

Complete apartment turnovers at a flat per-unit rate

Every day a unit sits vacant costs you money. The difference between a good turnover partner and a great one is measured in days, not weeks — and in units that are genuinely move-in ready, not just visually acceptable.

Gemstar delivers complete, professionally managed turnovers throughout our service area, operating as a single point of contact from scheduling through final walkthrough. Paint, cleaning, minor repairs, and unit preparation under one coordinated team.

Property managers and regional directors work with us because the process is consistent, the communication is clear, and the pricing has no surprises.

STANDARD TURNAROUND 3–5 business days	RUSH OPTION 24 hours	PACKAGES FROM \$1,600 / unit	DOCUMENTATION Before & after	WARRANTY 5 years
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BASE TURNOVER PACKAGE

One scope. No tiers to negotiate.

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| + Full repaint — same color, walls only, two coats | + Small junk removal — up to three bags |
| + Standard deep clean — kitchen, bath, floors, cabinets, appliance exteriors | + Move-in ready inspection |
| + Light maintenance — bulbs, outlet covers, toilet seat, shower rod, caulking | + Before and after photo documentation |
| + Minor drywall repairs — up to three small patches | + 5-year limited warranty on workmanship |

HOW IT WORKS

Four steps, no surprises

1. WALKTHROUGH

We walk the unit, assess condition, and identify anything falling outside the base scope.

2. WRITTEN QUOTE

Flat unit price plus any add-ons, confirmed in writing before a single hour is worked.

3. SCHEDULED CREW

Your turn is placed on the schedule and completed in 3–5 business days from unit access.

4. DOCUMENTED HANDOFF

Supervisor walkthrough, checklist sign-off, and timestamped photos delivered to your team.

PRICING BY UNIT TYPE

Flat rates, all-inclusive of the base scope

UNIT TYPE	APPROX. SQUARE FOOTAGE	PRICE RANGE
Studio	~495 sq ft	\$1,600 - \$1,850
1 Bedroom	~746 sq ft	\$2,300 - \$2,600
2 Bedroom	~1,043 sq ft	\$3,100 - \$3,450
3 Bedroom	~1,350 sq ft	\$3,850 - \$4,300
Townhouse / 2-level	~1,600 sq ft	\$4,600 - \$5,200

Rates are guidelines based on the square footages shown. Units differing meaningfully in size, layout, or condition may require a revised quote. All pricing is confirmed in writing prior to the start of work.

PORTFOLIO PRICING

Committed volume earns a fixed rate card

ANNUAL TURN VOLUME	RATE	ADDITIONAL TERMS
Under 25 turns	Standard rate card	Quoted per unit
25 - 49 turns	5% below standard	Rates fixed for 12 months
50 - 99 turns	8% below standard	Fixed 12 months · priority scheduling
100+ turns	12% below standard	Fixed 24 months · dedicated coordinator

Portfolio agreements convert the ranges above into fixed per-unit rates, so your cost per turn is a number you can budget against.

PRIORITY & SCHEDULING

When your timeline demands it

SCHEDULING OPTION	ADDITIONAL FEE
24-hour rush turnover	+\$250 - \$400
Weekend turnover	+\$150 - \$250
After-hours site access	+\$100 - \$200
Priority scheduling packages	Included at 50+ annual turns

A LA CARTE ADD-ONS

Quoted in writing before any work begins

SERVICE	PRICE RANGE
Heavy drywall patching	\$75 - \$150 per wall
Full color change (paint)	+\$0.25 - \$0.40 per sq ft
Door repainting, both sides	\$75 - \$125 per door
Door casings	\$20 - \$35 per opening
Moldings	\$2.50 - \$3.00 per linear ft
Ceiling painting	\$0.60 - \$0.90 per sq ft
Interior appliance cleaning	\$50 per appliance
Carpet shampooing	\$50 - \$100 per room
Odor remediation	\$150 - \$300
Medium junk removal (4-8 bags)	\$150 - \$300
Large junk removal (9-20 bags)	\$300 - \$600
Faucet replacement	\$125 - \$175
Light fixture replacement	\$75 - \$125

Unit conditions vary. Add-ons are assessed during the initial walkthrough and quoted in writing before any additional work begins — there are no surprise line items. All standard preparation necessary for a clean, professional finish is included. Junk removal excludes heavy appliances, hazardous materials, and construction debris beyond minor drywall scraps.

QUALITY COMMITMENT

A unit isn't complete until a supervisor signs off

+ A final walkthrough completed by a Gemstar supervisor, not the crew lead

+ Timestamped before and after photo documentation delivered to your team

+ A checklist-based handoff confirming every base scope item is complete

+ Direct communication throughout — no chasing required

Gemstar also maintains the rest of your properties. Our Facility Maintenance Partnership Program assigns a dedicated crew to your portfolio on a quarterly schedule for common areas, corridors, exteriors, and preventive repairs — so one vendor covers both vacant units and everything around them. Ask us about combining turnover and maintenance under a single agreement.