



Put Clarity to Work for You

THE DIFFERENCE IS CLEAR



Are you experiencing these management challenges?

- » Out-of-state buyers who don't know where to start or whom to trust
- » Low occupancy
- » High delinquency
- » No identifiable niche in the market
- » Only cares about their fee
- » Doesn't have an alignment of interest with ownership
- » Management doesn't have an ownership mindset
- » Undesirable tenant base
- » Disappointing NOI
- » Property not performing to expectations

For property owners or prospective buyers of multifamily properties in the Kansas City area, Clarity was specifically designed for you.

Clarity's Specialties



For commercial property owners in the Kansas City MSA



80+ unit MFR—luxury and workforce housing, specialist in property turnarounds and value-add



Management firm that has both an ownership mindset as well as offering white-glove service to both owners and tenants



Office, retail, industrial (management only, no leasing)

— ABOUT CLARITY

Clarity works in a spectrum of apartment and commercial properties. Because of this specialty, Clarity is able to collect rent and fill vacancies, and, at the same time, we are experienced in:

- » Heavy lift value-add
- » Capital stack creation and optimization
- » Acquisition and disposition strategies
- » Fairness opinions
- » And more advisory services

Here at Clarity we are well connected in our market and aggressive—qualities that give us an edge over would-be competitors.

FAQS

What makes Clarity different?

At Clarity we started as property owners and then became managers. We have the unique blend of ownership vision and the ability to execute to make that vision a reality. Owners will be hard pressed to find this sort of talent elsewhere in Kansas City.

What asset types and MSAs does Clarity manage?

Clarity manages exclusively in the Kansas City MSA and the following asset types:

- » Multifamily 80+ units, luxury and workforce housing
- » Office, industrial, and retail management only (at this time Clarity does not lease these asset classes)
- » Clarity specializes in stabilized, value-add, and turnaround properties

How does Clarity have repeatable successes?

Clarity only employs and works with the best people in the business. This has slowed our growth, but rest assured if Clarity is managing your property, only A-team players will be there.

What's the cost to me?

Every property, owner, and situation is different, and that's why we do not have a boilerplate fee structure. Give us a call so that we can discuss how Clarity can make your properties a success.

What services does Clarity provide?

Clarity provides the alpha to omega on property management—from marketing (social media, SEO, and traditional), to personnel, maintenance, financial reporting, distributions, and more.

About Seth Wilson, OUR MANAGING DIRECTOR

Seth S. Wilson is the Cofounder and Managing Director of Clarity Management Group, a well-funded and highly regarded real estate solutions provider of both stabilized and value-add commercial properties.

Seth is also founder of Clarity Equity Group, which operates nationwide in deal flow, consulting, capital formation and placement, private debt syndication, and arbitrage of commercial assets.

As an officer in the US Air Force, Seth continues to serve part-time in the Missouri Air National Guard where he pilots the C-130 Hercules. He is a four-tour combat veteran.

Seth wrote the best-selling book [Real Estate Flight Plan: A Combat Pilot's Guide to Navigating Real Estate Success](#). Contact us for a free copy or find it on Amazon.

Tell us what you have going on and start a mutually beneficial, long-term relationship with Clarity Management Group.

Call us at (816) 945-8181 and online: [ClarityMgmtGroup.com](#)

