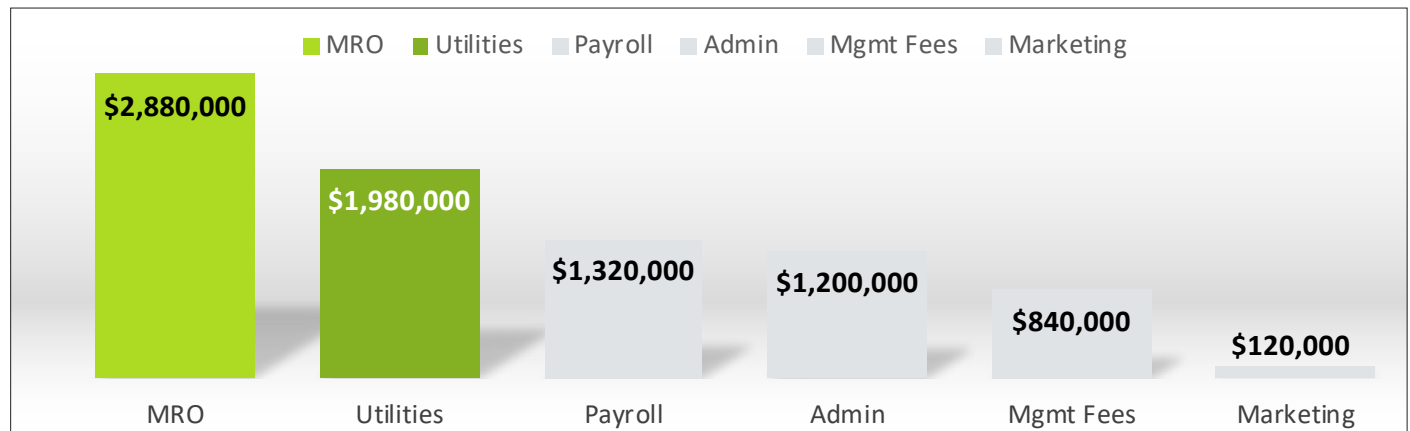# Energy Strategy Simplified

## Why an energy strategy matters

Utilities make up the second largest controllable cost in any commercial portfolio. At approximately $2 per square foot per year in utility costs, it's important to have an effective strategy to manage utility consumption and costs. Even an incremental improvement in consumption can yield dramatic savings across a commercial portfolio.

**Estimated annual spend across controllable expenses for every 1M sqft in portfolio**



Legend: MRO, Utilities, Payroll, Admin, Mgmt Fees, Marketing

| MRO | Utilities | Payroll | Admin | Mgmt Fees | Marketing |
|---|---|---|---|---|---|
| $2,880,000 | $1,980,000 | $1,320,000 | $1,200,000 | $840,000 | $120,000 |

**Impacts of an energy strategy**

- **Operating costs** – Having more visibility into real-time demand and consumption across a portfolio can lead to significant savings through reduced utility costs and lower maintenance costs.
- **Property value** – Efficient buildings have higher rental rates and increased market values.
- **Finance and AP efficiency** – Automating utility invoicing can dramatically reduce late fees, duplicate payments and the risk of shutoffs.
- **Tenant experience** – Efficient buildings lead to higher tenant satisfaction through increased comfort and fewer complaints.
- **Investor expectations** – An energy efficient portfolio can help investors meet ESG requirements while also yielding increased returns.

# Pulse Energy Intelligence

Energy Intelligence provides unparalleled insight into your portfolio by combining powerful data in an easy to use platform focused on visualizing trends and highlighting opportunities. Energy Intelligence includes the following products:

**Invoice Processing**  |  **Meter Insights**  |  **Energy Benchmarking**  |  **Fault Detection**

**Leverage Yardi expertise to save time and reduce utility spend by 2-5%**

**Invoice Processing** for your entire portfolio

Automate utility bill processing and mine bill data
Analyze cost and consumption trend analyses

View real-time building demand

Track performance against weather-normalized baselines

**Meter Insights for a subset of your portfolio**

**Energy Benchmarking for properties requiring benchmarking**

Outsource and ensure timely submission

**Fault Detection for properties with BMS installed**

Proactively detect HVAC faults and diagnose severity