



Elite Home Fitness | Wellness Amenity Partnership Turnkey Wellness. Elevated Living. Zero Capital Required.

What We Do:

Elite Home Fitness partners with multifamily communities to transform underused gyms into fully staffed, premium wellness centers—increasing resident satisfaction, renewals, and NOI without adding workload to your onsite team.

This is a fully managed, zero-cost amenity solution tailored for properties that want to elevate the resident experience and stand out in a competitive market.

Why Regional Property Managers Choose Elite:

- |  | **Fully Turnkey** | We handle trainers, scheduling, programming, events, and resident outreach. |
- |  | **Onsite Team** | Certified personal trainers, group fitness instructors, and nutrition coaches weekly. |
- |  | **Zero CapEx** | No upfront investment. No equipment upgrades or renovations required. |
- |  | **Revenue Share Model** | You retain \$200/unit/month in NOI. Elite receives a flat \$100/unit/month. |
- |  | **Differentiated Offering** | Helps justify rent increases and reduces turnover. |
- |  | **High Resident Engagement** | 35–50% average engagement, up to 60%+ in high-performing communities. |

Financial Model (200 Units):

- Your Share: 200 units × \$200 = \$40,000/month NOI
- Elite Flat Fee: 200 units × \$100 = \$20,000/month
- Annual Net Gain to Property: \$480,000/year
- Asset Value Uplift: Up to \$9.6M (5% cap rate)

Zero-Risk, High-Reward Partnership

“No financial risk to the property. Our model is completely performance-based.”

 What You Get	 What You Risk
 Increased NOI	 No financial exposure
 Enhanced amenity + wellness culture	 No staffing demands
 Premium positioning for leasing teams	 No operational burden on your team
 Resident satisfaction & retention	 No risk to your existing programs—Elite can complement them
 Fully managed by Elite	 No setup, equipment, or marketing costs
 Measurable engagement + property value increase	 No long-term commitment—can be piloted and scaled as needed

This is a win-win partnership model built to enhance property performance while making life easier for your onsite team.