

Lower Costs for Tenants, New Rent for Owners



How It Works

01 Invest in upgrades

Centinel works with the site team and contractor to scope a cost-effective upgrade to the building's HVAC control system.

The average investment per building is \$50,000 with a return on cost of 62%.

02 Create new savings

After the building owner completes the upgrade and Centinel's service begins, utility, repair & maintenance, and equipment replacement costs are reduced.

These savings reduce the total occupancy cost for tenants.

03 Lower NNN expense + new rent

Centinel charges the building for monitoring. This charge is 50% of the measured savings.

Centinel then pays rent to the landlord through an access agreement, using the monitoring charge as the source for rent payments.

The end result is reductions in costs for tenants, and increased rent for the landlord at an above-market return.

**Typical results
across 100
building portfolio**

\$4M/yr
Tenant Savings

\$3M/yr
New Rent to Owner

60%+
Return on Cost

\$100k/yr
MEASURED UTILITY SAVINGS

\$50k
TENANT
SAVINGS

\$299/mo
OUR FEE

\$46k
RENT TO
OWNER

Trusted in 1,800+ buildings by:

