SimpleActions
Cut utility waste. Increase property profit.

WATER CONSERVATION ROI PROPOSAL · PREPARED FOR BRICKELL CITY CENTRE HOTEL LLC

East Miami
Water Savings Analysis

Brickell City Centre Hotel LLC

788 Brickell Plaza · Miami, FL 33131

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

$44,795
AVG MONTHLY OBLIGATION
Client-provided baseline

$537,540
ANNUALIZED SPEND
Both meters combined

2 Valves
AQUAFLOW PORTFOLIO
1 × 6-inch + 1 × 2-inch

6 Months
RISK-FREE WINDOW
First 90 days free + 90 money-back

BASELINE VALUES APPLIED TO THIS ANALYSIS

Client-Provided 12-Month Utility Baseline

METER	SERVICE SIZE	AVG MONTHLY WATER & SEWER	ANNUALIZED OBLIGATION
Meter ending 0177 (Primary)	6-inch	$35,235	$422,820
Meter ending 0247 (Secondary)	2-inch	$9,560	$114,720
Combined Portfolio	**2 Meters**	**$44,795**	**$537,540**

HEADLINE NUMBERS

2-Valve Portfolio · 5-Year Horizon

METRIC	10% TIER	20% TIER	30% TIER
Portfolio Investment (Post-Trial MSRP)	$30,398	$30,398	$30,398
Monthly Savings (Combined)	$4,479.50	$8,959.00	$13,438.50
Annual Savings (Year 1)	$53,754	$107,508	$161,262
90-Day Trial Savings (Free)	$13,439	$26,877	$40,316
Payback From Purchase	6.8 months	3.4 months	2.3 months
5-Year Gross Savings	$297,025	$594,049	$891,074
5-Year Net Return (w/ Trial)	$280,066	$590,528	$900,992
5-Year IRR	~180%	~358%	~540%

20% tier reflects AquaFlow's most-common documented field result and is the central modeling assumption. 5-Year Gross Savings apply 5% annual utility escalation; 5-Year Net Return (w/ Trial) = gross savings plus the captured 90-day free-trial savings, minus the $30,398 portfolio investment (1× 6-inch + 1× 2-inch). Baseline is client-provided. IRR figures are approximate.

MODELED PROJECTION · 20% CENTRAL TIER · CLIENT-PROVIDED BASELINE