

Operational Intelligence for Commercial Real Estate



Issues stem from a lack of transparency

The answers to critical questions are impossible to find because on-site operators are performing their workflows on clipboards and a half dozen different systems.



Issues stem from a lack of transparency

Worse, the operator in the next market over is using a different set of tools. Multiply that by the portfolio and there's no way for managers and executives to get visibility.



Issues stem from a lack of transparency

No visibility means making decisions in the dark. It means reacting to issues, higher OpEx and increased risk.



The market has changed

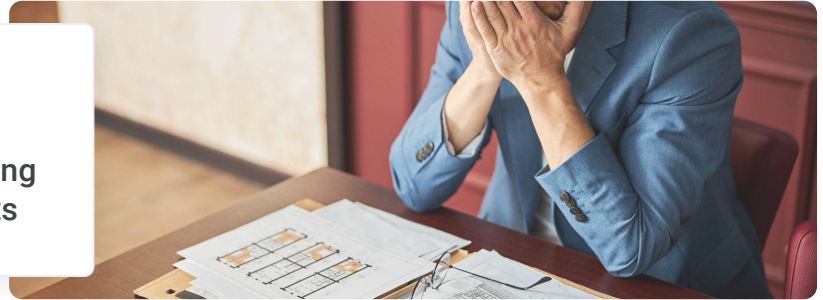
Portfolios are getting pressured by experienced operators retiring, rising operating expenses, and increased scrutiny from a sustainability perspective by tenants, investors and regulators.



Labor
challenges



Tightening
budgets



Increased
scrutiny

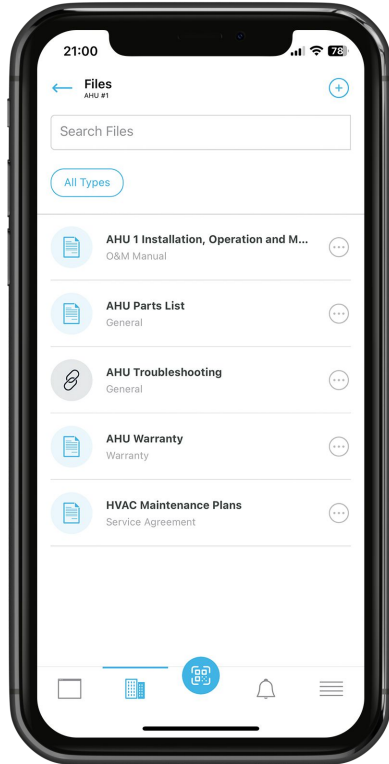


Operational intelligence is a team effort

For more than a decade, we have built the Enertiv Platform with leading owners and property management companies to address their real world challenges.



The Enertiv Platform - Digitization



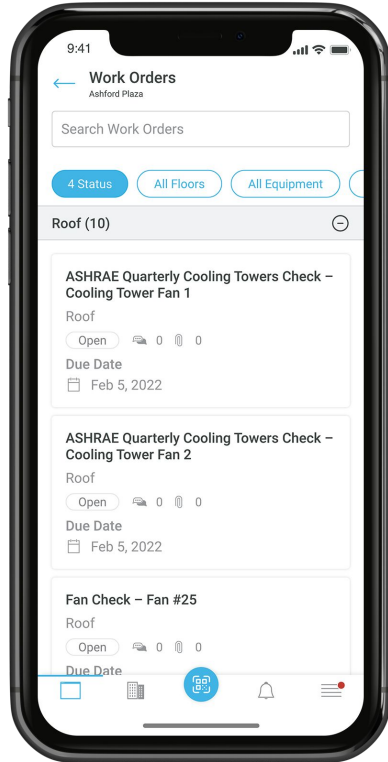
Our digitization process involves going on site to create a central repository of every piece of information, including equipment photos, warranties, service agreements, operations and maintenance manuals, parts lists, and nameplate information.

Every piece of information is accessible remotely through the app, or can instantly be pulled up in the field by scanning an asset tag.

Digitization

Central repository of assets and documentation

The Enertiv Platform - Customizable Suite of Modules



The Maintenance module is a work order management tool focused on efficiency and proactive maintenance. It has been designed for the needs of busy operators and building engineers.



Maintenance



Energy & ESG



Tenant Billing



Capital Planning

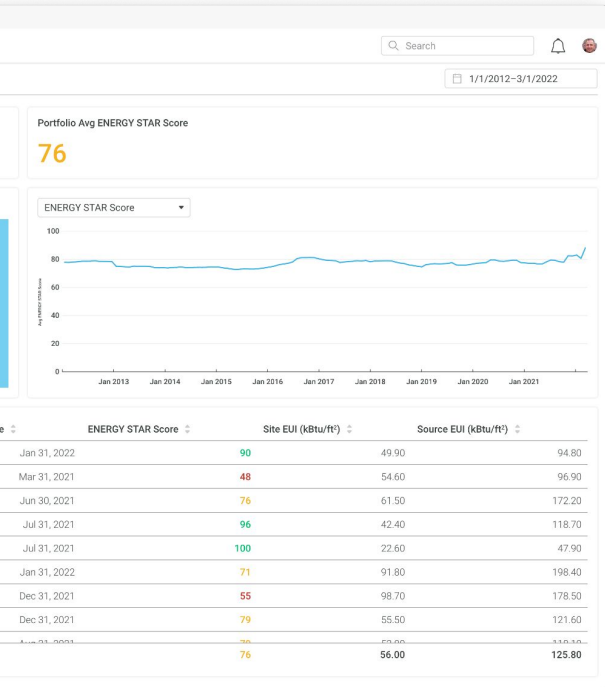
Modules

Software for workflow automation

Digitization

Central repository of assets and documentation

The Enertiv Platform - Customizable Suite of Modules



The Energy & ESG module automatically collects utility bills and provides an automated two-way sync with Energy Star Portfolio Manager. It has been designed for accuracy and verification of reported utility and carbon data.



Maintenance



Energy & ESG



Tenant Billing



Capital Planning

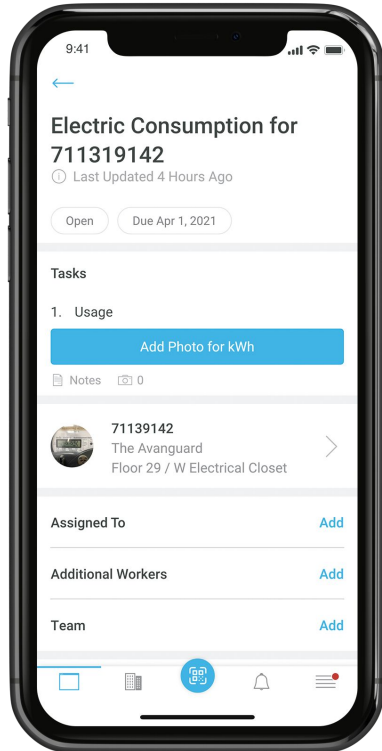
Modules

Software for workflow automation

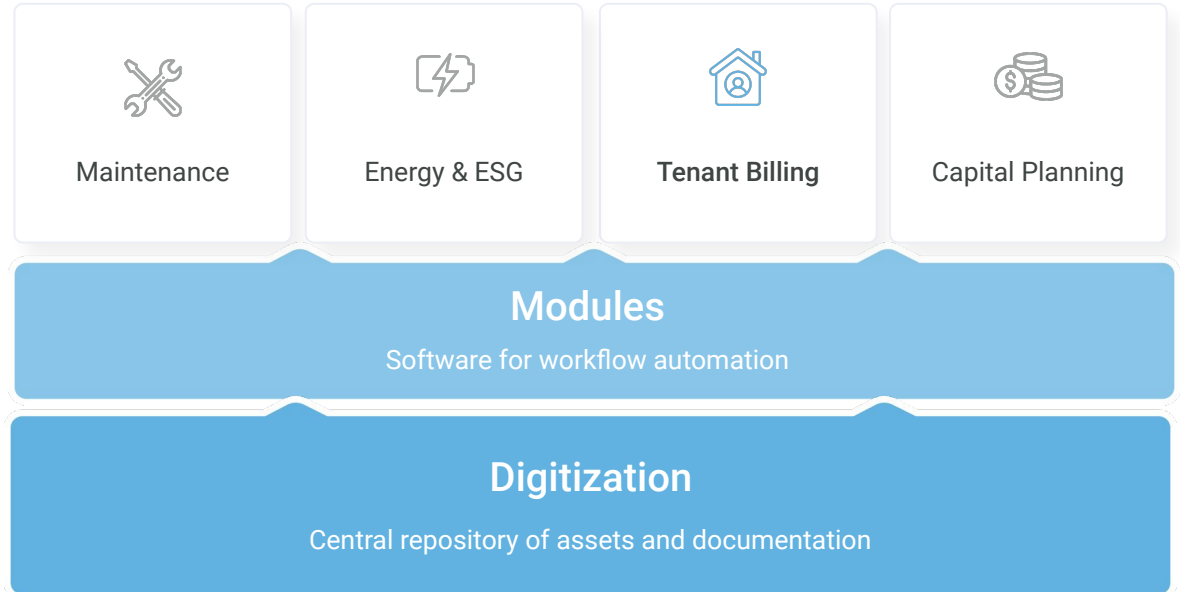
Digitization

Central repository of assets and documentation

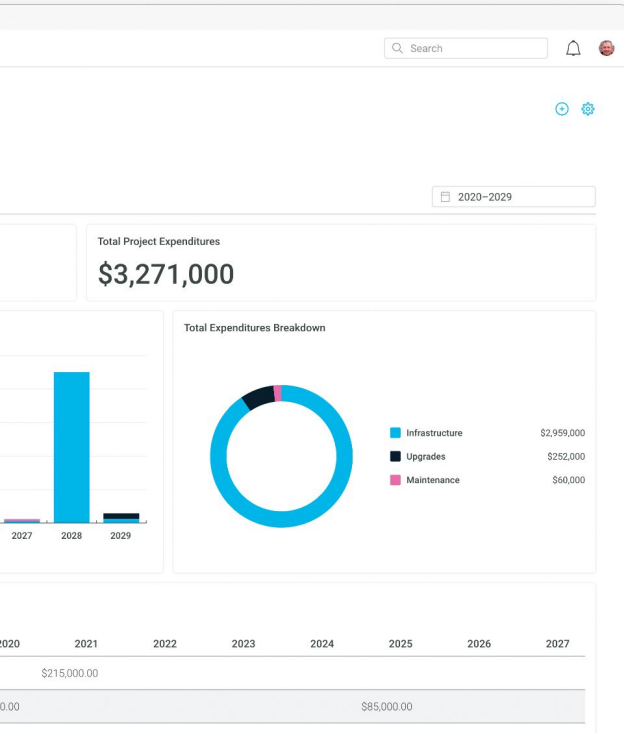
The Enertiv Platform - Customizable Suite of Modules



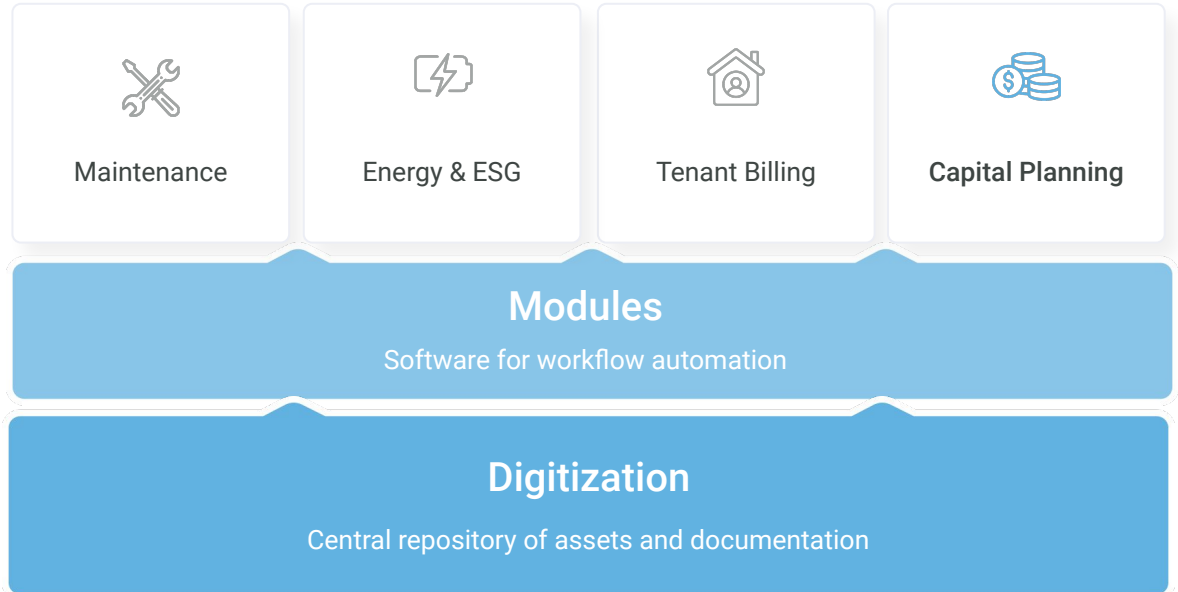
The Tenant Billing module digitizes the meter reading process and automates utility tariff and bill generation. It has been designed to maximize recovery, provide transparency into recovery, and promote tenant engagement.



The Enertiv Platform - Customizable Suite of Modules

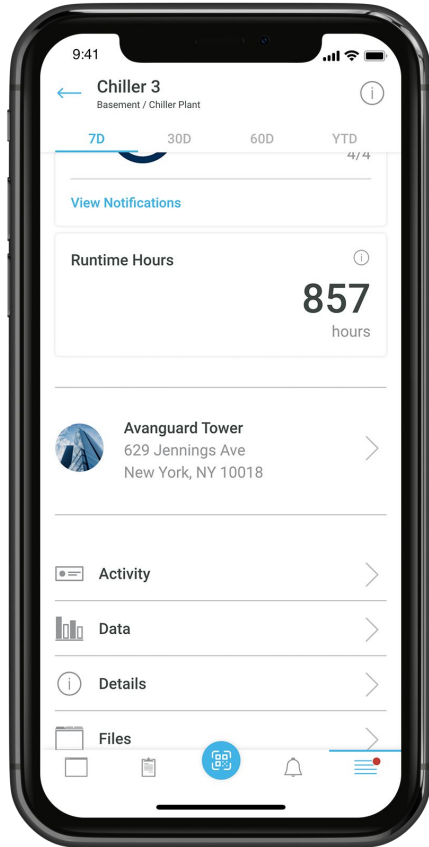


The Capital Planning module pulls together disparate PCAs, budgeting spreadsheets, energy audits, and evaluations. It is designed to track decision making and provide portfolio transparency into capital requirements.



The Enertiv Platform - Power Ups

Infrastructure Monitoring enhances the modules by translating real-time, equipment-level data into predictive fault detection, efficiency insights, and runtime hours.



Equipment & BMS
Monitoring



Environmental
Monitoring



Integrations

Power Ups

Real-time monitoring, data-driven insights, and integrations

Modules

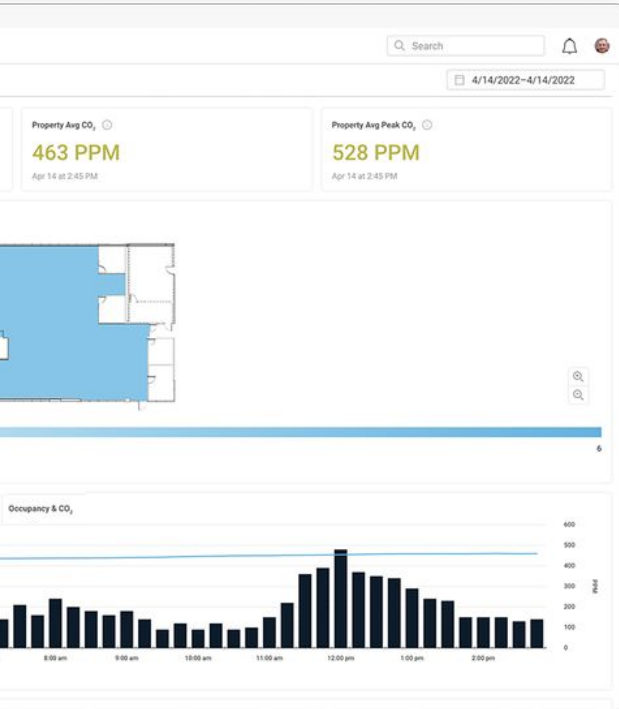
Software for workflow automation

Digitization

Central repository of assets and documentation

The Enertiv Platform - Power Ups

Environmental Monitoring leverages wirelessly IoT sensors to track air quality, occupancy, leaks, and/or temperature, helping attract tenants and mitigate risk.



Equipment & BMS
Monitoring



Environmental
Monitoring



Integrations

Power Ups

Real-time monitoring, data-driven insights, and integrations

Modules

Software for workflow automation

Digitization

Central repository of assets and documentation

The Enertiv Platform - Power Ups

Integrations include hardware, such as utility meters and digital tenant submeters, as well as software, such as property management systems and other leading PropTech solutions.



Equipment & BMS
Monitoring



Environmental
Monitoring



Integrations

Power Ups

Real-time monitoring, data-driven insights, and integrations

Modules

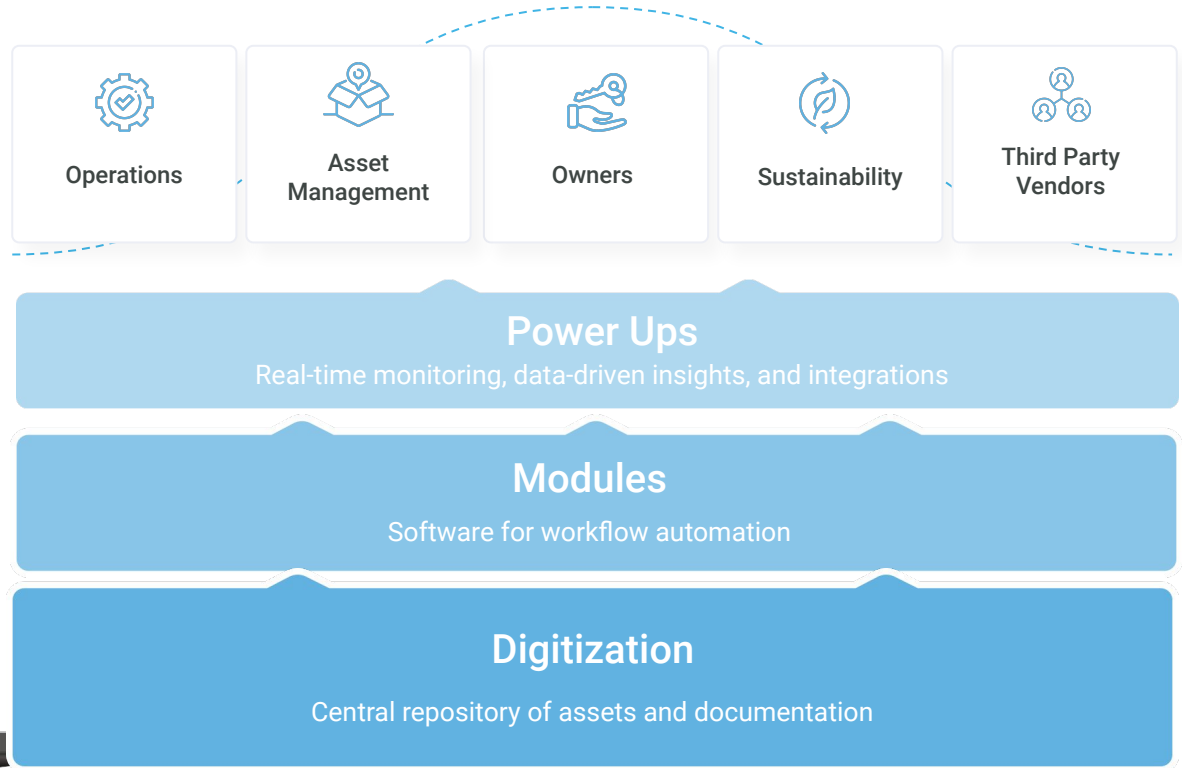
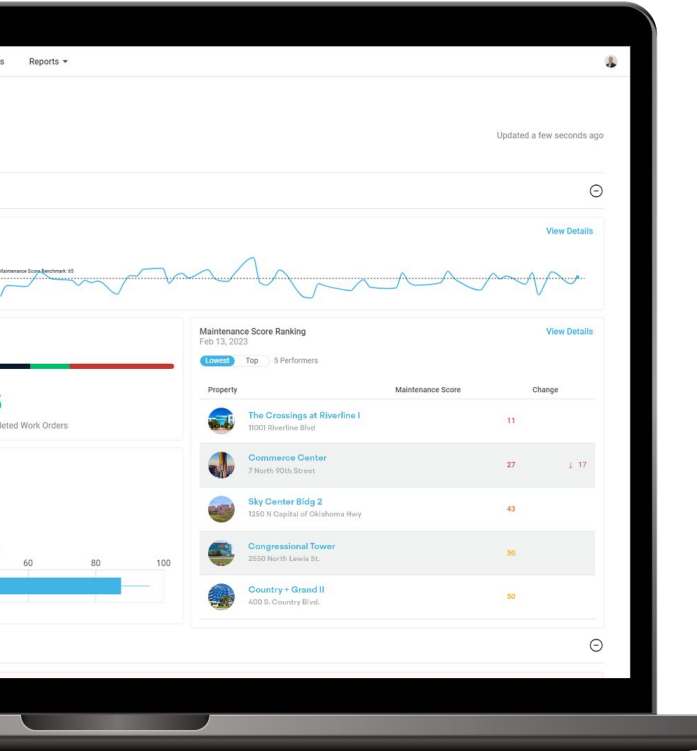
Software for workflow automation

Digitization

Central repository of assets and documentation

The Enertiv Platform

Finally, we translate granular information into 0-100 scores for each property and the portfolio so that each stakeholder has visibility into what's working well and where there are areas for improvement.



Backed by a team of experts

We take on the responsibility for setup and deployment. From there, each property gets hands-on onboarding, a dedicated resource to improve performance and regular business reviews with a Client Success Manager.



Onboarding Specialist

Rapid initial setup
Software training
Change management



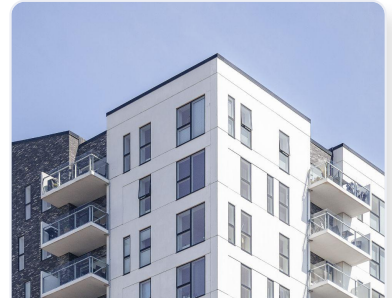
Building Intelligence Engineer

Data analysis
Insights
Engineering sophistication



Client Success Manager

Relationship
Reporting
Single POC



The bigger picture

We have found the most effective way to achieve our mission to decarbonize the built world now is to infuse efficiency into everything your company does from an operational perspective.



Meaningful emissions reductions



Your data,
open system



Alignment across the
organization



Case study

Real estate investment fund



Results



53

Tech vendors consolidated into one platform



\$1.2M

Annual OpEx savings

Playbook

01

10 property office asset

02

17M sq ft office portfolio rollout

03

Industrial smart metering expansion

Case study

Office owner/operator

Results



6

Legacy billing providers consolidated



\$1M

In added revenue

Playbook

01

2 property Tenant Billing pilot

Beat competitor on speed and billing accuracy

02

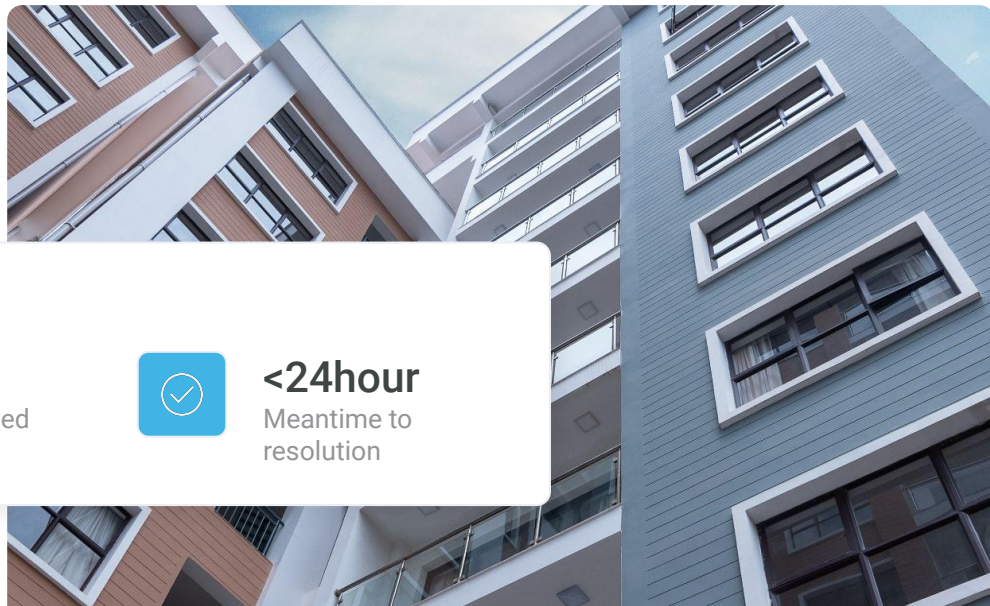
8M sq ft portfolio rollout

03

Phased upgrades to automated metering

Case study

Related California



Results



\$80k

Repair avoided



95.7%

Faults resolved



<24hour

Meantime to resolution

Playbook

01

3 property initial deployment

02

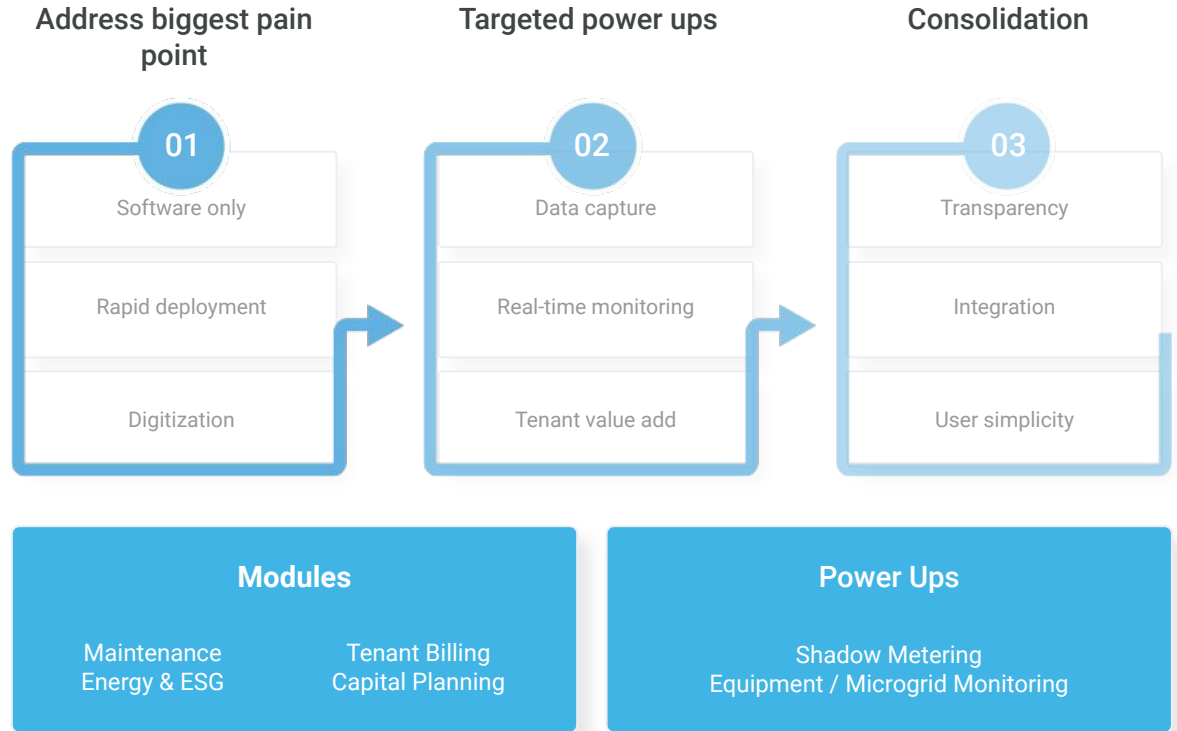
Luxury portfolio rollout

03

Market rate portfolio rollout

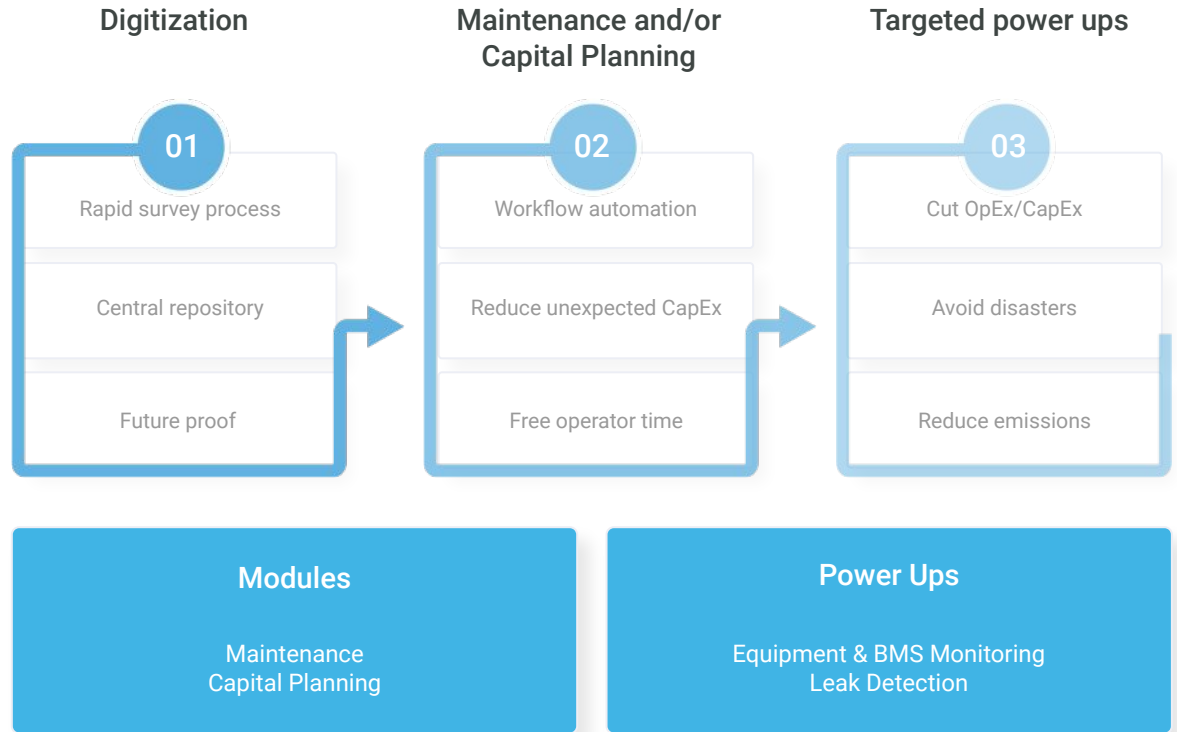
Industrial playbook

All modules are applicable to most industrial properties. We usually start with the biggest pain point, apply shadow metering or real-time monitoring where it makes sense, and aim to consolidate over time.



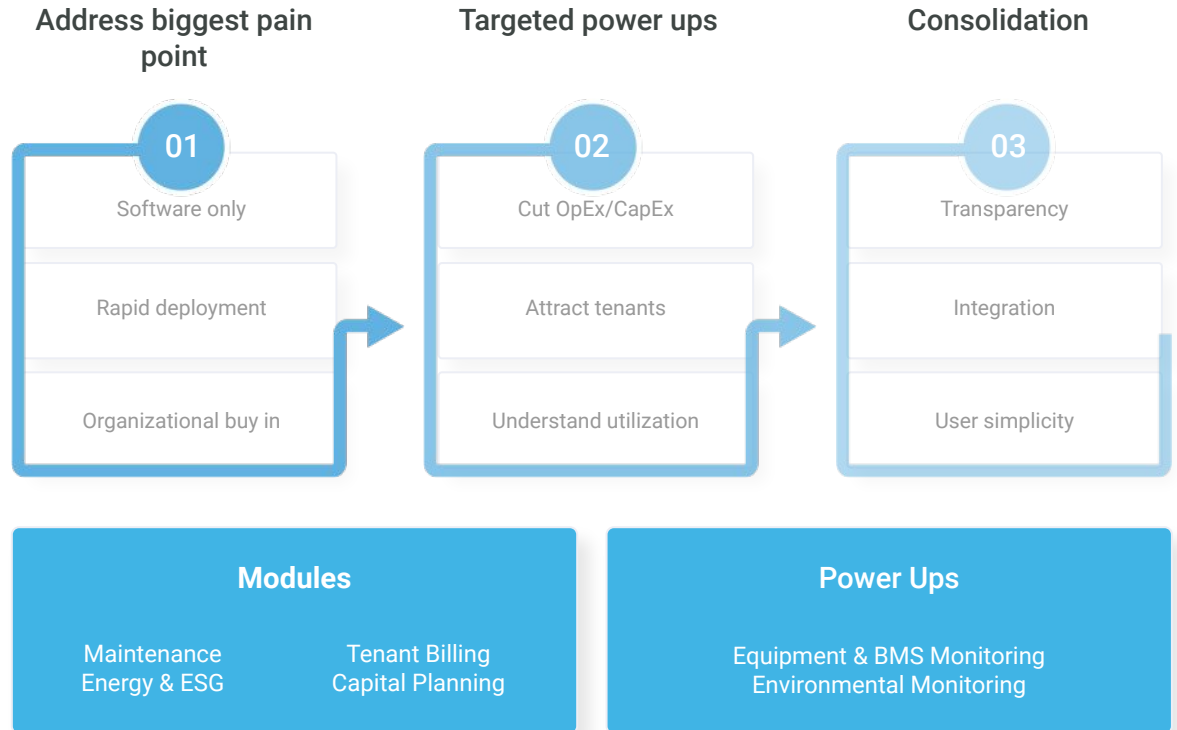
Multifamily playbook

Multifamily portfolios often struggle to maintain staff and records. We've found many owners opt to digitize their assets, automate maintenance and/or capital planning workflows, and then identify high or mid rise assets for real-time monitoring.



Office playbook

All modules are applicable to most office properties. We usually start with the biggest pain point, apply monitoring where it makes sense, and aim to consolidate over time.



Thank you!

The next step is a tailored demo of the Enertiv Platform. Which of the solutions do you want to focus on? Why - what are your goals?

Next steps



Discovery



Demo



Proposal



Evaluation & Contract

Modules



Maintenance



Energy & ESG



Tenant Billing



Capital Planning

Power Ups



Equipment & BMS
Monitoring



Environmental
Monitoring



Integrations