



# Grow NOI and Asset Value with WegoWise® Analytics

Make smarter decisions acquiring, financing, operating, and retrofitting multifamily properties.

Utility costs are a controllable expense. With WegoWise analytics, utility data can help drive portfolio-wide operating efficiencies, saving owners and managers both time and money.

*WegoWise makes it possible to prioritize areas of our portfolio that could benefit from retrofits with transparent and accurate data. We can easily track the impacts of those projects, saving us time and money.*

**Darien Crimmin**

Vice President of Energy and Sustainability, WinnCompanies

WegoWise can also help with sourcing and complying with Green Financing, which can lower borrowing costs by up to 40 basis points.

*WegoWise helped us quickly and easily qualify for a green loan. They collected whole building energy data, scheduled an on-site audit, and submitted the application for ENERGY STAR Certification – all within two weeks. Our MIP was reduced by 35 basis points, saving us well over one million dollars.*

**Dan Sterner**

CFO, Forest Properties

See how you can save time and improve NOI and asset value at [WegoWise.com](http://WegoWise.com)

## HOW IT WORKS



### Start with good data

- ▶ Automated utility data collection and rigorous quality assurance
- ▶ Nation's largest database of multifamily utility performance data



### Then view comprehensive analytics

- ▶ Asset performance visibility across large and diverse portfolios
- ▶ Property, portfolio, and industry peer benchmarks that quickly identify savings



### To generate actionable information

- ▶ Identify faulty equipment or excessive utility spend, enabling quick corrective action
- ▶ Prioritize and validate retrofit performance, measuring ROI and payback
- ▶ Qualify for green financing, earning up to 40 b.p. interest rate discounts



### And utilize compliance data

- ▶ Comply with city, state, lender, and investor sustainability and ESG reporting

The result increases NOI, asset value, and customer happiness



# With WegoWise, you can:

## Save time with automatic utility data collection and quality assurance

Avoid sorting through utility data of uncertain quality and tracking it in a spreadsheet. WegoWise automatically imports data from utility companies and rigorously checks for quality.

## Set savings goals to increase NOI and asset value

Compare your property's operating performance against its prior history, your portfolio, and the greater market, to uncover savings opportunities that can lead to increases in NOI and asset value.

## Identify spikes in utility usage and take corrective action

Flag meters where energy or water use is higher than expected. Our spike alerts help you uncover costly leaks, malfunctioning equipment, and billing errors so you can take quick, corrective action.

## Measure and verify the success of building retrofits

Quantify project ROI and payback with WegoWise Measurement & Verification reports. Our weather-normalized models track savings and present results you can share with partners, investors, and other stakeholders.

## Budget for capital expenditures

Prioritize the capital improvements with the highest return on investment and plan CapEx spending accordingly. Get the most out of your limited capital budget.

## Fast-track sourcing and complying with Green Financing

WegoWise speeds up the time required to source Green Loans offered by Fannie Mae, Freddie Mac, and HUD. And once the loan is closed, WegoWise automates compliance, making it a quick and easy process.

## Get expert personal service and analysis

Your dedicated energy analyst is here to ensure quality data, highlight specific opportunities for you and guide decision-making.



**wegowise**

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