



# The Partner Behind Your Property's Performance

## Multifamily CapEx Without the Chaos

A practical guide to protecting asset value, resident experience, budgets, and timelines across renovation, restoration, roofing, exterior, amenity, and compliance projects.



Matrix helps multifamily teams simplify complex renovation and reconstruction projects through structured pre-construction, scalable field execution, direct labor, and accountable project management.

### 1. The Challenges We Solve

- ✓ Increase property value and ROI
- ✓ Execute renovations quickly with less disruption to occupancy
- ✓ Reduce vendor complexity across scopes and markets
- ✓ Navigate rising costs, aging assets, and tight timelines

### 2. Built for the Teams Responsible for Asset Performance



#### Ownership & Decision Makers

Protect the investment strategy with aligned scope, budget, and execution.



#### Asset Managers

Support NOI, resident retention, curb appeal, and stabilization goals.



#### Operations Leaders

Reduce resident disruptions and site-level operational friction.



#### Construction Leaders

Gain structure, manpower, communication, and closeout discipline.

### 3. CapEx Solutions Across the Asset Lifecycle



Interior Renovations



Exteriors



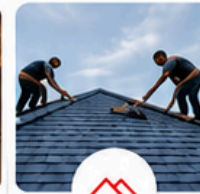
Exterior Paint & Repairs



Amenities



Restoration



Roofing



Life Safety & Compliance

Acquisition → Renovation → Stabilization → Ongoing CapEx



85+

Multifamily Owners, Operators & Investors Served



#### Direct Labor + GC Discipline

Quality you can see. Accountability you can count on.



#### Structured From Scope to Closeout

Built to protect your budget, timeline, and asset value.



Ready to simplify your next multifamily project?

Visit [matrixsvc.com](http://matrixsvc.com)



## Execution Model

# How Matrix Executes

Fast execution only works when the project is set up correctly. Matrix brings structure, visibility, and accountability from scope through closeout.



## Our Approach

- 1

**Pre-Construction Alignment**

Align scope, budget, timeline, phasing, access, resident impact, and expectations up front.
- 2

**Scope & Budget Clarity**

Define priorities, alternates, phasing, and budget risk before field execution begins.
- 3

**Scalable Field Execution**

Direct labor and field systems built to perform across multiple properties and markets.
- 4

**Dedicated Project Management**

Proactive communication, accountability, and coordination from kickoff to completion.
- 5

**Quality Control & Closeout**

Standards, punch management, documentation, and efficient turnover.

## What Makes Matrix Different

- ✓ Matrix combines direct labor with proven general contracting practices, giving clients greater control over quality, timelines, and execution.
- ✓ We operate as an extension of your team with structure, visibility, and accountability at every phase of the project.
- ✓ The result is a more predictable project experience — and a better protected asset.

“

*They provide the complete package: quality finish work, dependable on-time delivery, and a customer-first approach that makes working with them seamless.*

”

## Where We Create Value

Protect occupancy during construction

Support rent growth and resident retention

Reduce operational friction

Stabilize assets faster

Protect budgets and timelines



## Ready to simplify your next multifamily project?

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Matrix Construction Services | The quality you expect with the service you deserve