PA

PropertyAlpha

PROPTECH INTELLIGENCE

PROPERTY IMPACT REPORT

Sample Multifamily Community

Every building has hidden alpha. Here is yours, in real dollars.

HIDDEN ALPHA IDENTIFIED

$2.05M

Modeled asset value · $1.76M–$2.26M range

PROJECTED IMPACT SCORE

90 / 100

Optimized — for the technologies you selected

PREPARED FOR	MARKET	ASSET TYPE
Sample Developer (illustrative)	National benchmarks	Multifamily Residential
UNITS	**REPORT ID**	**DATE**
200	PA-IA-SAMPLE	September 25, 2026

01 · EXECUTIVE SUMMARY

The value hiding in your building

We modeled Sample Multifamily Community against PropertyAlpha's national benchmarks. The headline is the asset value that benchmarked technology adds, translated the way lenders and appraisers read it: net operating income capitalized at a 5.25% cap rate.

HIDDEN ALPHA NOT YET CAPTURED

$1,035,048

Of $2,046,819 identified, installed technology already captures $1,011,771. Modeled range $1,763,252 (conservative) to $2,256,072 (upside) for the benchmarked levers. Additional alpha in resilience, efficiency, and EV charging is quantified in your full Impact Model.

ANNUAL NOI LIFT	VALUE PER UNIT	YOUR PLAN ADDS	IMPACT SCORE
$107K	$10,234	$1.04M	37 › 90 / 100
Run-rate, benchmarked levers	Across 200 units	All benchmarked value captured	Today › with your plan

THE VALUE-CREATION EQUATION

ANNUAL NOI LIFT		CAP RATE		ASSET VALUE CREATED
$107,458	÷	5.25%	=	$2,046,819

What this means

Every dollar of recurring NOI technology adds is worth $19 of asset value at a 5.25% cap rate. That is why the right stack is a capital decision, not an amenity line item — and why lenders and appraisers can read this report in their own terms.

02 · WHERE THE VALUE COMES FROM

Benchmarked levers, line by line

Every figure shows its driver so you can trace it. These are the levers our national benchmarks value directly for a property like yours.

LEVER	DRIVER	ANNUAL NOI	VALUE @ 5.25%
Smart home package IN YOUR PLAN Desirability	200 units × $271.70 / unit / yr (premium net of software) Install ~$1,100 / unit (benchmark) · payback 4.0 yrs	$54,340	**$1,035,048**
Managed Wi-Fi INSTALLED Income	200 units × 12 × ($48 fee × 95% take × 95% occupancy – $25 provider cost) Install ~$1,900 / unit (benchmark) · payback 8.6 yrs	$43,968	**$837,486**
Access & entry operations INSTALLED Resilience	200 units × rekeys, lockouts and leasing time saved, net of software (~$45 / unit / yr) Install ~$100 / unit (benchmark) · payback 2.2 yrs	$9,150	**$174,286**
Hidden alpha identified		**$107,458**	**$2,046,819**

Quantified in your full Impact Model

These levers can matter a great deal, but their value depends on your insurance program, who pays utilities, your roof and your parking — so we model them with your building's numbers rather than publish a generic figure.

Leak Detection IN YOUR PLAN — **Insurance & risk.** Catches water events early, before they become damage and insurance claims.

Energy Management IN YOUR PLAN — **Operational efficiency.** HVAC optimization and sub-metering that remove operating cost — and feed green financing.

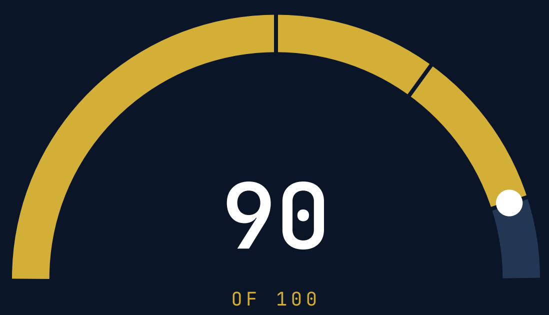
EV Charging DESIRABILITY — **Amenity & future-proofing.** Charging fees usually don't fully cover electricity, software and upkeep, so we treat EV as an amenity and future-proofing.

Life Safety RESILIENCE — **Insurance & risk.** Connected smoke and life-safety systems that support compliance and underwriting.

03 · PROPERTY IMPACT SCORE

How much alpha your plan captures

A 0–100 index of the achievable value your technologies capture against a best-in-class stack. It also weights categories we quantify only in your full Impact Model, so it can rise without a change in the dollars shown here.



OPTIMIZED

Capturing nearly all available alpha.

Today: 37 (Hidden Alpha). Projected with your plan. Each category you add moves the score toward Optimized.

Your plan by dimension

INCOME

- MANAGED WI-FI · INSTALLED

EFFICIENCY

- ENERGY MANAGEMENT

RESILIENCE

- LEAK DETECTION
- ACCESS CONTROL · INSTALLED
- LIFE SAFETY

DESIRABILITY

- SMART HOME / IOT
- EV CHARGING

Dark chips are installed or planned.

Score bands

90–100	**Optimized**	Capturing nearly all available alpha.
70–89	**Strong**	Well-optimized, clear upside remaining.
50–69	**Emerging**	Meaningful alpha unlocked, meaningful gap.
Below 50	**Hidden Alpha**	Substantial value uncaptured — the biggest opportunity.

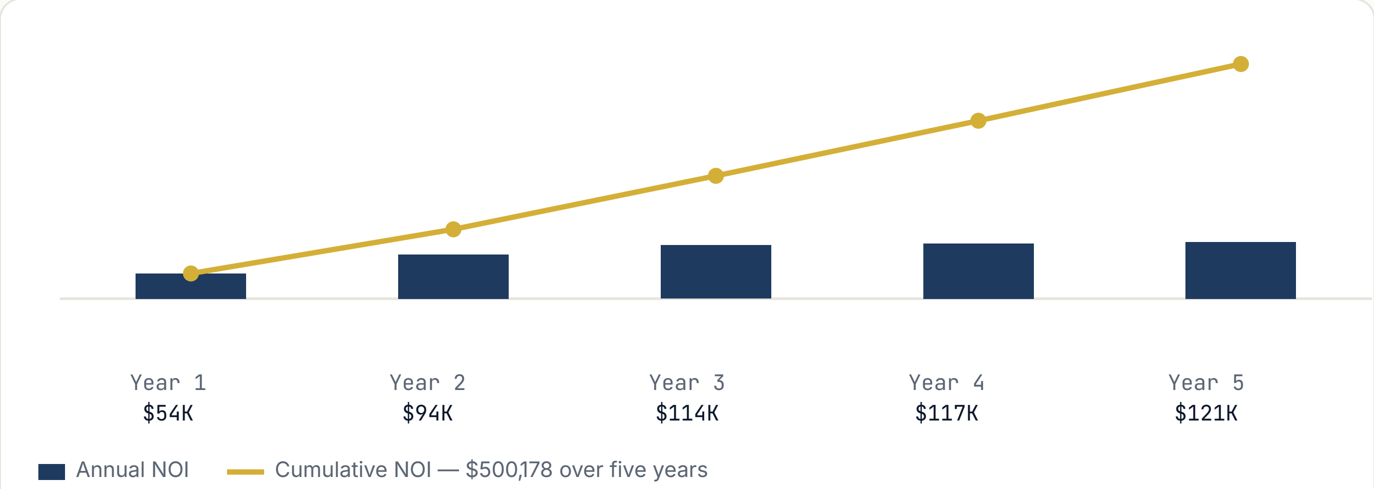
TODAY	WITH YOUR PLAN	FULL STACK
37 / 100	90 / 100	100 / 100
$1.01M benchmarked value	$2.05M benchmarked value	$2.05M benchmarked value

Largest remaining opportunities: EV Charging · Life Safety

04 · FIVE-YEAR OUTLOOK

How the value arrives over time

Systems deploy and residents adopt them, so value ramps: 50% of run-rate in year one, 85% in year two, full run-rate from year three, growing 3% a year.



Value range

CONSERVATIVE

$1.76M

NOI −6% · 5.75% cap

BASE

$2.05M

Benchmarks · 5.25% cap

UPSIDE

$2.26M

NOI +5% · 5% cap

Green financing: worth screening

Fannie Mae Green Rewards offers preferential loan pricing and up to roughly 5% additional loan proceeds for improvements projected to cut whole-property energy and water use by at least 30%, with at least 15% from energy; Freddie Mac Green Advantage offers a parallel pricing path. Your plan includes efficiency or water technology, so your full Impact Model will screen your building against these thresholds.

Directional only — not a loan commitment or eligibility determination. Program terms change; confirm against current agency guidance.

05 · FOR LENDERS & APPRAISERS

The same value, in underwriting terms

Lenders and appraisers value NOI, not features. This page restates the benchmarked NOI lift the way a credit file reads it, with every figure's source.

Cap-rate sensitivity

CAP RATE	VALUE CREATED
4.5%	$2,387,956
5%	$2,149,160
5.25%	**$2,046,819**
5.75%	$1,868,835
6.25%	$1,719,328

On $107,458 of benchmarked annual NOI. Shaded row = base case (Class A).

Underwritable NOI by year

Year 1	50% realized	$53,729
Year 2	85% realized	$94,079
Year 3	100% realized	$114,002

Ramp reflects deployment and adoption; year 3 is stabilized run-rate.

INSTALL RECOVERY

4.0 yrs

$220,000 installed cost (benchmark install costs) ÷ $54,340 of NOI from the planned levers we value. Conservative: excludes insurance, efficiency, and EV value.

Data lineage

NOI lift — smart home	PropertyAlpha modeled benchmark (engine 2026.10-v2)	Modeled
NOI lift — Wi-Fi, access	PropertyAlpha benchmarks built from graded public sources	Modeled
Cap rate (5.25%)	Class A — based on published cap-rate surveys	Assumption
Installed cost	benchmark install costs	Benchmark
Units, market, asset type	Supplied by you	Developer-supplied
DSCR, post-improvement LTV	Add loan amount, rate, and term in your full Impact Model	Pending

PropertyAlpha is not a lender, appraiser, investment adviser, or broker-dealer. Figures are modeled decision-support — not an appraisal, a guarantee, or a commitment to lend.

06 · WHY PROPTECH PAYS

Four ways technology creates building value

Technology moves NOI four ways: new revenue, lower utility and operating cost, lower insurance risk, and residents who stay. We measure each in dollars, with no dollar counted twice.

INCOME

Revenue the building can generate or protect that it does not today.

$271.70 / unit / yr

Smart home NOI lift — PropertyAlpha benchmark (about $5,200 of value per unit at a 5.25% cap rate)

Managed Wi-Fi

EFFICIENCY

Operating cost the building can remove — including energy, water, and compliance.

~8%

Average heating & cooling bill savings from ENERGY STAR smart thermostats (EPA)

Energy Management

RESILIENCE

Loss and risk the building can avoid — the lens insurers care about most.

22.6% · $15,400

Water & freezing share of homeowners insurance losses (2023) and average claim (2019–23), Triple-I

Leak Detection · Access Control · Life Safety

DESIRABILITY

Demand, retention, and premium the building can command.

87%

Of renters call internet at move-in very important or essential (NMHC / Grace Hill 2024)

Smart Home / IoT · EV Charging

Sources: PropertyAlpha modeled benchmark (smart home, engine 2026.10-v2); ENERGY STAR, “Smart Thermostats FAQ,” U.S. EPA; Insurance Information Institute, “Facts + Statistics: Homeowners and renters insurance” (homeowners data, 2019–2023); NMHC / Grace Hill 2024 Renter Preferences Survey (172,000+ renters). Third-party figures are national averages, not property-specific projections.

HOW OUR BENCHMARKS ARE BUILT

Graded sources, net figures, no double counting

A–D
Every source graded

Net
NOI to the owner, not gross billing

2
Sign-offs on every change

Benchmarks come from government data, national labs, audited filings and industry surveys. Vendor marketing never sets a number, and each dollar is counted in exactly one category. Modeled decision-support.

07 · METHODOLOGY & SOURCES

How we built these numbers

Openness on principles: here is exactly what this report assumes. Your full Impact Model replaces national benchmarks with your building's data.

Valuation	Annual NOI lift ÷ cap rate. This report: 5.25% (Class A); range 5.75%–5%. Class A 5.25%, B 5.75%, C 6.75%, hotels 7.5%.
Smart home	$271.70 of NOI lift per unit per year for a smart-home package, net of software — about $5,200 of value per unit at 5.25%.
Managed Wi-Fi	A Wi-Fi-only resident fee on occupied units, net of the provider's monthly cost. Hotels: $0 — guest Wi-Fi is a cost to manage.
Access & entry	Rekeys, lockouts and leasing time saved, net of software. The lock's rent premium is counted once, in smart home.
Other levers	Leak detection, life safety, energy, solar and EV depend on your insurance, utilities, roof and parking — quantified in your full Impact Model.
Impact Score	A 0–100 index of the value your plan captures against a best-in-class stack, weighted by category. Weights are governed and versioned, set at the category level and never at the vendor level; they are not published.
Returns over time	Realization of 50%, 85%, then 100% of run-rate; 3% annual NOI growth. Range scenarios flex NOI and cap rate as shown on page 5.
Benchmarks	National averages (engine 2026.10-v2). Market-specific coefficients apply in the full Impact Model.

CONFIDENCE

92%

Every intake detail is confirmed. Confidence reflects how complete your inputs are, not a promise of accuracy; your full Impact Model adds insurance, operating, and design data.

Figures are modeled, annual run-rate projections for decision support. They are not a guarantee of results, not an appraisal, and not investment, tax, or legal advice. Actual results depend on execution, market conditions, financing, and integrator performance. The Impact Score is a projected, benchmark-relative index, not an empirical rating. Vendors may pay to participate in PropertyAlpha; payment never influences the score.

NEXT STEP

Turn modeled alpha into a plan

This report shows whether your building has alpha. The Property Impact Model shows exactly how to capture it.

1. **Share your designs or current systems**
   Plans, unit mix, parking, insurance and operating costs — whatever you have.

2. **Receive your Property Impact Model**
   A $1,495-value, building-specific workbook: scenarios, component value, returns over time, break-even pricing, and a green-financing screen. Included at no charge when you request an estimate.

3. **Capture it with the right partners**
   We introduce vendors and capital partners matched to your plan. You stay in control of who contacts you.

HOW TO USE YOUR IMPACT SCORE

With vendors	Negotiate from the value each system creates, not the sticker price. Ask vendors to underwrite to your numbers.
With appraisers and lenders	The NOI ÷ cap rate equation is their language. Bring this report to support value and debt sizing.
With capital partners	Show where recurring NOI comes from and how it ramps. A credible technology plan is a credible business plan.

Request your Property Impact Model

Reply to the email this report came with, or write to hello@propertyalpha.io

propertyalpha.io