

# Submetering at Multifamily Properties

## Using Technology to Reduce Utility Expenses

- Improve Net Operating Income
- Increase Property Value
- Encourage Conservation



Submetering is the most accurate and widely used method of recovering variable utility costs at multifamily properties. It is a proven, cost effective and easy to implement method to recover water, electric and gas expenses. Properties benefit from reduced variable utility costs, improved net operating income and increased property value.



### How the System Works

Inovonics' TapWatch<sup>®</sup> submetering system was designed specifically for the multifamily industry. Unlike Ratio Utility Billing Systems (RUBS), submetering uses utility meters in each unit to accurately determine each resident's individual usage. The wireless system tracks monthly utility use, sends the data to a billing company and each resident receives a bill based on their personal usage. This process not only reduces a property's operating expenses, but it also encourages utility conservation among residents.

More than 1.6 million apartment units are currently using Inovonics' submetering systems to recover utility costs. The system is used by the largest multifamily REITs, as well as other small to large property owners, because of the numerous benefits wireless submetering delivers.



### Advantages of Wireless Technology

The TapWatch system uses Inovonics' proprietary wireless Commercial Mesh Network, developed for the multifamily industry, to deliver the most cost effective wireless submetering system available. The technology uses wireless sensors located throughout the property to gather information on utility use. This technology differs from WiFi or cellular networks, but the fundamentals are similar. Wireless technology offers multiple advantages that are both cost effective and beneficial to the property's operations including:

- Fast and easy installation with minimal disruption to the residents or community
- Lower installation and maintenance costs
- Appropriate for both new construction or retrofit communities

Inovonics is the first multifamily technology provider to successfully enable a scalable infrastructure that can support multiple applications on a single wireless network. The wireless Commercial Mesh Network makes it possible for properties to easily and cost effectively add a variety of other applications, such as common area security.

### About Inovonics

Inovonics is the leading provider of submetering systems, deploying its products on a scalable wireless network designed specifically for multifamily properties. Inovonics is also a leading manufacturer of wireless devices for the commercial security industry.

Inovonics' Commercial Mesh Network provides multifamily owners and managers with a technologically advanced wireless infrastructure to implement the most cost effective submetering solution in the industry. Since the solution is scalable, it also creates the ability to offer other resident amenity applications such as in unit and common area security.

To learn more about submetering and Inovonics' unique wireless products for the multifamily industry please contact us at 800.782.2709, [sales@inovonics.com](mailto:sales@inovonics.com) or visit our website: [www.inovonics.com](http://www.inovonics.com).

### Definable Return on Investment

Since the wireless submetering system is compatible with water, electric and gas meters, properties can recover virtually all utility expenses associated with individual apartment units. With the system installed a property's operating budget is no longer affected by utility rate increases or spikes in resident usage. The solution offers properties a definable return on investment that can be easily calculated each month to illustrate cost savings.

The Inovonics system can be used to submeter water utilities at a typical 250 unit apartment community to recover approximately \$4,500 to \$5,500 a month, depending on water cost. The systems initial investment cost is paid for in less than a year.

Submetering not only saves money, but it also improves the marketability of a property. Since residents are responsible for their own utilities, properties can offer more competitive rents, attracting more prospective residents.

### The Bottom Line

The Inovonics TapWatch wireless submetering system is a proven, cost effective solution for multifamily properties to reduce variable utility expenses. By accurately measuring individual residents' utility consumption, and billing them directly for their use, multifamily properties can reduce net operating expenses and deliver cost effective resident amenities on a single wireless system.

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