



# THE ARENDSEE GROUP

## QUARTERLY NEWSLETTER

*As the calendar turns, we often take a brief moment to acknowledge the successes and challenges of the past year before setting our sights on new goals and projects. If you're like us, the first quarter felt like it flew by—almost as fast as the tornadoes that swept through both the DFW and Nashville metroplexes.*

*Each new year presents a fresh opportunity to improve, to learn, to grow, and to finally tackle those lingering projects that have spilled into the new calendar. Across the Arendsee Group and all of its operating businesses, we're not only prepared for what 2025 will bring—we've already begun laying the groundwork to make it our best year yet.*

*Like most businesses, we take things one quarter at a time. But as a family business, our vision stretches further—5, 10, even 20 years into the future. While the average lifespan of a family-owned business is just 24 years, only a small fraction—around 0.5%—endure for a full century. We're proud to say we're well on our way.*

*With that, we're excited to share how our year has started and wish you continued success throughout 2025!*



### UPDATES AND ACHIEVEMENTS

- Introducing Laurie Klimek
- WAK Management (TN) up and running
- WAK Believes
- Employee of the Month(s)
- Top Leaser in March, 2025

### MILESTONE ANNIVERSARIES

- Haydy Giron - 20 years with WAK
- Jose Cerda - 15 years with WAK
- Marvin Doss - 15 years with WAK
- Alberto Sanchez - 15 years with WAK
- Alejandra Ramirez - 5 years with WAK

### EVENTS

- WAK Annual Luncheon and Celebration
- AAGD in DC
- AAGD Ignite Conference
- Leasing Class (TN Style)
- Happy Bday, Jodi!

## FROM THE DESK OF ALLAN ARENDSEE:



Sometimes the hardest thing to do is to say goodbye to long-time friends and co-workers.

We have had a couple of long-time employees who we said goodbye to this quarter, and while no one likes change (except wet babies), we wish Terry Helm and Glen Rhoden the very best. WAK Management will emerge stronger and more effective in the long run.

On the highlight side, Summer Hill was nominated for a Sapphire Award by AAGD, Jodi Spurrell celebrated a major birthday and Laurie Klimek joined WAK Management as Terry's replacement.

Laurie brings a wealth of industry experience and a very positive "can-do" attitude. She will be a tremendous help to Jodi and our regional managers on a daily basis in the WAK Management office. We are all working together to ensure a successful transition to Laurie.

In San Diego, Karli had her twins, Charlotte and Francesca (Charlie and Frankie) and all are doing well. We hope to have her back at the office in May. Matthew, Mackenzie, Carol and Luigi have been picking up a lot of the slack and I thank them.

Finally, amidst several strong storms our properties and our residents emerged largely unscathed. Our investments in preventative maintenance and property upkeep are paying off.

As always, thank you for being a part of our team!

A handwritten signature in blue ink, reading "Allan W. Arendsee".

ALLAN W. ARENDSEE  
CHAIRMAN







## Behind the Scenes

As the bulls and bears continue to sort out Wall Street, Brandy has been busy navigating two refinances this quarter. We continue to tread through rocky waters in both Texas and Tennessee, working on a 10-year full-term interest-only loan for The Bowen of Arlington and a 7-year full-term interest-only loan for East Forest Park II.

The Bowen was acquired three years ago, and East Forest Park II was a ground-up development completed early last year. Both properties are performing at their peak and continue to outpace their respective submarkets.

We couldn't be prouder of the teams at both locations—their hard work and commitment make our job of closing loans and structuring financing that much easier.

We're aiming to close both refinances in Q2 and will continue to share updates as they progress.

## Let's Make a Deal

Although Brandy Investments is always in growth mode, certain markets—and moments in time—can present more challenges than opportunities. This quarter, as we continue the search for new acquisitions and development opportunities, we've found ourselves scouring the market extensively, though with limited results so far.

We've evaluated more deals than we can count, staying disciplined in our approach and true to our long-term vision. Our goal remains the same: to grow the business with future generations in mind, to create meaningful opportunities for our teams in both Texas and Tennessee, and to explore potential expansion into new markets.

We're proceeding thoughtfully, but our eyes remain wide open for the right next opportunity.



At the start of Q1, the team at Brandy was hard at work closing out 2024 in coordination with our tax and finance consultants, while simultaneously preparing detailed forecasts for 2025. We owe a great deal of gratitude to our internal team—the ones who build out cash flow projections, distribution schedules, and operating budgets that set us on a clear path to success.

Our accounting team, though often behind the scenes, provides the vital guardrails that allow us to move forward with intention and confidence. While the properties are the engine that keeps our operation moving, Brandy serves as both the financial backbone and support system of the family enterprise. One cannot run without the other.

As the accounting team mapped out the financial course for the year, we were also navigating external challenges—markets in flux, economic uncertainty, and not one, but two active refinances, along with a property insurance renewal thrown into the mix. Just another day at Brandy—never a dull moment.

Despite the complexity, the team remains focused and committed. Our REO is set, appraisals are in, and reporting is complete. We're entering the remainder of 2025 with momentum, clarity, and confidence.

## Bring it on, 2025!

## Family Corner

Karli and William welcomed their twin girls on Valentine's Day—Charlotte and Francesca (affectionately known as Charlie and Frankie)! As you can see, they are the cutest little bundles of joy.

We're thrilled to welcome them to the extended family and wish Karli and William all the best as they settle into life as new parents. Both mom and dad are doing great and soaking up every moment with their girls.

We can't wait to have Karli back in the office when the time is right—but for now, we're just so happy for this growing family!



## Introducing Laurie Klimek!

A big welcome to Laurie Klimek (Director of Accounting/Payroll) – Laurie has brought a fresh wave of enthusiasm to the team and truly embodies WAK’s core values of positivity and collaboration. She brings valuable expertise in financial oversight, vendor risk management, and operational efficiency—making her an incredible asset from day one.

In her role, Laurie will provide leadership and oversight in key areas including property accounting, payroll and benefits coordination, accounts payable, vendor management, and software systems. We’re confident that her thoughtful approach and energetic attitude will elevate both the team and our operations.

We’re thrilled to welcome her to WAK and look forward to seeing her carry forward the values and expectations that have shaped our organization’s success and stability for over 30 years. We feel incredibly lucky to have found such a strong value-add—and a fun one at that—for such a vital position.



**VOLUNTEERS DO NOT  
NECESSARILY HAVE THE TIME;  
THEY JUST HAVE THE HEART.**

*ELIZABETH ANDREW*

## WAK Believes

Our in-house charity and volunteer initiative, WAK Believes, continues to thrive—bringing warmth, support, and connection to the communities we serve!

This quarter, our team dedicated their time and talents to Arlington Charities. At WAK Management, we’re proud to be a company filled with servant-hearted individuals who are always ready to step up and give back. Over the course of several days, our property management professionals brought compassion, energy, and commitment to those in need—serving with renewed strength and enthusiasm.

And exciting news—we’re expanding WAK Believes to Tennessee! Stay tuned as we bring our mission to even more communities.







## AAGD Events

Our EVP, Jodi Spurrell, joined AAGD in Washington, D.C. to advocate for our industry and the residents we serve! AAGD continues to be a powerful voice, championing meaningful regulatory and legislative change while supporting our teams and communities every step of the way.

We are incredibly grateful to associations like AAGD for their tireless work and impactful initiatives.

Our team also had the pleasure of attending one of the year's most anticipated events—the AAGD Ignite Conference. Each year, we attend to sharpen our leadership skills, gain deeper insight into the multifamily industry, and connect with valued vendors and partners.

And this year, we proudly represented in true “WAK Blue” fashion!



## Happy Birthday, Jodi

We would be remiss if we didn't wish Jodi a very Happy 60th Birthday!

WAK wouldn't be the same without your leadership, passion, and unwavering dedication. Here's to celebrating you and all the incredible years ahead!



## WAK Annual Luncheon

Each year, the WAK & Brandy Executive Teams come together with our incredible Property Managers to celebrate the success of the past year. It's a day we all look forward to—complete with prizes, awards, and yes... bonuses!

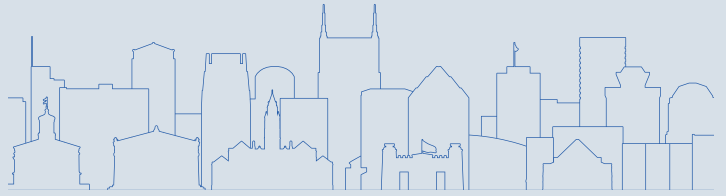
This celebration is more than just a tradition—it's a heartfelt expression of gratitude. It's our chance to honor the people who keep the engine running. Without our Managers, their dedication to our residents, and the support they provide to their teams, WAK Management wouldn't be where it is today.

As always, the day was thoughtfully planned and full of fun—from a shared lunch and team-bonding activities to plenty of laughs and memorable moments. One of the highlights was a meaningful connection exercise, where we symbolically linked together with a string to represent our appreciation for one another.

And of course—what's a celebration without a little friendly competition? The Game Show Battle did not disappoint!

We had the best time, and we extend our deepest thanks to all our Managers for everything they do to support the family business.





## Tennessee | Lions, Tigers, and Tornadoes – oh my!

What's the best way to introduce new staff and residents to WAK Management? Apparently—with high winds, heavy rainstorms, and tornadoes!

Back in October, WAK Management officially took over operations for the six properties we own in Tennessee. We proudly welcomed 25 dedicated team members who chose to continue their journey with our family-run operation—many of whom we've come to know and appreciate over the past six years.

After a strong onboarding process in Q4, it was time to roll up our sleeves and dive into Q1. Cue Mother Nature.

Despite being hit with intense weather, including severe storms and tornadoes, our Tennessee teams rose to the challenge. We're especially proud of our incredible maintenance crews and want to give a huge shout-out to Joe Rivera, our Regional Maintenance Supervisor, for his outstanding leadership.

From plumbing to roofing issues and everything in between, our teams never lost sight of what matters most—our residents. Their accountability, problem-solving, and unwavering commitment have been truly inspiring to witness, even from afar.

We are beyond grateful for everyone's hard work and can't wait to see what the coming quarters bring. Keep up the amazing work, TN team!



## Ready, Set, Lease!

As she continues to build and lead her "A-Team" in Tennessee, Kaleigh Allen has been unstoppable in her efforts. Having worked under the family umbrella since 2019, we've thoroughly enjoyed watching her grow into a key leader and an integral part of our enterprise.

Now serving as Regional Manager in TN, Kaleigh plays a vital role in WAK Management's transition. This quarter, she hosted a Leasing Class to help prepare the team for the busy leasing season—while also laying the foundation for new WAK policies, practices, and reinforcing what we call the "WAK Way."

The results? The team left the training energized and ready to hit the ground running! In fact, we're thrilled to announce that Wendy Perella at East Forest Park was named Top Leasing Consultant for all of WAK Management in March! Coming in a close second was Johanna Revilla at Waterford Landings.

Huge congratulations to Wendy and Johanna—your hard work is making a major impact!

## Employees of the Month(s)

Regional Manager Kaleigh Allen has launched an exciting new initiative for our WAK Management (TN) team—complete with a little healthy competition!

Each quarter, we're recognizing standout team members with Employee of the Month honors, and we're thrilled to announce our first recipients:

**Tera Gully – Heritage Hills & Aria**  
**John Hamilton – East Forest Park I & II**  
**Johanna Revilla – Waterford Landings**

Congratulations to these outstanding team members for their dedication, hard work, and positive impact!

Who will take the spotlight next? Stay tuned!

FOR FURTHER DETAILS OR QUESTIONS  
ABOUT OUR UPDATES AND  
ACHIEVEMENTS, PLEASE REACH OUT TO  
[KARLI@BRANDYINVESTMENTS.COM](mailto:KARLI@BRANDYINVESTMENTS.COM)