



THE ARENDSEE GROUP

QUARTERLY NEWSLETTER

In one of Warren Buffett's many lectures to students over the years, he was asked a familiar question: "Who should I go to work for when I graduate from college?"

His answer was simple but profound: "The real thing to do is to go to work for some institution or individual that you admire. Go to work for whomever you admire the most."

At WAK Management, we have the pleasure and admiration of working for John Gillespie and Jodi Spurrell – two individuals who have forgotten more about property management and leadership than many of us will ever know.

Buffett stressed the qualities of integrity, honesty, and generosity as being the most critical for success. Our leadership team has this in spades.

As we dissect this advice, he does speak about working "for" someone. He states, "You can't get a bad result. You'll jump out of bed in the morning, and you'll be having fun." Let's not forget, we all involved with The Arendsee Group work for our residents. As Allan always states – "the value in our business comes from the people and families paying rent, not just from the sticks and bricks."

We own and operate homes for 4,000+ families – families who work hard, put food on the table, hustle to soccer practice, cram in late-night homework, and chase school buses after sleepless nights. They work tirelessly to ensure their families have four walls and a roof to call home. Talk about admiration!

Our residents have our full admiration.

As we close the books on year-end and as we prepare for the holiday season, think about who you admire and why. Why do you go to work? Who do you do it for?

The Arendsee Group wishes everyone a successful year-end close, a wonderful holiday season filled with joy and admiration for those around you.

We'll see you in 2026!

UPDATES AND ACHIEVEMENTS

- Introducing Alva Whetton
- Baby Rylee Shea Essway
- East Forest Park – Best Community
- Autumn Breeze – Best of Denton
- CALP, CAMT, CAM Recipients
- Kaleigh Allen – PMAC Regional Manager of the Year

MILESTONE ANNIVERSARIES

- Jose Saenzpardo – 20 years with WAK
- Joseph Garcia – 20 years with WAK
- Adriana Castillo – 20 years with WAK
- Christina Castaneda – 20 years with WAK
- Marvin Doss – 15 years with WAK
- Mayra Villa – 15 years with WAK
- Jose Velez – 10 years with WAK

EVENTS

- WAK Believes
- Maintenance Appreciation Week
- 20 Years with Summer Hill and St. Croix



FROM THE DESK OF ALLAN ARENDSEE:



Sometimes I think it's important to remember what we do. As of today, we are providing homes for some 4,354 families in Texas and Tennessee. We provide a good workplace for more than 130 people and we support an array of vendors and affiliated service providers who depend on us to feed their families. We are supporting various charities that support our residents, and we are striving to do things the right way. We aren't seeking fame or some ego gratification; we aren't seeking to make money over everything else. We are trying to build a business for the long-term and serve the most people we can.

It's great to look back and see some of the successes and longevity we have in our employees. I don't know how many 20-year anniversaries there are over this year, but it's a lot! The good news is that I am proud of the organizations we have built, and I'm proud that we are set up with Luigi to keep it going into the future. I am especially proud to see that Jodi is the incoming President of the largest Apartment Association in the nation, the Apartment Association of Greater Dallas. It may require us all to do a little bit more work in 2026, but we fully support and congratulate her!

Finally, it is my great pleasure to acknowledge that according to ApartmentRatings.com we own and manage the very top ranked properties in Lewisville and Fort Worth, Texas. In Tennessee, we are ranked as the top property in each market where we own properties. Furthermore, we are ranked #2, 5, 7, and 9 in Dallas, #2, 3, and 5 in Arlington, and #1, 2, 5, 7, and 8 in Fort Worth. None of our properties are ranked outside the top 10 anyplace we own.

As I look forward to our various holiday parties, I look forward to getting the chance to thank everyone personally for their efforts to make it all possible.

Thank you all very much,

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

ALLAN W. ARENDSEE
CHAIRMAN



Brandy Investments

School is back in session, and with it comes the familiar fall sniffles and colds! As Brandy Investments embraces the 65-degree chill and morning cloud cover, we turn our attention toward closing out the year strong and preparing for 2026.

Our team has tackled numerous projects and to-dos over the past few months – there's never a shortage of spinning plates. As the administrative vehicle providing leadership and oversight for the Arendsee family's investments and assets, Brandy serves WAK Management, KAWA Insurance, our charitable foundations, and several other trusts and legal entities.

One of our ongoing responsibilities is to clearly delineate roles and responsibilities across the five pillars of our family enterprise. As we plan for the next 3, 5, and 10 years (and beyond), we continue to refine each business and ensure that every piece of the organization is structured for long-term success. We don't make short-sighted decisions – our eyes are always looking forward.

Our focus remains on efficiency, accountability, and minimizing conflicts.

As we look to close 2025 strong, we're reminded of Brandy's guiding mission:

1. Build a long-term, family owned, enterprise that we can be proud of while
2. Taking good care of our team members, partners, and other stakeholders and
3. Maximizing our long-term financial strength, minimizing financial risk to the family, all while consistently doing what is right

We'd like to thank all our partners, team members, and friends for what has been a busy, dynamic, and successful year.

Cheers to health, happiness, and continued success this holiday season!



Welcome Baby Rylee!

Rylee Shea Essway came into our lives early morning – September 4th. The Brandy team received some wonderful news from our Senior Accountant, Mackenzie Essway – her water broke, and Baby Essway was on the way! Both mom and baby are healthy and doing great. Mackenzie is now home through early December, soaking up every precious cuddle with Rylee and her three proud big sisters. We're also thrilled that Mackenzie's husband, Jerrod, who serves in the Navy, will be able to come home on family leave to spend this special time bonding with their newest little bundle of joy.

Welcome to the family, Rylee!





Introducing Alva Whetton!

It is a great privilege to welcome Alva Whetton to our family business and team – our new Chief Administrative Officer! From the onset, it was clear that Alva embodied the rare combination of reliability, strategic thinking, and work ethic that defines the best of what we do. She is not only hardworking and organized but also approaches every challenge with critical insight and long-term vision – qualities that make her invaluable as we build for the future.



We are so lucky to have her and are so confident that she will play a vital role in strengthening our foundation today and positioning us for what's next. She approaches each challenge with thoughtfulness and precision. With over 25 years of experience in project management and executive administrative support, the trains are always running on time!



Alva previously served as Senior Executive Assistant to President & CEO, Perry Dealy, and the executive team of Dealy Development, Inc. by enhancing executive productivity and improving business operations. Additionally, she served as the Development Coordinator to help ensure the smooth operation of the development and construction of the Research and Development District (RaDD)—a 2.4MM-square-foot project, \$1.9 billion premier Class-A office and retail ground-up construction, tailored as a life science urban infill project on six city blocks along downtown San Diego's waterfront.

Please join me in giving a warm welcome to Alva – someone who represents exactly the kind of thoughtful, forward-focused leadership our organization is built upon.

Welcome to the family, Alva!

A group photo of approximately 12 people, including the Brandy Team and family members, posing in front of Petco Park. The group is diverse in age and is dressed in casual attire, including baseball caps and t-shirts. They are standing on a concrete walkway with the stadium seating and field visible in the background.

Let's Play Ball (Part I)

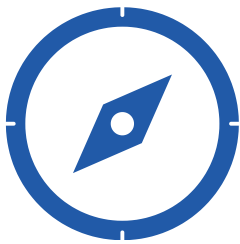
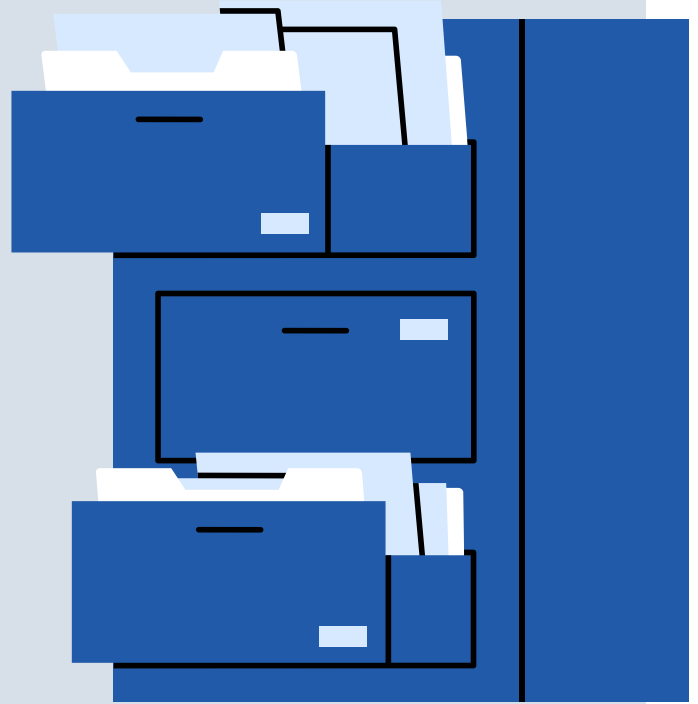
On August 18th, the Brandy Team and a few of their family members ventured downtown for a memorable evening at Petco Park! The night kicked off with an exclusive, behind-the-scenes tour of the stadium, followed by cheering on the Padres, and of course filled with plenty of ballpark favorites and laughter all around. While the San Francisco Giants may have taken the win, the Brandy crew scored big on fun, team spirit, and unforgettable memories!

Crossing t's and Dotting i's

There were a few things on the Brandy “to-do” list that the team (Alva) had to make priority before the year-end. During the third quarter, Brandy Investments successfully completed the migration of all cloud-based data storage from Egnyte to SharePoint. This transition enhances the security, reliability, and backup of our data, ensuring stronger protection and long-term preservation in the event of a breach or other unforeseen incident. SharePoint offers comparable functionality to Egnyte, making the migration both seamless and effective.

More importantly, shortly after she was hired, Alva Whetton's first major initiative as Chief Administrative Officer was the comprehensive Entity Compliance Project. This effort involved a thorough review of 70+ Arendsee family legal entities to identify and update all areas requiring action to maintain compliance with governing agencies. Tasks included address verifications, Registered Agent updates, Assumed Business Name renewals, and adjustments to managing member records. Despite the project's significant scope, Alva successfully completed the undertaking within two focused weeks, ensuring all entities are now current and fully compliant.

Bring it on 2026!



Family Business Compass: Peer Groups Set

Allan and Luigi have started their journeys with the Family Business Compass group. At the first Compass Roundtable, a thoughtful conversation was had about how to identify, preserve, and adapt values as your businesses grow and evolve. They've just started with the inaugural kickoff of this group but look forward to more discussions and meetings with like-minded peers.

In November, they will be attending the Family Business Transitions Conference. Many families attend to discuss multi-generational successes and challenges in family offices, breakouts and peer groups that allow all parties to drill down on specific interests or needs, and share stories, resources, and experiences in their respective family businesses. We are honored to be joining the first ever in-person Compass Roundtable at this year's conference as well!

Hiring for the Long Term: Skill or Integrity?

There are many decisions that shape a company's long-term success, but few are more important than hiring the right people. One of the most lasting choices we make is deciding who we bring into the organization. Should we hire for skill or for integrity?

Certain roles require specific technical knowledge to succeed—an accountant must understand debits and credits; a maintenance supervisor must know plumbing and electrical systems. Yet, if you look across WAK Management, you'll find many team members who began their careers with little or no multifamily experience or formal training. What they did bring was integrity, enthusiasm, and a desire to learn.

For many of them, that entry-level position was just the start of a long and rewarding career filled with opportunities for training and growth. They quickly understood that our mission goes beyond managing properties—we're helping address the housing crisis by providing clean, welcoming homes for people from all walks of life. Every day, they treat residents with respect and take pride in offering them a place they're proud to call home.

Today, WAK Management is fortunate to have many employees with 10, 15, or even 20 years of tenure. Their loyalty and professionalism reflect our long-standing belief: hire people with integrity, provide the right training, and trust them to represent WAK with pride and respect.

As we look ahead, we remain committed to showing appreciation for our dedicated staff and creating a workplace that reflects that appreciation. We've been researching ways to enhance our benefits program—with improved health insurance options, stronger long- and short-term disability coverage, and better dental and vision plans.

Before the start of 2026, we expect to roll out a new benefits schedule, allowing each employee to choose the options that best fit their needs. This will be part of a new payroll and HR platform that provides easier access to pay and benefits information.

At WAK Management, we know that long-term success comes from investing in our properties and investing in our people. Both are essential to who we are and to the future we're building together.

Maintenance Appreciation Week

One of our favorite times of the year – a full week dedicated to celebrating our beloved and hard-working Maintenance Teams!

We admire and appreciate their dedication all 52 weeks of the year, but when we get the opportunity to truly show our gratitude, we take it!

A huge THANK YOU to everyone who helped organize such a great celebration. We value our entire Maintenance Team — for the countless hours they work, the remarkable service they provide to our residents, and the way they do it all through freezing rain or 100+ degree heat.

We couldn't do what we do without you.

A large, stylized graphic of the words 'Truly Grateful for you.' written in a thick, blue, handwritten script. The text is slanted and has a casual, personal feel.



And The Oscar Goes To ...

We have had our fair share of awards and accomplishments over the last few months! Give us a moment as we celebrate:

- East Forest Park was awarded the honor of Best Apartment Community in Dickson County, TN! A big congratulations to Manager Jason Galbreath and the entire team over at EFP!
- Autumn Breeze in Lewisville, TX once again made the Best of Denton County 2025 list! They were one of three finalists to be awarded. Shout-out to Manager Christina Castaneda and her entire team at AB!
- Elizabeth Elliott from The Bowen of Arlington and Jack Herndon from The Woodlands of Arlington earned their Certified Apartment Leasing Professional (CALP) designations!
- Josh Robles from Coventry at Cityview officially earned his CAMT designation!
- Jacqueline Torres, Assistant Manager at Hulen Gardens earned her CAM (Certified Apartment Manager) designation!
- And last, but not least, our very own Kaleigh Allen received the highest honor at the PMAC (Property Management Association of Clarksville) Awards held in Clarksville, TN. Kaleigh was awarded Regional Manager of the Year! This is such a well-deserved honor that reflects Kaleigh's dedication, leadership, and the remarkable impact she has on her teams and communities

We honor and celebrate all our outstanding teammates and their stellar accomplishments!



WAK Believes!

Every quarter, our WAK Believes initiative and its volunteers continue to give back to the communities that mean so much to us. In TX, our teammates made a huge contribution to The Community Enrichment Center (CEC) and their food pantry. Our amazing volunteers come together to pack 1,500 bags of groceries for our community! What's the impact of 1,500 bags of groceries you may ask? Well - 9,000 pounds of food, \$17K+ of food contribution, plus another \$5K+ in labor value impact.

In TN, we launched our inaugural initiative last quarter! One group of volunteers spent their day of service at The Manna Café in Clarksville, TN helping families in need throughout the community. Our volunteers boxed 1,000 snack packs for children and families and lifted, sorted, and organized food products in freezers and refrigerators to prepare grocery baskets for families receiving monthly food support.

These initiatives are a constant reminder of how meaningful an impact we all can make when we come together with purpose and passion.

We are especially proud of our team leaders who manage these efforts - Dandi Breese in TX and Kaleigh Allen in TN - thank you for making a difference and giving your time, energy, and heart to support our neighbors!



Celebrating 20 Years ...

At WAK Management, we pride ourselves on having excellent longevity of not just our residents, but of our loyal team members. We whole-heartedly believe (and don't just ask us – look at the research), that there is a direct correlation between staff turnover and resident turnover in the multifamily industry. Our tenured teammates engage and build relationships with our residents while providing remarkable service. This creates a more stable and positive community environment.



We currently employ 40 people who have 10+ years of experience with WAK Management. Also, half of our staff have 5+ years of experience.

We want to take the time in this newsletter to salute the 20-year anniversary (yes – 20!) of four team members. Their 20-year mark hit during the last few months. Congratulations to Jose Saenzpardo, Joseph Garcia, Adriana Castillo, and Christina Castaneda! You are undoubtedly what makes WAK Management the industry standard and what makes WAK Management a great place to work. We admire you and appreciate all you do for us!

But wait, there's more!

We'd be remiss not to mention, that on 09/01/2005 – we also acquired two properties – Summer Hill and St. Croix. We still own them to this day! On their 20th anniversary, we'd like to thank everyone who has made these two properties a part of our portfolio for the past two decades.

John Gillepsie says it best:

“

“When we acquired both properties two decades ago, our vision extended far beyond bricks and mortar. We saw an opportunity to create a thriving community – a place where residents could feel at home, raise families, and enjoy a high quality of life. From the very beginning, our mission was clear: invest in the community, care for residents, and create an environment where families and individuals alike could flourish.”

An example of how our properties and staff distinguish themselves is showcased by their work with the Lake Highlands Public Improvement District. Summer Hill hosted the “Community N Cops” event in September. Events like this are part of our ongoing mission to improve the quality of life in our neighborhoods especially through crime reduction efforts and community engagement. We are so grateful for the amazing partnership with the LHPID.

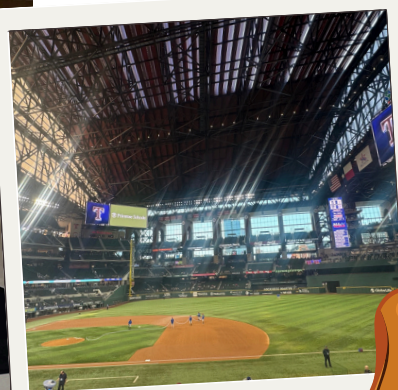
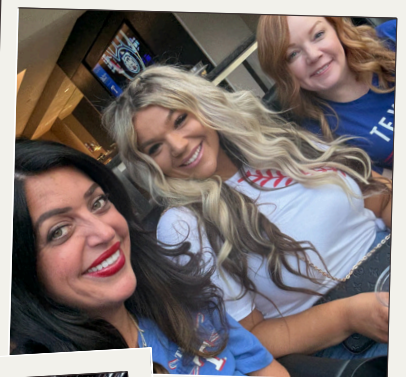
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Let's Play Ball (Part II)

Once a year, key executives, and leadership from Brandy Investments and WAK Management come together for our annual Strategic Planning Meeting. As always, the focus is on addressing any business outliers, preparing for the year ahead, and reinforcing our shared commitment to ensuring that our family business is built to last well beyond us all.

Our team continues to show what makes this organization special - always engaged, energized, positive, and forward-looking. This year's meeting was no exception and proved once again to be a great success!

To celebrate - we cheered on the Rangers to victory!





KAWA Insurance

KAWA Insurance, Inc. is our in-house captive insurance company domiciled in Texas. For some time, we've wanted to better integrate and leverage the captive within our overall insurance structure. As one of the pillars of our family enterprise, we wanted to ensure it is working at its highest and best use.

We are happy to announce and introduce our new partners: Brown & Brown Insurance & Risk Management. We believe this strategic partnership can help us align both our property insurance coverage and captive in a meaningful and efficient way for long-term benefits. We now have the ability to unify brokerage and captive management under one cohesive framework.

Brown & Brown will be able to use their scale, expertise, and integrated platform to align our property coverage and captive management more effectively than our current structure, coordinate risk management, streamline administration, align the Captive and Property & Casualty programs to manage risk more intelligently and deploy capital more efficiently across the portfolio.

We wanted to introduce and announce Brown & Brown as we look forward to working with them as we grow this business into the future. This decision was a big step as we position our family enterprise for the long term.

Welcome to the family!



Family Foundations

Allan and Team continue to manage and facilitate the charitable foundations that are a part of The Arendsee Group: The Arendsee Family Foundation (established by Richard and Judy Arendsee) and The Allan & Lyndsey Arendsee Family Foundation, as well as various educational trusts. We continue to support local charities and communities in the San Diego, DFW, and Nashville areas. Our intention is to support organizations that have positively impacted and assisted our residents. This year, we emphasize organizations that provide - rental or living assistance, food and furniture support, childcare and healthcare services, and assistance for military veterans. We are committed to ensure that Brandy Investments and WAK Management (and our properties) continue to give back to our communities and citizens.



FOR FURTHER DETAILS OR QUESTIONS ABOUT OUR UPDATES AND ACHIEVEMENTS,
PLEASE REACH OUT TO ALVA@BRANDYINVESTMENTS.COM