IMPACT SUMMARY

Towson,Maryland

COMMUNITY ACHIEVED A 54% REDUCTION IN ANNUAL WATER CONSUMPTION, UNLOCKING $117,802.56 IN RECURRING NOI

A PROPERTY BUILT FOR ANOTHER ERA

Community name withheld at owner's request – this 492-unit community, built in 1949, was still using original high-consumption fixtures. Toilets averaged 1.6 GPF, and showerheads and aerators operated near 2.0 GPM, placing unnecessary pressure on water and sewer budgets. With utility costs continuing to rise, Ownership identified a clear opportunity to modernize and reduce consumption across the property.

Ownership selected Niagara's ultra-high-efficiency fixtures for a full retrofit, including the Original Stealth 0.8 GPF toilet with vacuum-assist technology, Earth™ 1.25 GPM showerheads with Equiforce™ pressure compensation, and 1.0 GPM kitchen and 0.5 GPM bathroom aerators. These upgrades delivered a durable, property-wide shift toward long-term efficiency.

ADVANCED TECHNOLOGY BEHIND THE RETROFIT

Niagara's high-efficiency solutions were chosen for both performance and reliability in older buildings with variable pressure. The Stealth® toilet provides a powerful, quiet flush at just 0.8 GPF, reducing wasted water and eliminating double-flushing. Earth™ showerheads maintain strong pressure through Equiforce™ technology, while the low-flow aerators reduce demand without affecting usability. Installed together, these components function as an integrated system that significantly improves efficiency across all 492 units.

IMPACT ON USAGE AND OPERATING INCOME

Following installation, the community saw a measurable and immediate improvement in water performance. With support from staff and residents, the property achieved a 39% reduction in monthly water consumption, resulting in nearly $10,000 in improved monthly operating income. Management reported no increase in sewage stoppages or maintenance issues, confirming that the advanced flush technology and pressure-compensating fixtures performed reliably within a 1940s-era building. Utility data further showed that residents were not double-flushing or misusing the upgraded fixtures, reinforcing the system's efficiency under everyday conditions.

These improvements generated $117,802.56 in additional annual operating income, strengthening the property's financial performance. Using standard multifamily valuation metrics, Ownership estimates the retrofit increased asset value by approximately 16× the annual benefit—more than $2 million, demonstrating the long-term impact of targeted efficiency upgrades.

54% DECREASED USAGE

1.6 GPF 0.8 GPF TOILETS OLD VS NEW

2 GPM 1.5 GPM SHOWERHEADS OLD VS NEW

2 GPM 0.5 GPM BATH SINK AERATORS OLD VS NEW

2 GPM 1.0 GPM KITCHEN SINK AERATORS OLD VS NEW

$117K FINANCIAL SAVINGS

492 # OF UNITS