



PROVIDING AFFORDABLE TOILET REPLACEMENTS

FOR MULTIFAMILY PROPERTIES



ABOUT US

At Multifamily Toilet Replacements LLC, we help real estate owners significantly increase their Net Operating Income (NOI) by reducing water and sewer costs while supporting environmental sustainability. Specializing in low-flow toilet, showerhead, and aerator installations, we serve multifamily properties, hotels, and senior living communities across the United States.

Our ultra-high-efficiency fixtures, such as Niagara Stealth toilets, use between 0.8 and 1 gallon per flush, compared to 3-6 gallons per flush in older models built before 1993. This reduction can lead to savings of 25% to 65% on water and sewer bills.

We offer a free water analysis that outlines projected savings and ROI, helping property owners make informed decisions. Our expert installation team delivers turnkey solutions, providing immediate returns and long-term benefits. All products we install are American-made, backed by warranties, and built for performance and durability.

Choose Multifamily Toilet Replacements LLC for efficiency, expertise, and a greener future.

WHY CHOOSE US?

Partner with Multifamily Toilet Replacements LLC for a streamlined upgrade, substantial savings, and expert support every step of the way.

Proven Financial Impact:

Slash water bills by 25% to 65%, raising your Net Operating Income with a typical ROI in just 8 to 18 months—even faster where rebates apply.

Expert Installation:

Our professional crews install 40 to 80 toilets per day, ensuring fast, efficient service with minimal disruption to residents or operations.

Nationwide Coverage:

We service properties in all 48 contiguous states, delivering consistent results across regional and national portfolios.

Turnkey Solutions:

From start to finish, we handle everything—including flange repairs, flange replacements, and shutoff valve replacements—so you don't have to coordinate with multiple vendors.





OUR PROCESS

● Consultation

Is your property a good candidate? Let's discuss potential savings, product options, execution strategies, and whether a toilet replacement project aligns with your property's needs.

● Assessment

Our specialists will conduct a complimentary water savings assessment tailored to your property. By analyzing fixture flow rates, water costs, and property-specific attributes, we can determine potential post-renovation water bill reductions, typically ranging from 30% to 50%.

● Execution

Our expert installation teams will travel to your property and remain on-site until the renovation is complete. We provide a turnkey service from start to finish, ensuring that your property undergoes a comprehensive renovation in just a matter of days.

Case Study

302 Unit Property in Lawrenceville, GA

- 481 Niagara Stealth 0.8 GPF Toilets installed replacing 3.5 GPF Toilets
- 302 Niagara 1.5 GPM Shower heads installed replacing 2.5 GPM Shower heads
- 701 Niagara 1.5 GPM Aerators installed replacing 2.5 GPM Shower heads

Water Savings:

43.8%

Annual Projected Financial Savings:

\$140,000





FREQUENTLY Asked Questions

What are the benefits of renovating my property?

Renovating your property isn't just about saving on water/sewer bills—though that can be significant, with reductions of 30%-50%. It's also about boosting cash flow, increasing NOI for refinancing or resale, and staying competitive in the market by reducing the overall "cost to rent" for tenants. As for actual savings, it varies based on factors like the scope of renovation and utility rates, but the potential for substantial savings is real.

What kind of savings can I expect from my property?

Our detailed water savings analysis prior to any project shows that properties typically save between 30%-50% on water/sewer bills. For instance, a property in Tampa reduced their yearly bill from ~\$750,000 to ~\$300,000 after renovation—a savings of over 50%. Our estimates are 95% accurate, often resulting in even higher actual savings.

Why are upgrades to Toilets, Showerheads, and Aerators so cost-effective?

The significant savings from changing out toilets, showerheads, and aerators stem from advancements in technology. Pre-1994 toilets used 3.5 gallons per flush (GPF), while newer models reduced this to 1.6 GPF around 1995. Today's toilets can use less than a gallon (.8 GPF) and still effectively clear the bowl. Similarly, modern showerheads and aerators conserve water without sacrificing effectiveness. This trio of upgrades is a game changer for reducing water bills.

What's the advantage of replacing fixtures if my tenants cover the water bill?

Even if your tenants pay the water bill, replacing fixtures can still benefit you. It may not directly impact your bottom line, but it makes your property more competitive by lowering the overall "cost to rent" for tenants. Plus, you gain residual benefits like ADA compliant toilets, upgraded Stealth Technology, fewer work orders for toilet issues, and happier tenants with modern amenities.

What does your service include?

Our service includes everything you need for a complete upgrade. Each project comes with new Niagara fixtures (toilet, showerheads, and aerators), new supply lines, wax rings, bolts, expert installation, and cleanup. It's a full turnkey service, ensuring a hassle-free experience for you.

Can you renovate occupied units?

Yes, our expert teams can complete the renovation in occupied units swiftly, typically in under 20 minutes

Give us a call and we would love to discuss.

HIGH-POWER.

LOW-

MAINTENANCE.

NO WASTE.



STEALTH
ENERGY



INSIDE THE TANK

Toilets have been using the same crude mechanics for 200 years. That's why they're prone to breaking, clogging, partial flushes and other nastiness. Worst of all, they waste an obscene amount of water.

Niagara has re-engineered the flush for a high-power, low-maintenance, no-waste toilet - making it one of the most efficient toilets on the planet. See how we're turning mindless waste into mindful conservation.

Air Transfer Tube:

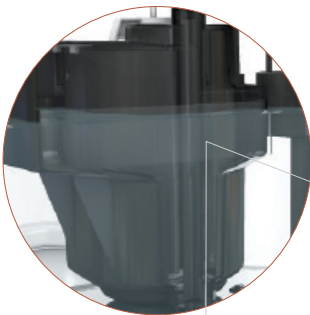
A Patented Vacuum-Assist Flush Technology That Delivers A Silent, Powerful Flush

Before Flush:

When water fills the tank/inner chamber, air is pushed back into the patented air transfer tube. This pressurizes the trapway and primes the toilet for a powerful and quiet flush.

During Flush:

When the flush button is pressed, water leaves the Stealth inner chamber and pulls air from the trapway up through the air transfer tube. This creates a vacuum-assisted pull that accelerates the force of the water and waste flowing through the trapway. Once the flush is complete, the system refills and is primed for the next flush.



Air Transfer Tube





Dual Flush Technology

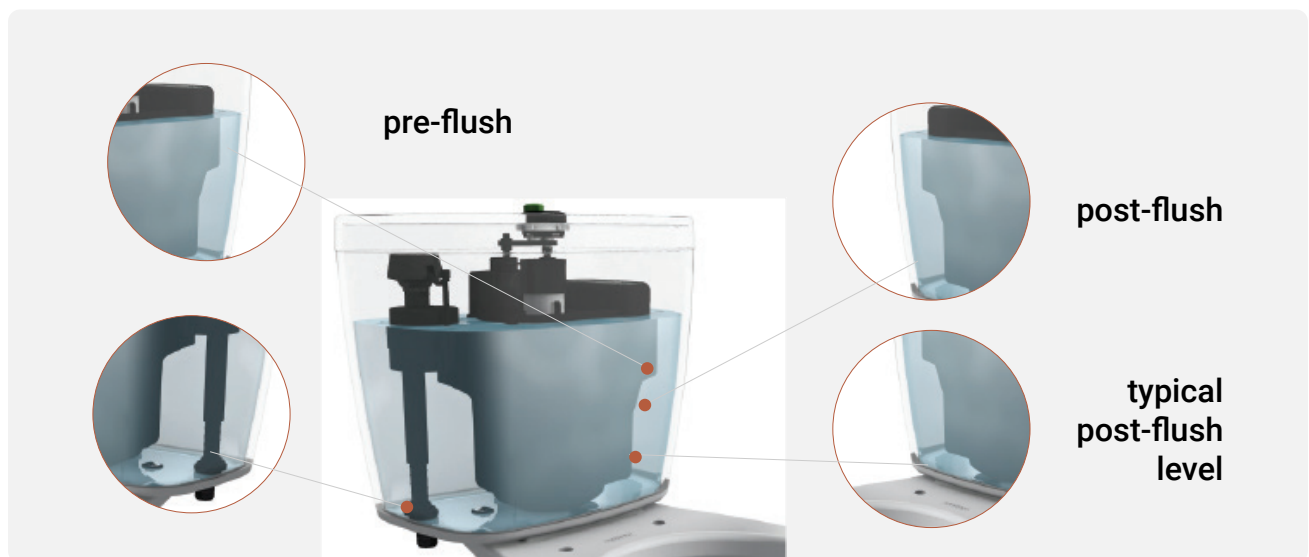
Dual Flush Technology has primary and secondary chambers for either a full or half flush. When the "half" flush button is pressed, only the primary chamber is used, releasing 0.5 gallons of water, to handle liquid waste. A "full" flush utilizes both chambers for additional power to accommodate solid waste.



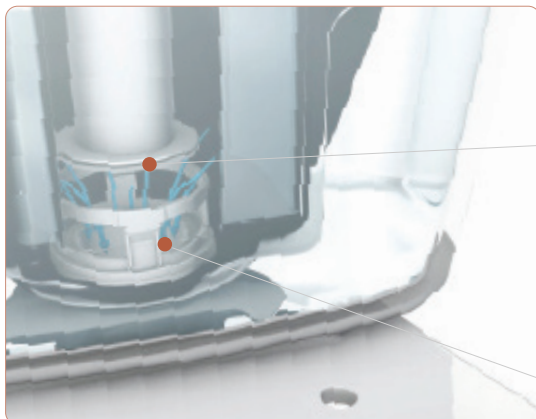
Noise-Cancelling Tank

Equipped with a Fluidmaster 400A Fill Valve... That You Will Never Hear!

We have dramatically reduced the noise of the fill valve. Because such little water is used, the valve is never exposed. It remains submerged canceling out the noise produced.



Virtually Maintenance Free: Stealth Seal VS Standard Flapper



The 360° water flow moves into the bowl faster and easier than a standard flapper as there is no blockage from objects. The Stealth seal is backed by a hard plastic plate which presses down and equally distributes pressure across the seal. This ensures that water does not leak while a standard flapper is prone to leak due to wafering and lack of support.



INSIDE THE BOWL



360° Rim Wash:

When the flush button is pressed, water leaving the tank is forced through strategically placed holes around the rim to thoroughly rinse the surface of the bowl. Combined with the water that pushes through the Rim Jet, this allows for a complete change of water in the bowl, and cleans the entire surface area of the bowl.

Rim Jet:

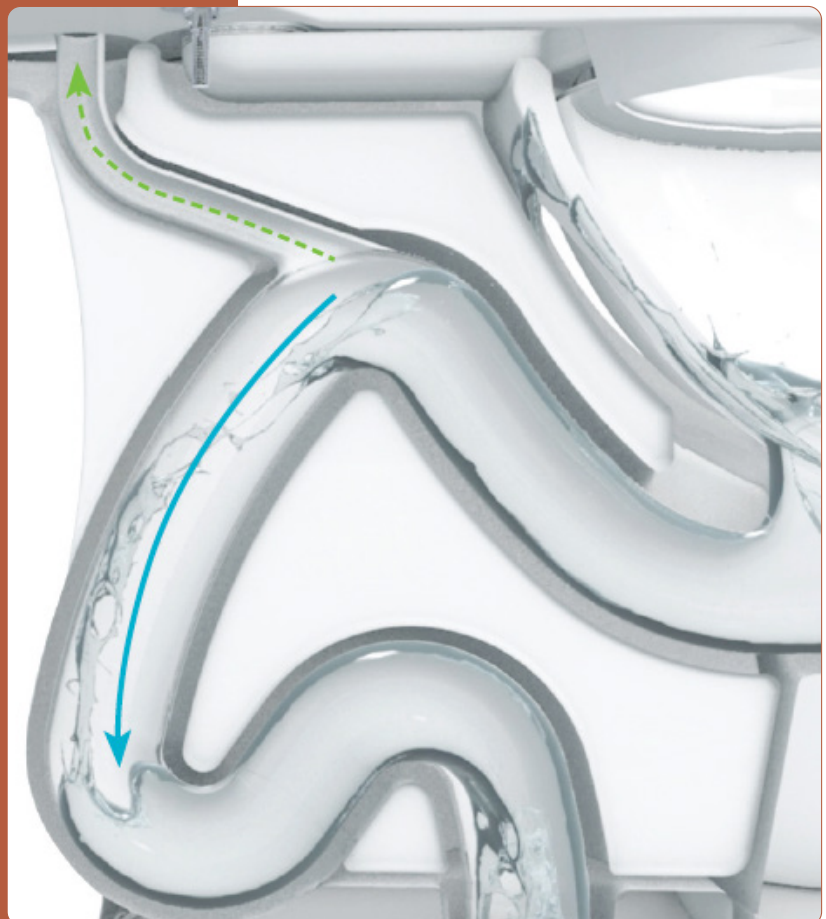
Water that is flushed from the tank is pushed around the rim, to the nose of the bowl, in two forceful streams. As it reaches the larger front opening, known as the Rim Jet, it channels water directly down into the trapway.

Vacuum-Assist Pull:

During the flush, pressurized air is pulled from the trapway into the Stealth inner chamber. This suction creates a powerful siphon in the trapway that pulls water and waste from the bowl and propels it down the drain line. This vacuum-assist pull is what elevates Stealth's flush performance beyond a traditional gravity-fed toilet.

Fully-Glazed 2" Trapway:

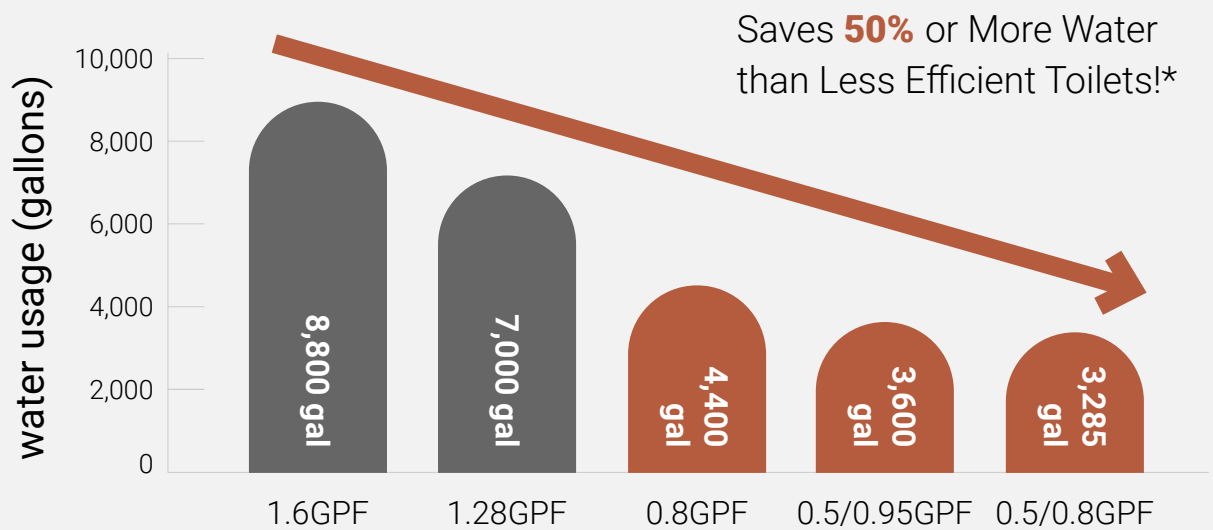
The 2" diameter is specially configured to be as streamlined as possible for the most efficient and powerful flush due to no pitch points or drastic changes in direction. "Fully-glazed" means reduced friction and zero absorption into ceramic material, which helps prevent clogging and increases the flushing performance.





- **Large Water Surface:**

As the water begins to fill the inner Stealth chamber during the refill process, air is pushed through the air transfer tube. This air pressure exerted in the trapway forces water in the bowl to rise, creating a large water spot.



Specifications

MaP Performance Score	NGBS Green Certified
ASME Certification	✓ A112.19.2
CSA Certification	✓ B45.1
WaterSense Labeled	✓
NGBS Green Certified	✓ Water Efficiency

*Annual water savings for toilets with Stealth Technology® based on a comparison to a 1.6 GPF toilet, 3-person household, 5 flushes per person/per day.