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Green Suite Properties increases occupancy by offering residents free pc's or macs, free WiFi, food and gas rebates and energy rebates back to tenants who save electricity and water. Older apartment homes receive Earth friendly green upgrades, adding solar and clean low water upgrades. When was the last time a landlord cut a check back to the community for saving energy and offers free Wifi, phone and a computer to keep?

As the market rebounds, apartments built within the last decade are now so deeply leveraged that investors have little cash flow or equity left to make green upgrades. The problem is few incentives to drive occupancy. However, Green Suite Properties is actively gaining investor attention by partnering for complexes 20 years old or more.

Why? Older properties are more easily acquired even with a 25% vacancy rate and rapidly filled to capacity with an 8-point green package starting with free computers and Internet, water and power savings and tenants who save receive quarterly cash rebates. A rent-to-own program also gives temporary residents a stepping stone back into home ownership.

Since July, Green Suite Properties has doubled it's online inquiries from investors. They see a position for risk reversed safe equity plays. Municipal tax incentives also help. By refitting older units with solar, wind, and Earth-friendly upgrades, the equity structure for investors is more attractive because the savings attracts people without raising rents.

Bobby Drish, managing partner commented, "Once we sourced green upgrades, the math just worked. We attract more renters to a community that rewards them in unexpected ways. Also, the idea that investors are scarce is a myth. We're looking for complexes with 'the right things wrong'. By exhaustively correcting energy waste we create a self-managing community where residents, investors and the environment receive positive impact."

ABOUT: Green Suite Properties is based in Austin, Texas. Interested investors, brokers and selling agents can view an executive summary by visiting GreenSuiteProperties.com or by contacting Bobby Drish at 512-961-3786

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