



CASE STUDY | HAMPTON COURT

PROPERTY RENTAL RATES INCREASED FROM \$20.75 TO \$26.00 PER SQUARE FOOT.

SITUATION

- Building had numerous deferred maintenance items in need of repair.
- The finishes were outdated and filled with brass accents throughout building.
- The property lacked curb appeal.
- Tenant retention was low, and lease rates were averaging \$20.75 per square foot.

ACTION

- Deferred maintenance items were prioritized and methodically staged to reduce impact on operating expenses.
- An aggressive capital campaign was put in place to remodel common areas to improve property appearance.
- The landscape was redesigned to create focal points and draw attention to the property and improve curb appeal.
- Through aggressive negotiations on electricity rates and corrective mechanical operations, Stream was able to save \$0.74 per square foot on electricity expenses.

RESULTS

- Property rental rates increased to \$26.00 per square foot.
- The property sold within 28 months of purchase, ahead of the targeted disposition and above landlord expectations for return on investment.

