

CLIENT CASE STUDY

The Process Works: 27% increase reduced to 6%, then less than 1%

THE BOTTOM LINE

Why choose a turn-key, comprehensive approach like Pinnacle, built on the ability to exhaust every avenue for relief? Because a strategy that requires midstream cost/benefit decisions and multiple rounds of capital investment can undermine decision-making and warp an owner's perspective of what constitutes a good deal.

THE VALUES

Prior Year Value:	\$ 46,250,000
Initial Value:	\$ 58,507,396
ARB Value:	\$ 49,134,000
Final Value:	\$ 46,700,000

THE CLIENT

Cortland Partners is a multifamily acquisitions, renovation and development company with properties in 10 states. Cortland's collective experience stretches beyond 85,000 living spaces and \$8 billion in real estate activity.

THE RESULTS

The reduction obtained at ARB was the result of a Market Value analysis based on market rent, occupancy, and cap rate review, coupled with an Equal & Uniform analysis based on the tax assessment of comparable properties.




On appeal in district court, the evidence did not magically improve; instead, this further reduction was the direct result of the process Pinnacle applies across its portfolio.



“NOI is at its highest when property taxes are at their lowest – period. By eliminating midstream cost/benefit decisions, Pinnacle consistently provides tax savings that would have never been recovered using a more traditional approach.”

Jonathan Gilstrap, Partner
Pinnacle Property Group

Contact Pinnacle Property Group today, and learn how you could save thousands – or even millions of dollars – each year.

 (855) 570-9990
 info@pinnaclepg.com
 pinnaclepg.com