

AN INDUSTRY LEADING MULTIFAMILY DEVELOPER & BUILDER



Completed in 2024, Terra in Louisville, Kentucky features 291 luxury apartments.



SOUTHEAST | SOUTHWEST

VINTAGE LAKE MARY

TDK has completed more than 20,000 housing units and more than 150 schools and municipal projects with a total valuation exceeding \$2 billion.



ORLANDO, FLORIDA • 310 UNITS • COMPLETED 2023

EXPERIENCE & EXPERTISE

TDK Companies is a privately held three-generation development and construction company with headquarters in Murfreesboro, Tennessee. Founded in Robards, Kentucky in 1959 by Dorris Keach, TDK began as a construction company with a focus on building schools in western Kentucky and southern Indiana. Dorris and his son, Tim, completed more than 100 federal and state projects before evolving their focus to multifamily housing construction.

In 2004, Tim transformed TDK into a multifamily development company completing projects throughout the Southeast and Southwest.

With all senior leadership having more than a decade of experience at TDK Companies developing multifamily housing, TDK is able to complete projects on time and on budget.

THE COMFORT OF EXECUTION

TDK Companies is able to mitigate the risk for their partners and is one of the few companies in the industry to bring a fully integrated approach to development by serving as the developer, general contractor, and asset manager. This umbrella of services has led to a record of successful completion of projects. Because most of its assets are held internally, TDK Companies' properties are designed with an attention to detail to be competitive for the long term.

From sourcing the capital to final certificate of occupancy, TDK Companies delivers first-class properties that are setting a new standard in the industry.

VINTAGE STONETRACE



SMYRNA, TENNESSEE • 325 UNITS • COMPLETED 2024

VINTAGE EDGE



NASHVILLE, TENNESSEE • 191 UNITS • COMPLETED 2024

VINTAGE FRANKLIN



FRANKLIN, TENNESSEE • 245 UNITS • COMPLETED 2024

VINTAGE RALEIGH WEST



RALEIGH, NORTH CAROLINA • 365 UNITS • COMPLETED 2024

VINTAGE HORIZON WEST



ORLANDO, FLORIDA • 340 UNITS • COMPLETED 2021

VINTAGE STATION NORTH



NASHVILLE, TENNESSEE • 220 UNITS • COMPLETED 2021

VINTAGE CENTURY FARMS



NASHVILLE, TENNESSEE • 212 UNITS • COMPLETED 2021

VINTAGE GATEWAY



MURFREESBORO, TENNESSEE • 255 UNITS • COMPLETED 2020

VINTAGE WINTER PARK



WINTER PARK, FLORIDA • 332 UNITS • COMPLETED 2019

VINTAGE AVENUE



MURFREESBORO, TENNESSEE • 203 UNITS • COMPLETED 2018

1400 CHESTNUT



CHATTANOOGA, TENNESSEE • 200 UNITS • COMPLETED 2018

MARBLE ALLEY



KNOXVILLE, TENNESSEE • 248 UNITS • COMPLETED 2016

TERRA



TERRA AMENITY SPACE • LOUISVILLE, KENTUCKY

VINTAGE RALEIGH WEST



VINTAGE RALEIGH WEST AMENITY SPACE • RALEIGH, NORTH CAROLINA

EXECUTIVE LEADERSHIP TEAM



TIM KEACH

Chairman & Managing Principal

Tim Keach began working for his father, Dorris Keach founder of Keach Construction Company, as a concrete finisher while in high school. Dorris, an accomplished craftsman, instilled in Tim skills and the importance of paying attention to detail early in Tim's career. Today, those same attributes and high quality craftsmanship are the foundation of what TDK delivers day in and day out. After graduating from Middle Tennessee State University in 1973, Tim returned to his father's company in Robards, Kentucky as a tradesman and supervisor. He worked his way up through the company before assuming the role of Chairman upon his father's retirement. For 25 years, Tim built more than 100 schools and municipal buildings for federal, state, and local governments. In 1999, Tim concentrated TDK's efforts on building student housing, which formed the blueprint of TDK's transition to a multifamily construction company, completing projects throughout the Southeast and Southwest.

In 2005, TDK began to develop some of its own projects while continuing third party construction for other development companies. In 2008, when other companies struggled to get projects financed, Tim trusted his judgment based on years of experience and stuck with his business plan. By 2012, TDK was developing projects valued at more than \$100 million a year. Tim's vision to transition to a development platform has led to constructing more than 10,000 apartment units with \$2 billion in value. As Chairman and Managing Principal, Tim oversees the implementation of the company's strategic plan, the development of new projects, and client relationships.



JOHN KEACH

Co-CEO & Principal

John Keach, like his father Tim, began working with TDK while in high school. He also had the invaluable mentorship of his grandfather, Dorris Keach, founder of Keach Construction Company, which later evolved into TDK. During this time, John gained hands-on experience on construction projects across Tennessee, Texas, and Alabama, building a strong foundation for his understanding of project development.

John advanced to managing the daily operations of TDK's civil construction division, overseeing everything from developing construction schedules and managing maintenance equipment to budgeting and coordinating projects through to completion. Over time, John played a key role in the company's growth, contributing to the development of more than 10,000 multifamily units valued at \$2 billion.

Currently, as Co-CEO and Principal of TDK, John works closely with the leadership team to guide the company's overall strategic direction. John is integral to the company's decision-making process, ensuring that TDK's projects align with its long-term vision for growth and innovation which has been pivotal to TDK's rapid expansion and continued success.

Additionally, John leads TDK's aviation division, overseeing all operations as well as being an experienced pilot himself. In this role, John is responsible for safely flying team members to regular site visits throughout the Southeast. His hands-on leadership continues to steer TDK toward new heights in the industry.



KENT AYER

Co-CEO & Principal

Kent Ayer is a Co-Chief Executive Officer (Co-CEO) and Principal of TDK Companies, where he leads and oversees all aspects of the firm's development, construction, and asset management platform. With over 20 years of experience in the multifamily industry, Kent is integral to the strategic direction, operational success, and growth of the company, driving key initiatives in capital sourcing, debt structuring, and project execution.

Kent's expertise spans the entire lifecycle of multifamily development and asset management. He has overseen the construction and development of more than 10,000 apartment units and has sourced over \$2 billion in capital. In addition, Kent is a respected leader in the industry, often serving as a guest speaker at multifamily panels, engaging with industry professionals on market strategies and emerging trends.

Kent joined TDK in 2005 as Vice President and General Counsel, bringing a diverse background in legal and financial matters. In 2011, he was promoted to President, where he led TDK's day-to-day operations, with a specific focus on capital sourcing, debt structuring, and overseeing both the construction and development divisions. As Co-CEO, Kent works closely with other senior leaders to set strategic objectives, drive innovation, and ensure that TDK remains at the forefront of the multifamily sector.

Kent holds a Juris Doctor (JD) and a Master in Business Administration (MBA) from the University of Louisville, and a Bachelor of Business (BBA) in Finance from Middle Tennessee State University. Kent is also a member of the Indiana State Bar Association.

TDK COMPANIES



ROSS BRADLEY
Chief Development Officer

Ross Bradley serves as Chief Development Officer at TDK Companies, where he oversees all aspects of the Development division's operations, including market analysis, site selection, product evaluation, and plan production. Since 2008, Ross has led the development team in transforming ideas on paper into tangible, successful projects. Under his leadership, TDK, along with its development partners, has developed assets valued at over \$2 billion across the Southeastern United States.



DREW COX
Chief Construction Officer

Drew Cox serves as the Chief Construction Officer at TDK Companies, overseeing the construction division's operations. Drew plays a critical role in managing all aspects of the construction process, including coordinating on-site and office personnel, overseeing estimating, and ensuring the successful execution of projects across multiple states. He is responsible for delivering high-quality multifamily developments while maintaining project timelines, budgets, and safety standards.



BEN PARSLEY
Chief Operations Officer & General Counsel

Ben Parsley serves as Chief Operations Officer (COO) and General Counsel for TDK Companies. Ben initially joined TDK in the spring of 2022 as General Counsel, tasked with managing the legal complexities of the firm's construction, development, and asset management divisions. Since then, his role has expanded to encompass broader operational leadership across all of TDK's platforms, where he works closely with senior leadership to drive organizational growth and operational excellence.



Zach Scott
Chief Financial Officer

Zach Scott serves as the Chief Financial Officer (CFO) for TDK Companies, providing expert guidance and financial management for all divisions including development, construction, and asset management. He has held this role since the summer of 2021. In this capacity, Zach oversees the company's financial reporting, tax strategy, and overall financial performance. His leadership is crucial in driving TDK's financial strategy and ensuring long-term growth.

DELIVERING SOON



VINTAGE LAKE POWELL • PANAMA CITY BEACH, FL • 2025



VINTAGE NAPLES • NAPLES, FL • 2026



VINTAGE CAL • KNOXVILLE, TN • 2026



TDK Building • 1610 S. Church Street • Murfreesboro, Tennessee 37130
tdkconstruction.com



KEACH INVESTMENTS IS AN INVESTMENT ARM OF TDK COMPANIES