



Multifamily Property
Management Services

777 E. Eisenhower Pkwy Suite 850 • Ann Arbor •
734.747.6000 • OxfordCompanies.com



The Oxford Difference

For more than 20 years, we have provided Ann Arbor with well-cared-for properties that enrich lives and enhance productivity.

By doing this, we actively reach out to build and strengthen our greatest asset — our communities.

Our services exceed expectations, delivering numerous advantages that our competitors cannot match.

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125 W. Hoover
30 Beds

Oxford At A Glance

23+ Years

Track Record of Success

\$500,000,000+

Assets Under Management

1000+ Multifamily Beds

Under Management

2,600,000+ Com. SF

Under Management

#1 Campus Manager &
Commercial Landlord
In Ann Arbor

9 Consecutive SPARK
FastTrack Awards

30+ Local, Fully-Stocked
Service Vehicles



**24/7
Service**

CRAIN'S DETROIT BUSINESS 2021

FAST 50

Multifamily Property Management Services

Financial Management

- Collection of monthly income
- Pursuit of delinquent accounts
- Invoice payment
- Monthly deposits into reserve accounts
- Monthly and annual financial reports
- Annual budget preparation
- Bank reconciliations

Resident Services

- Marketing & leasing available units
- Maintenance of resident database
- Maintenance of resident files
- Rules and regulations enforcement

Maintenance & Facility Management

- Local fleet of building and HVAC technicians, with 24/7 emergency maintenance services
- Regular visits and walk-through of properties by maintenance technicians and property managers
- Contract negotiation
- Contract performance
- Capital improvement planning and management
- Management of all city and state inspections

930 Church St.
21 Beds

Technology-Driven Service

Oxford has designed our services to meet the demands of our residents and to keep your properties full. Current residents enjoy 24-hour access to our online payment and maintenance portals, while prospective residents can virtually tour our properties, start the application process and even sign their lease, all from their computer or phone.

- 100% online leasing
- Online maintenance portal
- Online rent payment
- Digital marketing & advertising
- Online property search

100% Virtual Touring



Oxford uses the industry-leading Matterport camera and virtual touring software to offer prospective tenants a completely virtual tour of every Oxford property.

The Oxford Service Model



Investments & Asset Management

- 200+ investors
- \$500,000,000+ assets under management



Leasing

- Uniting our customers' business needs with Oxford's portfolio and expert real estate divisions.



Yellowstone

- Master planning
- Whole building design
- Interior design
- Construction management



Commercial Property Management

- Smaller portfolios for our property managers allows for stronger tenant relationships.
- 30+ maintenance vehicles serving a 28-square-mile portfolio radius.



Multifamily Property Management

- Ann Arbor's #1 campus manager.
- Brokerage services for property acquisitions and dispositions.
- Winner: Ann Arbor's Best Landlord, 2021.

503 Church St.
8 Beds



Oxford In The Community

We love Ann Arbor, and we're invested in its prosperity and committed to giving back.

Oxford Companies has been a part of the Ann Arbor business ecosystem since 1998. We understand that our livelihood is dependent on a thriving, robust local economy, and that all of us do better when we give back. That's why we've made significant contributions to local and regional organizations that enrich and support our community by volunteering, donating, and getting involved in boards and committees. We also initiate our own efforts toward beautification and artistic enhancement of our built environment.

Volunteering

We plan and facilitate group volunteer opportunities for our CREW on multiple occasions each year. Local organizations and projects we've supported include:

- Ann Arbor Parks & Recreation
- Humane Society of Huron Valley
- Roughneck Rescue & Sanctuary
- Leslie Science & Nature Center
- Food Gatherers
- Ronald McDonald House Charities Ann Arbor
- Habitat for Humanity of Huron Valley

Event Participation

We facilitate and support our CREW's participation in 5k races, galas, golf outings, and other events that raise funds for impactful non-profits and other supportive organizations in our community. A few of these organizations and events include:

- Michigan Ovarian Cancer Alliance
- The Chad Tough Foundation
- Cancer Support Community of Greater Ann Arbor
- Ele's Place
- SafeHouse Center
- Michigan Stadium Big House 5K
- C.S. Mott Children's Hospital
- Shelter Association of Washtenaw County

Donations

Over the past three years, Oxford has made monetary donations to over 50 local non-profits and organizations that enrich our community. A few of the organizations that benefit from our giving are:

- UMS
- Ann Arbor Film Festival
- Ann Arbor Art Center
- Ann Arbor Summer Festival
- Interfaith Council for Peace & Justice
- SOS Community Services
- Packard Health
- Arbor Hospice
- University of Michigan Museum of Natural History
- Washtenaw Community Concert Band

Board & Committee Involvement

Many of the leaders at Oxford donate their time, energy, and talent to local causes as part of Boards of Directors and other committees. A few of these include:

- Ann Arbor SPARK
- Ann Arbor Community Foundation (including the African American Endowment Fund)
- The Women's Center of Southeastern Michigan
- Ann Arbor Main Street Area Business Improvement Zone (BIZ)



Multifamily Portfolio



CENTRAL CAMPUS

- 315 S. Division St.
- 320 S. Division St.
- 322 S. Division St.
- 705 S. Division St.
- 113 Hill St.
- 425 Hill St.
- 503 Hill St.
- 511 Hill St.
- 809 Mary St.
- 903 Mary St.
- 909 Mary St.
- 913 Mary St.
- 505 E. Hoover Ave.
- 120 Packard St.
- 226 Packard St.
- 606 Packard St.
- 608 Packard St.
- 630 Packard St.
- 727 Packard St.
- 731 Packard St.
- 737 Packard St.
- 741 Packard St.
- 743 Packard St.
- 745 Packard St.
- 1102 Packard St.
- 1108 Packard St.
- 904 S. State St.
- 1219 S. State St.
- 719 McKinley Ave.
- 913 Dewey Ave.
- 926 Dewey Ave.
- 1119 Granger Ave.
- 1114 Michigan Ave.
- 1116 Michigan Ave.
- 1118 Michigan Ave.
- 1123 Michigan Ave.
- 808 Oakland Ave.
- 822 Oakland Ave.
- 837 E. University Ave.
- 1001 E. University Ave.
- 912 S. Forest Ave.
- 927 S. Forest Ave.
- 425 Church St.
- 503 Church St.
- 1214 Washtenaw Ct.
- 723 Church St.
- 1207 Willard
- 814 Church St.
- 925 Church St.
- 1009 Church St.
- 1011 Church St.
- 1102 S. Forest Ave.
- 1104 S. Forest Ave.
- 1135 Church St.
- 1203 Church St.
- 1323 Cambridge Rd.
- 1327 Forest Ct.
- 523 Elm St.
- 528 Elm St.
- 1825 Hill St.
- 1337 Wilmot St.
- 1619 S. University Ave.
- 1709 S. University Ave.
- 1712 E. Stadium Blvd.
- 1714 E. Stadium Blvd.
- 1052 Baldwin Ave.
- 839 Tappan Ave.
- 1104 Packard
- 912 Mary

KERRYTOWN

- 118 E. Kingsley St.
- 319 Catherine St.
- 508 E. Ann St.
- 510 E. Ann St.
- 610 E. Ann St.
- 927 E. Ann St.
- 209 N. Thayer St.
- 404 N. Thayer St.
- 603 Lawrence St.
- 547 Detroit St.

NORTH CAMPUS

- 1544 Jones Dr.
- 1546 Jones Dr.
- 1548 Jones Dr.
- 1550 Jones Dr.
- 1552 Jones Dr.
- 1554 Jones Dr.
- 1556 Jones A Dr.
- 1556 Jones B Dr.

SOUTH SIDE

- 1501 S. State St.
- 1354 Rosewood St.
- 2001 Anderson Ave.
- 2003 Anderson Ave
- 2710 Cumberland Ave.

WEST SIDE

- 755 N. Maple Rd.
- 757 N. Maple Rd.
- 785 N. Maple Rd.
- 795 N. Maple Rd.
- 797 N. Maple Rd.
- 2015 Dexter Ave.
- 2017 Dexter Ave.
- 2211 Dexter Ave.
- 2211½ Dexter Ave.
- 1104 Brooks St.
- 1110 Brooks St.
- 908 Spring St.
- 414 Summit St.
- 405 S. 7th St.
- 811 5th St.
- 125 W. Hoover Ave.
- 1019 Arbordale St.
- 1025 Arbordale St.

Our Team



Katie Vohwinkle
Director of Multifamily
Property Management

Katie drives business development for our portfolios and property management offerings. She provides mentoring for her team and encourages career development to help foster the growth of the Multifamily team as a whole.



Kris Kolman, CAM
Portfolio Manager

Kris understands the Ann Arbor market and knows how to keep client properties competitive and profitable. His strong background in accounting offers a fast turnaround with Oxford's financial procedures.



Kim Spoutz
Portfolio Manager

Kim works with both building owners and tenants to streamline processes from leasing to complex renovations and everything in between. She's worked in multifamily housing for several years and develops relationships with all our stakeholders based on trust and fantastic customer service.



Terri Boland
Portfolio Manager

An industry veteran, Terri has over 20 years of experience in property management. Her expertise in multifamily real estate gives her an edge in understanding the needs of both residents and property owners. Additionally, Terri is a customer service whiz and effective problem solver.



Jimmy Arnold
Assistant Portfolio Manager

Jimmy guides residents through the leasing process from introduction through move-in and beyond. He's dedicated to extraordinary customer service and ensures that our residents are satisfied throughout their time leasing from Oxford.



Katie Chase
Assistant Portfolio Manager

Katie's is a detail-oriented communicator who thrives on positive interactions with our residents and community partners. She's a licensed realtor and takes outstanding care of our residents throughout their time leasing with Oxford.

Multifamily Brokerage

In addition to leading Ann Arbor's commercial real estate market, Oxford's Brokerage division provides unparalleled owner representation for our Multifamily clients. With the support of our in-house Investment Analysts and Marketing team, our Brokerage team creates customized strategies for any property disposition by providing:

Internet exposure

- Listing sites (Costar, Loopnet, CREXI and more)
- Social media advertising
- Targeted web traffic via Google Adwords and SEO

Property preparation

- Architectural support
- Marketing materials
- Print and digital sales packages
- Dedicated web presence

Brokerage Team



Karen O'Neil
Commercial Leasing
Associate



Peter Grace
Leasing Analyst

Our Values

Oxford Companies is defined by our employees—an entrepreneurial-minded team of real estate experts who are proud to come in to work every day. Together, we are the Oxford CREW.

Being part of the Oxford CREW means more than just building the relationships between each other and our communities, but by showcasing Oxford's core values in everything we do.



Constant Improvement = Maximizing your NOI

- Pushing rents and occupancy
- Enhancing curb appeal
- Continuously streamlining processes
- Competitive vendor bidding

Respectful & Accountable = Happy Tenants

- Unmatched customer service
- 24 hour maintenance and repair
- Localized fleet of fully stocked vehicles
- "Ox of Kindness" (a resident appreciation program)

Exceed Expectations = Proactive Management Approach

- Custom preventative maintenance schedule
- 5 year capital improvement plan
- Annual operating budget
- Compliance specialist on staff
- Yearly building market analysis


Work Together = Your Peace of Mind

- Owner tailored involvement
- Regular property presence
- Diverse group of industry experts under one roof

A man with short brown hair, smiling broadly, wearing a grey double-breasted coat over a dark shirt. He is standing on a balcony with a brick wall and a window in the background.

“Oxford cares for my properties as if they were their own.”

JEFFREY POST
Post Realty Properties

An aerial view of a city with various buildings and streets, overlaid with a semi-transparent blue filter.

I can only say that my experience with Oxford has been excellent. They're trustworthy, they're responsible, they communicate well – all the things that a property owner would want and expect from a PM company. They've provided us service with a smile! I only have great things to say about Oxford – truly professional.

-[Howard Frehsee](#)

The Oxford team has been exceptional. The staff's professionalism, communication skills, and attention to detail have made our transition feel seamless. We feel like we're working with exactly the right people.

-[Dennis Tice](#)

The Oxford team is excellent. They address issues as they arise, with maintenance, tenant concerns, and my priorities as an owner at top of mind. Our property managers are honest, accommodating, and reassuring and I know that they're handling my properties well. I'm very pleased and appreciative of the opportunity to work with such communicative people.

-[Chris Lovasz](#)

When Oxford acquired our original property management company, they retained the staff that we trusted. A new property manager with Oxford took over our properties a few years ago, and his service has lived up to our high standards.

-[Richard Haynes](#)

After personally managing my family-owned, 46 unit apartment complex for the past 10 years, I decided to hire a professional management company. This was a significant decision, and I wanted a company that would continue to give my tenants the same level of personal care and attention that they had become accustomed to. Oxford stood out as the clear choice, and I look forward to a relationship with them that will last for many years.

-[Von Miller](#)



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