

Top 10 Global Asset Management Firm deploys Enertiv to get 100% utility data coverage across 150+ industrial sites



The firm's industrial portfolio sat at 66% electric data coverage. Enertiv deployed shadow metering across 108 properties in one of its funds in four months, and the rollout has kept expanding since, now covering 150+ properties and extending into water and gas.

Key Results

- **100% electricity data coverage** across 150+ properties, up from 66%
- 108 properties deployed in four months in the initial fund
- More than **\$5.5M in operational savings** opportunities identified for tenants and landlord
- **Water leaks detected** and fixed at half of the properties metered in the first water phase

A Bit of Context

Managing billions in assets on behalf of institutional investors, this leading global investment manager with a significant focus on commercial real estate had little visibility into utility consumption across its triple net portfolio. Its teams spent a lot of time chasing tenants for data, and after all that effort coverage still sat at ~60%.

GRESB and other reporting frameworks were the immediate driver behind the search for a solution, but the firm also carries public net zero commitments for 2050. Without a consumption baseline, there was no way to identify priority assets or to sequence a decarbonization strategy around them.

The firm approached Enertiv in mid-2024 to close that gap in time to report on the year's data. What stood out was Enertiv's ability to identify and implement efficiency optimizations for tenants as a byproduct of data coverage.

With electricity prices climbing and demand for power rising in every market, lowering total cost of occupancy has become how winning landlords differentiate their product and secure longer leases.

So we took on the challenge: deploy electrical shadow metering across 108 industrial properties in one of the firm's funds, in four months, across ten states.

Getting to 100% Data Coverage

Enertiv is the reporting platform built for triple net, and it offers several ways to capture utility data in that structure. Here, we recommended shadow metering: parallel metering devices that capture consumption for each tenant individually and for the whole building at the main distribution panel.



The approach needs nothing from property managers or tenants and delivers consumption in real time. The devices are revenue grade, so they are accurate without calibration against historical bills, and non-proprietary, so the client is never locked into Enertiv to keep using them. They install without a shutdown, which means nothing stops.

Region	State(s)	Total # of Properties
EAST	FL, IL, PA	16
SOUTH	AZ, TN, TX	28
NORTHWEST	OR, WA, NV	27
SOUTHWEST	CA	37
TOTAL		108

Since this was a nationwide deployment, Enertiv structured the rollout into four geographic regions, each led by a dedicated project manager responsible for coordinating the implementation and maintaining consistent communication with the client.

1) Survey First

Enertiv visited every site in person before any hardware was ordered, mapping the electrical infrastructure, identifying meter types and locations, and catching the bottlenecks that would have surfaced mid-installation.

2) Equipment and meter digitization

While on site, the team photographed and QR-tagged equipment, panels, meters, and circuits, building a digital profile for each asset with manufacturer, serial number, manuals, and operating condition.

The survey also captured power capacity at every site and every distribution panel. That gives the landlord a real answer in leasing conversations, where tenants increasingly ask what a building can support as automation, machinery, and data center adjacent uses push demand higher.



And because the digitization records actual equipment conditions rather than assumptions, Enertiv's Carbon Planning module can build capital plans specific enough to survive budgeting season.

3) Installation

Enertiv procured the hardware, installed the meters and cellular connections, and monitored the rollout remotely, using live data to verify networking and accuracy as each site came online.

4) Training on both sides of the lease

Property management staff were trained once data was flowing and validated, and each tenant received access to an interface showing their own consumption.

Electricity data coverage went from 66% to 100%, and the deployment finished inside the four months.

Beyond Coverage

Accurate, audit-ready data across the portfolio was the objective. Enertiv went further on two fronts.

Reporting and Energy Star Portfolio Manager integration

Data is validated, QA'd, and synced to ESPM automatically, and reports for GRESB and other frameworks are generated in a single click.

Energy efficiency insights

With interval electricity data at every site, Enertiv's analytics and engineering team began identifying operational savings across the portfolio. The most common insights involved energy use intensity, baseload reduction, weather modulation, and peak shaving.

More than \$5.5M in opportunities has been identified to date.

Most of that value lands with the tenant, so Enertiv works the tenant relationship directly rather than handing the landlord a report to forward. The team has had more than a hundred conversations with tenants and holds standing monthly calls with them to support implementation.

"Anything we can help the tenants save money on, I'm a huge fan of, because it keeps our triple nets in check. At the end of the day, the tenants can only pay so much to be where they're at."

Senior Property Manager

Next Phase: Water and Gas

Enertiv deployed water metering across a first phase of roughly 30 properties on the West Coast, and the results reframed what the second utility was worth.

Half of the metered properties had an active water leak.

Most sat on underground irrigation lines, which is the category that matters most to an owner, because a leak running undetected there erodes soil, undermines foundations, and turns into an insurance claim. At one property, an underground leak at an electric vehicle manufacturer's site was caught before it caused damage that would have been severe.

Where leaks were found, the savings run between \$40,000 and \$60,000 per property annually, before accounting for avoided damage or the effect on insurance pricing.

Gas metering is live at a subset of sites, and the team is now finalizing preparations for phase two, which extends water and gas monitoring further across the portfolio.

"This is one of the most tangible efforts that we're doing. You're actually making an impact by monitoring water and utility usage."

Portfolio Manager

The Result

Running a nationwide deployment on that schedule takes site-level experience, coordination across regions, and a clear read on what actually works in the field.

Two years on, the electric rollout has grown from a single fund to more than 150 properties, water is moving into its second phase, and the same dataset now feeds investor reporting, tenant savings, capital planning, and leasing conversations.

As GRESB shifts from rewarding data coverage toward measuring actual performance, that infrastructure stops being a box to check. It becomes what makes measurable decarbonization possible at all, and this firm already has it in the ground.