SimpleActions
Cut utility waste. Increase property profit.

M&V REPORT | VERIFIED

OFFICIAL M&V REPORT · IPMVP OPTION C

Multifamily Water Conservation Verification

Apartment Complex · 18 Units

SUSTAINED WATER REDUCTION

19.7%

Verified via 17 billing periods · actual meter reads, IPMVP Option C.

ANNUAL SAVINGS (OBSERVED)

$28,469

7.2-month observed payback against a $16,999 investment.

01 EXECUTIVE SUMMARY

19.7%	27.9%	1.66M	7.2 mo
Sustained Reduction	Peak Reduction	Gallons Saved / Year	Payback Period (Obs.)

METRIC	OBSERVED	CONSERVATIVE
Monthly Savings	$2,372	$1,650
Annual Savings	$28,469	$19,800
Payback Period	7.2 months	10.3 months
Water Reduction	19.7% sustained	12.5% seasonal match

02 METHODOLOGY

PARAMETER	SPECIFICATION
Protocol	IPMVP Option C — Whole Facility
Data Source	Utility Bills (Actual Meter Reads)
Normalization	29-Day Equivalent per Period
Estimated Data	None Used
Transition Period	Excluded (Install During Cycle)
Validation	Year-over-Year Seasonal Comparison
Total Periods	17 Billing Periods Analyzed

PERIOD TYPE	COUNT	PURPOSE
Primary Pre-Install Baseline	8	Core calculation basis
Prior-Year Seasonal Validation	4	Year-over-year cross-check
Stabilized Post-Install	3	Verified savings periods
Excluded (Transition/Partial)	2	Install overlap & partial reads

03 PRE-INSTALL BASELINE DATA (PRIMARY)

Eight consecutive billing periods immediately preceding equipment installation. All cycles normalized to 29-day equivalent for statistical comparability — establishing the verified consumption basis against which all post-install savings are measured.

07 FINANCIAL PERFORMANCE & ROI ANALYSIS

$2,372	$28,469	11.7%	$282,857
Monthly Savings (Obs.)	Annual Savings (Obs.)	Observed Bill Reduction	Property Value Impact

METRIC	AMOUNT
Baseline Avg Monthly Bill	~$20,305
Post-Install Avg Monthly Bill	~$17,933
Monthly Savings	$2,372
Annual Savings	$28,469
Savings %	11.7%

RETURN ON INVESTMENT — OBSERVED VS CONSERVATIVE

TIME HORIZON	OBS. SAVINGS	OBS. NET	OBS. ROI	CONS. ROI
Payback Period	—	—	7.2 months	10.3 months
Year 1	$28,469	$11,470	67.5%	16.5%
3 Years	$85,408	$68,409	402%	249%
5 Years	**$142,347**	**$125,348**	**737%**	**482%**

5-YEAR CONSERVATIVE SAVINGS PROJECTION · 5% ANNUAL ESCALATION

YEAR	ANNUAL SAVINGS	CUMULATIVE SAVINGS	CUMULATIVE ROI
1	$19,800	$19,800	16%
2	$20,790	$40,590	139%
3	$21,830	$62,420	267%
4	$22,921	$85,341	402%
5	$24,067	$109,408	544%

PROPERTY VALUE IMPACT

Annual NOI Increase (Conservative)	$19,800

Observed figures are measured from actual utility-meter reads under IPMVP Option C (no estimated data). Conservative figures and the 5-year projection are forward estimates. Investment basis: $16,999. Property value impact reflects the conservative annual NOI increase capitalized at a 7% cap rate ($19,800 ÷ 7% = $282,857).

MEASURED & VERIFIED · IPMVP OPTION C · ACTUAL METER READS