



“Our commitment is to provide the highest quality marketing, maintenance and property management.”

### **Beacon Management, LLC**

is headquartered in Omaha, Nebraska. Its Principals operate in a 6 state area, directly or indirectly owns, manages, or is a joint venture partner in 22 multi-family developments containing in excess of 1,000 rental units.

### **Primary Operating Areas**

The Company’s Midwest portfolio has properties located in Nebraska, Iowa, Kansas, Oklahoma, Wyoming and Colorado.

### **Growth Strategy**

Our primary focus is a hands-on, property-by-property management approach. In moving in this direction, it lessens the administrative burden on the properties, allowing them to focus on residents, increasing occupancy and efficiency. Our goal is a low cost, profitable operating property.

We identify the unique style and character of each property and then tailor our services accordingly. Our approach is not just responsive, but proactive. Responsiveness is essential to successful management, but anticipation is the mark of professionalism.

### **Philosophy & Objectives**

Beacon Management, LLC is committed to superior service and the attentive “hands-on” management necessary to maintain and enhance a property by achieving high occupancy and lower turnover rates. The Company’s objectives are:

- **Resident Management**— To provide residents with the highest possible level of service and value.
- **Asset Management**— The fiscal health of the property.
- **Property Management**— Staffing, maintaining and operating the building and its systems.
- **Relationship Development**— Creating a quality of life in the building and accommodation of the diverse interests of the owners.
- **Tax Credit Management**— Knowledge of tax credit compliance issues, qualifying, recertifying, and reporting. Eliminating outsource costs and assuring prompt response and support to onsite staff.

### ***MISSION***

*Our mission is to meet each property’s particular requirements, provide unparalleled services to its residents and maintain and enhance its value.*

## About Us.....

### Management Team Experience

Recognizing the variety of skills needed for effective management, we assign to each property a balanced team of dedicated executives and staff, closely coordinated under control systems that involve the highest echelons of the company.

### EXECUTIVE STAFF

#### Shawn Coonen, President

Shawn has over 20 years of experience in both Conventional and Tax Credit property management. As a CPM and real estate professional, he is well versed in all aspects of operations and compliance.

Shawn has a proven track record in managing diverse portfolios. His attentions are directed to fiscal operations and implementation of policies that will benefit the individual needs of each managed asset and property.

#### Jenny Frame, Compliance/ Property Manager

Jenny has over 9 years experience in low-income multi-family housing. She has experience in both site-based Section 8 housing and Section 42 Tax Credit.

She is certified as a Certified Occupancy Specialist (COS) for site-based Section 8 housing. She also is certified as a Housing Credit Certified Professional (HCCP) and a Certified Credit Professional (C5P) for Section 42 Tax Credit. While her goal is to make sure every site is in compliance with IRS, State, and syndicator regulations she has also supervised multi-site portfolios.

#### Administrative Staff

We have 25 support staff to assist with the daily monitoring and reporting of all the properties.

## Properties Currently Under Management

Wyndam Place Senior Residences  
42 Unit Senior - LIHTC - Hays, Kansas

The Lindens Apartments  
42 Unit Family - LIHTC - Ada, OK

Wyndam Place Senior Residences  
120 Unit Senior - LIHTC - Co Springs, CO

The Lindens Apartments  
54 Unit Family - LIHTC - Shawnee, OK

Wyndam Place Senior Residences  
42 Unit Senior - LIHTC - Emporia, KS

Wyndam Place Senior Residences  
54 Unit Senior - LIHTC - Lawrence, KS

The Lindens Apartments  
54 Unit Family - LIHTC - Bartlesville, OK

Parkway Pointe Partners, LP  
48 Unit Senior - LIHTC - Kansas City, KS

Pheasant Run Apartments  
48 Unit Family - LIHTC - DeWitt, IA

Western Trails Apartments  
120 Unit Family - LIHTC / HOME - Council Bluffs, IA

Wyndam Place Senior Residences  
54 Unit Senior - LIHTC - Norman, OK

Legacy Senior Residences  
54 Unit Senior - LIHTC / HOME - Casper, WY

Cornerstone Apartments  
36 Unit Family - LIHTC / HOME - Casper, WY

Cornerstone Apartments  
42 Unit Family - LIHTC / TAARP - Chanute, KS

Farnam 1600 Condominium Association  
82 Unit Home Owner Association, Omaha, NE

Stonewall Plaza Apartments  
52 Unit Family—LIHTC—Purcell, OK



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