SimpleActions
Cut utility waste. Increase property profit.

WATER CONSERVATION ROI PROPOSAL · PREPARED FOR BLACKSTONE / CAPRI RESORTS LLC

W Fort Lauderdale

Water Savings Analysis

Capri Resorts LLC · Blackstone Portfolio Asset

Property: W Fort Lauderdale · 3101 Bayshore Drive, Fort Lauderdale, FL 33304

Business Address: 401 N Fort Lauderdale Beach Blvd, Fort Lauderdale, FL 33304

4-Meter Portfolio · 6-inch + 3× 2-inch Irrigation · 90-Day Free Trial · Buy · Rent · Finance Post-Trial

$88,065
AVG MONTHLY OBLIGATION
13-month utility baseline

$1,056,780
ANNUALIZED SPEND
All 4 meters combined

3 Valves
AQUAFLOW PORTFOLIO
6-in + 4-in + 2-in

6 Months
RISK-FREE WINDOW
First 90 days free + 90-day refund

> *Save up to 30% on your monthly water and sewer bills. Documented field outcomes across the AquaFlow installed base span a 9% floor to a 47% ceiling, with a 20% nationwide average across commercial verticals.*

COMBINED PORTFOLIO ROI

Full Property Coverage

All Four Meters · 3-Year and 5-Year Horizons · 20% Central Case

Deploying the complete 3-valve portfolio delivers full potable-water and irrigation coverage across all four active services at the W Fort Lauderdale. The combined investment of **$47,397** addresses a consumption baseline of **$88,065 per month** (**$1,056,780 annualized**) across the 6-inch domestic service and the three 2-inch irrigation services. This is the recommended deployment path — per-meter ROI is strong in isolation, and the property-level approach produces a single consolidated M&V dataset suitable for portfolio-level review.

$211,356
ANNUAL SAVINGS @ 20%
Year 1, pre-escalation

2.69 mo
PAYBACK PERIOD
20% tier, from purchase

$1,236,000
5-YR GROSS SAVINGS
20% tier, w/ escalation

~446%
5-YR IRR
20% tier

Portfolio ROI — Tier by Tier, Horizon by Horizon

HORIZON	TIER	MONTHLY SAVINGS	GROSS SAVINGS	NET PROFIT	ROI %
3-Year	10%	$8,806	$349,000	$301,603	636%
3-Year	20%	$17,613	$698,000	$650,603	1,372%
3-Year	30%	$26,420	$1,047,000	$999,603	2,108%
5-Year	10%	$8,806	$618,000	$570,603	1,203%
5-Year	**20%**	**$17,613**	**$1,236,000**	**$1,188,603**	**2,507%**
5-Year	30%	$26,420	$1,854,000	$1,806,603	3,811%

All projections apply 5% annual utility escalation to the 13-month baseline. Net Profit = Gross Savings minus $47,397 portfolio investment. ROI % = Net Profit ÷ portfolio investment. 20% tier is the central modeling assumption based on AquaFlow's installed-base field results; hospitality-specific outcomes cluster in the middle-to-upper band of this range.