

Complete unit 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 for multifamily and senior living communities, 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.

SENIOR LIVING

Turns in a community where people live

Senior housing turns under different pressure than multifamily. A unit comes available because a resident passed away or moved to a higher level of care, there is often a waiting list, and the work happens a few doors down from people who knew them. Discretion matters as much as speed.

- + Background-screened crews for work around vulnerable adults
- + Memory care access protocols — secured doors, escorted access, no propping
- + Discreet scheduling around meals, activities, and medication passes
- + Odor remediation and deep cleaning as standard scope, not an add-on
- + Containment with dust and odor control in occupied corridors
- + Fixed turnaround dates, because census is revenue

Senior living turns are quoted after a walkthrough rather than from the standard rate card below, since unit configuration and condition vary more than multifamily. The base scope, documentation, and supervisor sign-off are identical.

MULTIFAMILY 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

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

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.