property tax related.



National Coverage

Paradigm's network of property tax-dedicated offices serving all 50 states provides clients with the most in-depth local coverage of any consulting firm in the nation. Paradigm provides unmatched legislative knowledge, unparalleled familiarity with market values and conditions, and outstanding assessor relationships at the local level.



Client-Centric Approach

Paradigm's culture is specifically structured around the needs of large national portfolio owners. A dedicated Client Service Leader will manage the Account Team to deliver the necessary centralized element of support in the engagement and ensure that communication, reporting, and delivery of services are being realized proactively along the way.



Standardized Deliverables

Our client-centric culture provides standardized processes, customized deliverables, tools and technology to drive national consistency and accountability and ensure Paradigm is providing best-in-class service. We fully comprehend the importance of delivering a seamless and efficient property tax management solution.



Innovative Technology

Paradigm has developed a technology platform specifically to manage appeal activities start-to-finish. Our program captures all portfolio data centrally and provides clients with 24/7 secure internet access to property information, updated in real time. Appeal-related documentation, from government notices to value-analyses, is tagged and stored with the associated property.

PARADIGM BY THE NUMBERS

27	50	17	79K	\$176M
Years Providing National Property Tax Management Solutions	States Served through Our Network of Local Offices	Average Years of Consultant Experience	Active Parcels	Average Annual Property Tax Savings