

# MULTIFAMILY OPERATOR SECURES \$1.4M IN PERMANENT WASTE SAVINGS



## Industry

Multifamily / Apartment Portfolio



## Client

A multifamily apartment complex operator with 70 locations facing frequent waste overage charges.



## Challenge

Excessive and unpredictable overage charges — sometimes \$4,000+ per month per property — caused waste hauling costs to exceed budgets at several sites.



## Solution

SIB's waste experts analyzed invoice and service level data, identified sites with overage charges, audited billing, renegotiated contract terms, and adjusted service levels — with SpendBrain™ monitoring implemented to sustain cost control.



## Result

**\$24,300** in overage charge credits, service adjustments on five properties

## THE CHALLENGE

A multifamily-housing operator managing 70 properties was hit with frequent and large waste-pickup overage fees — in some cases more than \$4,000 per month at individual sites — pushing hauling costs well beyond the annual waste-management budget

## THE APPROACH

SIB (via its waste-management team, "Vector97") used its proprietary waste-management platform (WMS 2.0) to audit vendor invoices across the portfolio, identified 29 sites with recurring overage charges, disputed improper bills, secured credits, renegotiated vendor contracts, changed haulers for high-risk locations, and adjusted service levels (e.g. container size or pickup frequency) where needed.

## THE RESULTS



**\$24,300**

in overage charge credits secured

- ✓ **6** locations transitioned to haulers less prone to overage billing
- ✓ **5** properties received service level adjustments to reduce future overage risk
- ✓ Greater transparency into site-level waste cost drivers

These verified outcomes highlight how targeted invoice auditing and contract optimization can eliminate unexpected waste charges and stabilize operating budgets.

## SpendBrain™

### WHERE TRADITIONAL AUDITS END, SPENDBRAIN BEGINS.

SpendBrain™, SIB's AI-powered financial intelligence platform, continuously analyzes expense categories, including property tax, utilities, and vendor payments.

By layering this technology over SIB's hands-on expertise, our clients gain a permanent safeguard against overspend, plus predictive visibility into future cost risk.

What this means for CFOs:

- ⚙️ Automated monitoring flags anomalies and valuation shifts in real time
- 📊 Predictive insights help finance leaders budget and forecast more accurately
- 📊 Portfolio-level intelligence connects tax savings to broader spend optimization strategies

## THE CFO TAKEAWAY

With SpendBrain, organizations build a permanent spend advantage by transforming fragmented vendor and invoice data into cost intelligence that drives EBITDA.

Ready to see your hidden savings?

[See what you can save with SpendBrain](#)