

THE BILLING CHAOS HIDING INSIDE A LUXURY MULTIFAMILY PORTFOLIO



Industry

Multifamily / Real Estate (Class A Luxury Apartments)

Client

An upscale multifamily housing operator managing 144 Class A luxury apartment properties in seven states.

Challenge

The client faced a confusing array of fees and billing inconsistencies across 300+ waste vendor contracts, which masked opportunities for savings and undermined operational efficiency across a large portfolio.

Solution

SIB's waste optimization experts used proprietary workflow management software to analyze 3,500+ billable waste line items, identify high-impact savings opportunities, and optimize contracts — with ongoing SpendBrain™ oversight for sustained governance.

Result

\$800,000+ in total savings (including \$782,364 net reduction and \$43,140 in corrected overcharges) and improved asset value over a **32-month** period through contract terms and billing corrections

THE CHALLENGE

A large multifamily real-estate firm needed to increase NOI and asset value across its Class-A properties but lacked centralized visibility into utility spend, tariff accuracy, and operational inefficiencies — all while inflation and rising consumption costs were pressuring margins.

THE APPROACH

Using its proprietary Workflow Management Software (WMS 2.0), SIB's Vector97 waste specialists audited over 3,500 waste billing line items to uncover errors and pricing inefficiencies. The analysis pinpointed 76 high-yield properties for optimization opportunities, enabling SIB to:

- Dispute billing errors and secure credits
- Renegotiate contracts for better pricing and terms
- Implement ongoing monitoring through WMS 2.0 and SpendBrain™ to sustain savings and enforce compliance

THE RESULTS



\$800,000+

total waste cost savings over **32 months**

- ✓ **\$782,364** net savings realized (≈13 % of waste spend)
- ✓ **\$43,140** in corrected invoice errors
- ✓ **120** contracts renegotiated for improved terms and pricing

These results demonstrate how systematic auditing and contract optimization across a large portfolio can produce meaningful financial impact and support broader asset value improvement

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](#)