

POINTCENTRAL

Making Operations More Efficient for Residential Property Managers

How Property Automation Reduces Operational and HVAC Costs In Vacant and Occupied Properties

Executive Summary

Smart home technology and property automation are enjoying rapid adoption by property managers. Along with owners, they are discovering how these solutions can dramatically reduce operating costs and improve efficiencies in their vacant and occupied properties. The benefits include:

- + Eliminating costly and unreliable lockboxes while providing more secure and real-time access control to occupied and vacant properties.
- + Automated schedules that enable energy savings when properties become vacant and remote control of temperatures- reducing energy costs from 16%–23%.
- + An intelligent system that alerts you if the HVAC system is not working as it should, sending you alerts and empowering property managers to be proactive with maintenance.
- + Automated notifications regarding extreme temperatures and humidity sent to local property teams before frozen pipes, water, and mold cause expensive damage.
- + Sensors placed at strategic locations detect motion, water leaks, open doors and windows—enabling managers to mitigate fraud and damage, improve asset protection and lower maintenance costs.



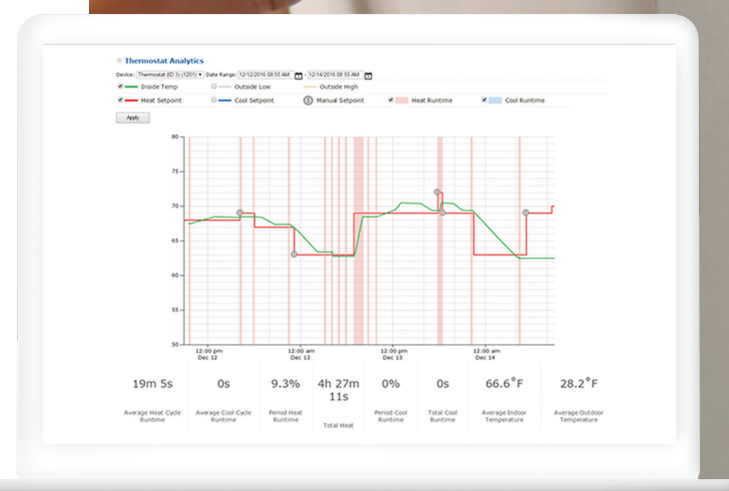
Intelligent HVAC Management

One of the largest maintenance cost areas for any property manager is the HVAC system. Imagine being able to receive alerts of possible problems before they become expensive repairs or replacements.

Using intelligent monitoring, PointCentral collects and analyzes data from hundreds of thousands of HVAC units across the country. This produces analytics that can “predict” possible problems and reveal when one of your HVAC units is not operating properly. You stay in the know with notifications so you can take action as necessary.

Issues may be detected if the unit is not able to reach the set point of the thermostat. Or maybe it’s taking too long to get there. These issues, when overlooked, can result in damage to HVAC systems.

Identifying problems early can save a lot of money, extend the life of HVAC systems, and minimize inconvenience to your residents.



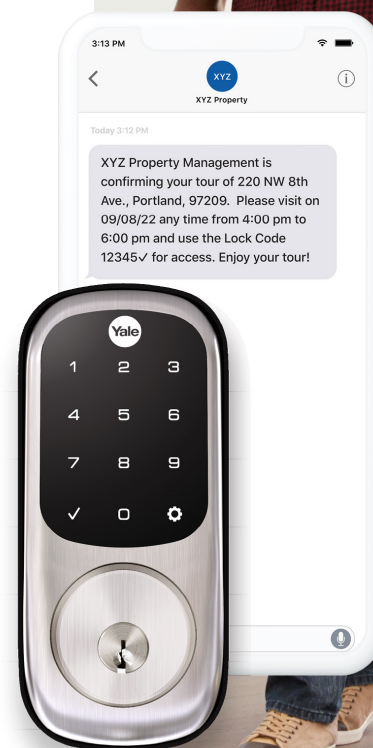
Access Management

For companies managing large numbers of residential rental properties, the challenges of ensuring reliable, secure and cost-effective access for employees, vendors and eventually residents can be daunting.

Mechanical keys have inherent risks since they are often lost, easily copied and difficult to manage. Paying monthly lockbox fees and installing and removing these boxes is a challenge.

Turn times increase when vendors and prospects can't enter the property when the key "disappears" from the lockbox or when they must coordinate key pick-ups.

Today's smart locks allow property managers to eliminate the cost, the hassle and the liability risks associated with mechanical keys and unreliable lockboxes. Property teams can easily create unique, temporary lock codes for staff and vendors to access vacant properties. The system automatically tracks all activity at properties, providing a powerful audit trail should the need arise. Smart access enables managers to offer self-guided tours so prospects can view vacant units at their own pace and on their own schedule.



Automatic Temperature Control and Notifications

In addition to analytics that help reduce HVAC costs, smart thermostats enable other time-saving and cost-saving benefits for operations staff—the ability to remotely and automatically control temperature in properties, monitor humidity and receive critical notifications.

- + Vendors and prospects at vacant properties often set the heat or air conditioning high and forget to reset it. Automatic temperature schedules download to every vacant property resetting the temperature every few hours, ensuring systems are not running for days.
- + Limits can be set for thermostats, so residents won't try to run air conditioning below 60 or heat above 85—preventing possible HVAC failures.
- + Notifications can be set for extreme temperatures so a property can be visited before risking costly frozen pipes during winter.
- + Humidity settings allow a system to run longer to mitigate possible mold damage.



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now

Living Room Thermostat issued a Humidity Alert (48%) at 8:26 am.

Sensors That Make Sense

Smart sensors are a key part of enabling property automation to improve your operations and reduce your expenses. Here are some that deliver value:

Image/Motion Sensors

Strategically placed at or near the front door, image sensors can detect motion and automatically notify staff. This can help to defer fraud and protect assets from vandalism and theft.

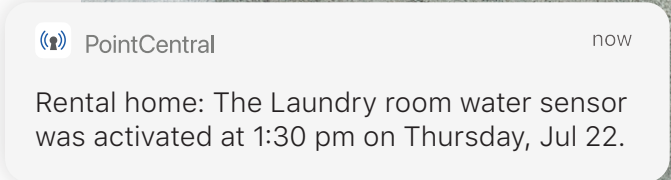
Contact Sensors


These sensors can be used on vacant and occupied properties. Notifications can be sent when a door is either left open after a visit or is opened during odd hours. A sensor can notify you when a resident opens the HVAC filter cover, hopefully signifying a filter was replaced as per your requirements.

Water Sensors

Placed near potential sources of water leaks, like hot water tanks, toilets and washing machines, sensors can detect extremely small amounts of water and automatically notify staff.

Damage from water is the #2 most filed insurance claim in the U.S., with the average residential claim from a broken pipe exceeding \$10,000.



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Rental home: The Laundry room water sensor was activated at 1:30 pm on Thursday, Jul 22.

Delighted Residents

In addition to simplifying and reducing the costs of your operations, properties outfitted with smart home technology attract prospective residents and help retain existing ones. A smart home living experience provides added convenience and safety that renters can control from their smartphone. From remotely unlocking their door, automating the thermostat for energy savings, and being able to securely share access codes with visitors, a smart home enables your properties to stand out among the competition.



PointCentral, a subsidiary of Alarm.com (Nasdaq: ALRM), provides short and long-term property managers of single-family and multifamily assets with an enterprise-class solution that monitors and controls Smart Home technology across all properties in their inventory over a best-in-class secure and reliable cellular network—increasing property awareness, reducing operational costs and improving resident satisfaction. PointCentral's solutions allow property managers to realize operational efficiencies, enhancing the asset for guests and residents.

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