Homebase

INTELLIGENT APARTMENT MANAGEMENT

A new lease on life

4.4 MILLION
NEW RENTAL HOUSEHOLDS WILL BE ADDED IN THE U.S. IN THE NEXT 10 YEARS.

A new lease on life

EVEN IF HOMEOWNERSHIP RATES STAY STEADY AND DON'T DECLINE FURTHER, DEMOGRAPHICS WILL DRIVE UP THE NUMBER OF RENTER HOUSEHOLDS.

"People are taking more of a houseboat approach to their spaces. It's a social change taking place, a downsizing of things."
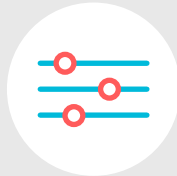
– KC APARTMENT DEVELOPER, DANA GIBSON

With explosive growth comes additional demand

THE BIGGEST TECHNOLOGY CONCERNS FOR APARTMENT OWNERS AND OPERATORS WILL BE:

Secure communication and connectivity

Smart home and building technology

A team that can keep all technology up and moving 24/7

THE BIG QUESTION:

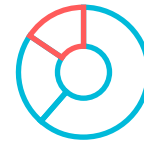# What technology will you need and how will you manage it all?

Cutting-edge developers like you will...

IMPROVE YOUR RESIDENT EXPERIENCE

INVEST IN INTELLIGENT BUILDING MANAGEMENT

WORK EFFICIENTLY WITH REAL-TIME KPI DATA
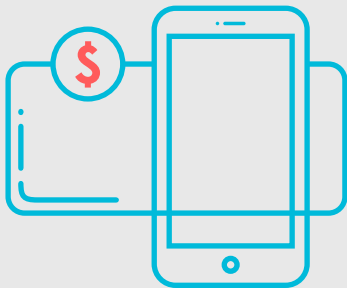
Rent and other payments should be easy

Is your online rent system hard to navigate?

Are your parking fees, pet deposits, and other payments difficult to manage?

(Don't tell us you're still accepting only checks.)

THERE IS A BETTER WAY:

Allow for automatic monthly rent withdrawals and simple, one-time payments via mobile and desktop devices.

Communication should be frictionless

Each of your residents is unique, with some preferring to call and others wanting to send a message.

REACH YOUR RESIDENTS WHERE THEY WANT TO BE REACHED: We exchange more messages now than ever, via an ever-expanding array of devices. Contact renters where they're most comfortable.

Just think: How nice would a virtual assistant be?

How much money do you waste with your customer service personnel answering the same questions all the time? What if you could offload that work? And what if those questions could be answered by artificial intelligence?
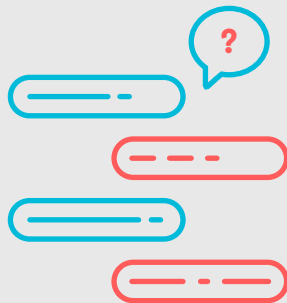
SAY HELLO TO A DEDICATED SIRI FOR YOUR RESIDENTS:

Residents can ask FAQs like "Can I renew my lease?" and "Are there any events coming up?"

You should be able to control your property from anywhere

Eliminate the property walk, and get more out of your property manager while getting more accurate data on your property.

INTRODUCING THE INTERNET OF THINGS:
You can control lights, locks, climate, and more without having to leave your chair. Residents can remotely control their own apartments, too, an alluring amenity in itself.

Smart tech delivers quick energy savings and a fast ROI

Change the locks in a flash. Developers that have enhanced their access management, including smart locks, have seen returns in under three years. With smart thermostats and lighting, residents can monitor and automate their environment, enabling huge energy cost savings.

THE FUTURE OF APARTMENTS IS EFFICIENT AND COST-EFFECTIVE: Using smart thermostats alone, residents can save 10-12% on heating and 15% on cooling. Paired with smart lighting, residents can see costs for energy drop further.

Maintenance can be better-organized

With a mobile-friendly maintenance-request system, residents can quickly submit work orders. You can assign them in a snap, too, meaning jobs get done faster and with better reporting.

SEE WHAT NEEDS DONE AT A GLANCE:

It's now possible to make maintenance a real-time task instead of a ticket-based task. Virtual assistants can help you know what needs to be done in any particular unit, and even order the needed parts for you.

Homebase

Control   Connect   Account

Front Desk — TODAY 3:35 PM
Staci: Hello Ben! This is the Front Desk channel. Feel free to ask any...

Maintenance — TODAY 3:20 PM
Travis Scott: We just left your unit and the issue is resolved. Let us know if...

Community Events — TODAY 10:02 AM
Megan Wagner: We'll be out at the pool in 30 minutes if anyone wants to join!

Payments — 3/2/16 12:35 PM
You paid $1300 for March rent. You're all caught up!

Food — 3/1/16
Katherine Williams: There are bagels in the lobby

Meet Homebase

YOUR ALL-IN-ONE SOLUTION

IMPROVE YOUR RESIDENT EXPERIENCE
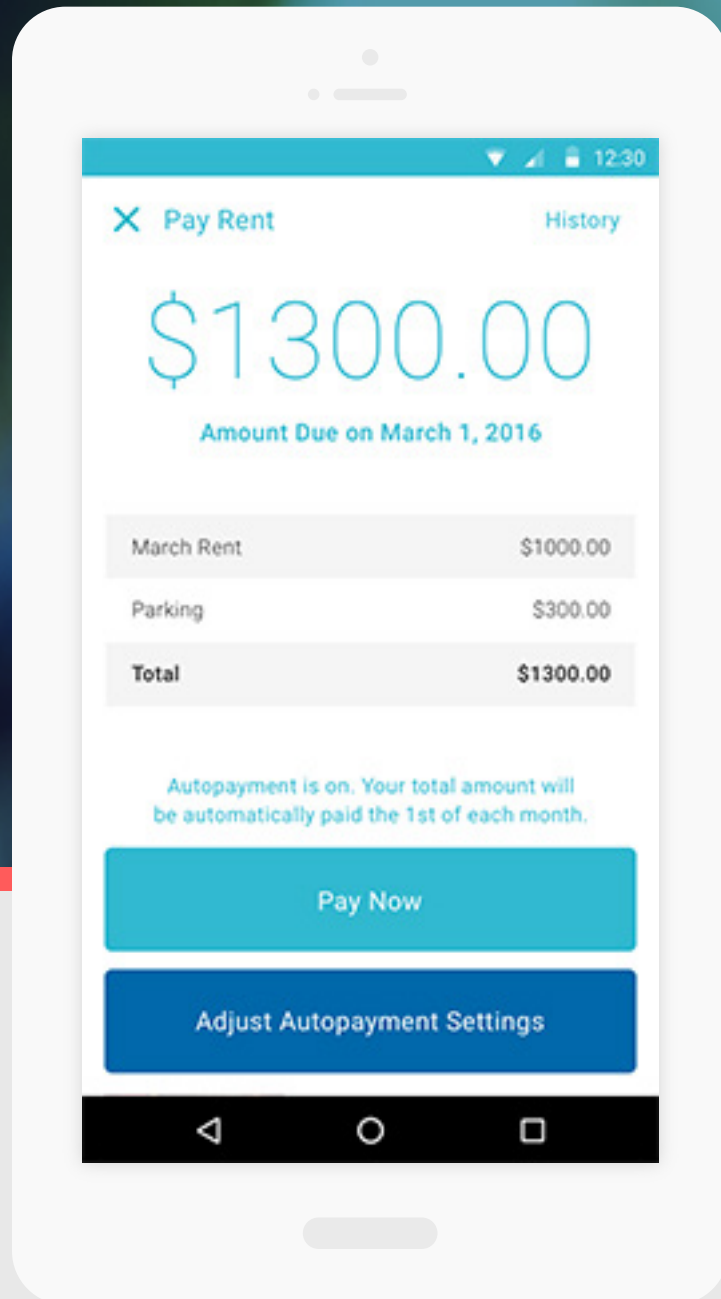
WITH HOMEBASE:

1. Rent and other payments are easy
2. Communication is frictionless

INVEST IN INTELLIGENT BUILDING MANAGEMENT

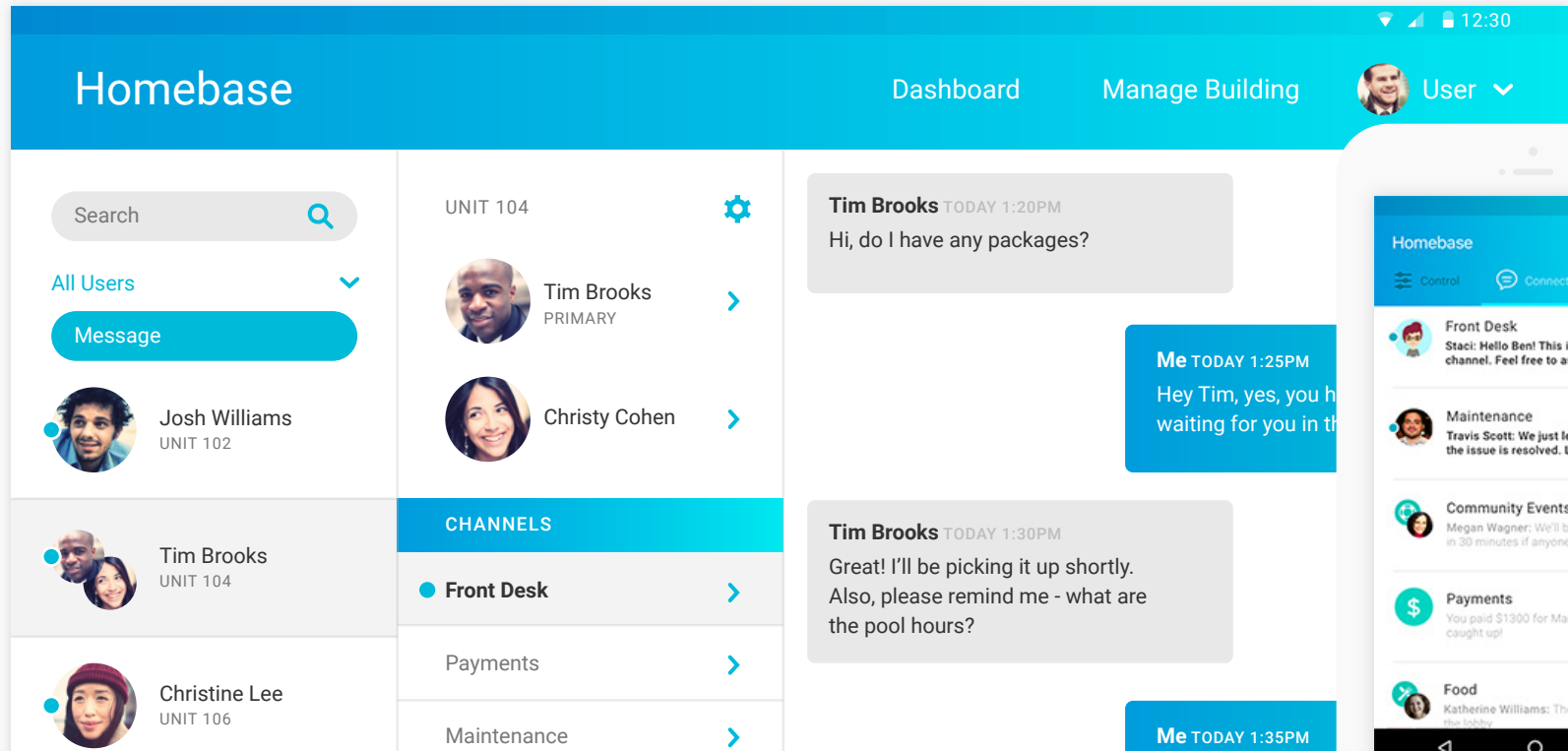**WORK EFFICIENTLY WITH REAL-TIME KPI DATA**

Rent and other payments are easy

With Homebase, payments are as simple as a chat. Let residents pay rent, other fees like parking, and earn new revenue for added building amenities.

Both you and your residents have a detailed report of all payments, too, making reports and budgets a cinch.

Pay Rent History

$1300.00

Amount Due on March 1, 2016

March Rent	$1000.00
Parking	$300.00
Total	$1300.00

Autopayment is on. Your total amount will be automatically paid the 1st of each month.

Pay Now

Adjust Autopayment Settings
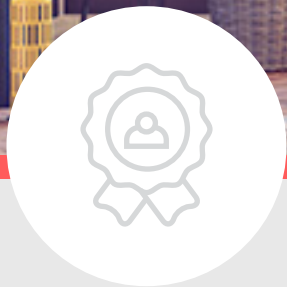
Communication is frictionless

Send instant messages individually, to groups, or to all of your residents at once.

Schedule messages and reminders for your residents in advance for the extra added touch.

Organize communication channels for maintenance, community events, and more.
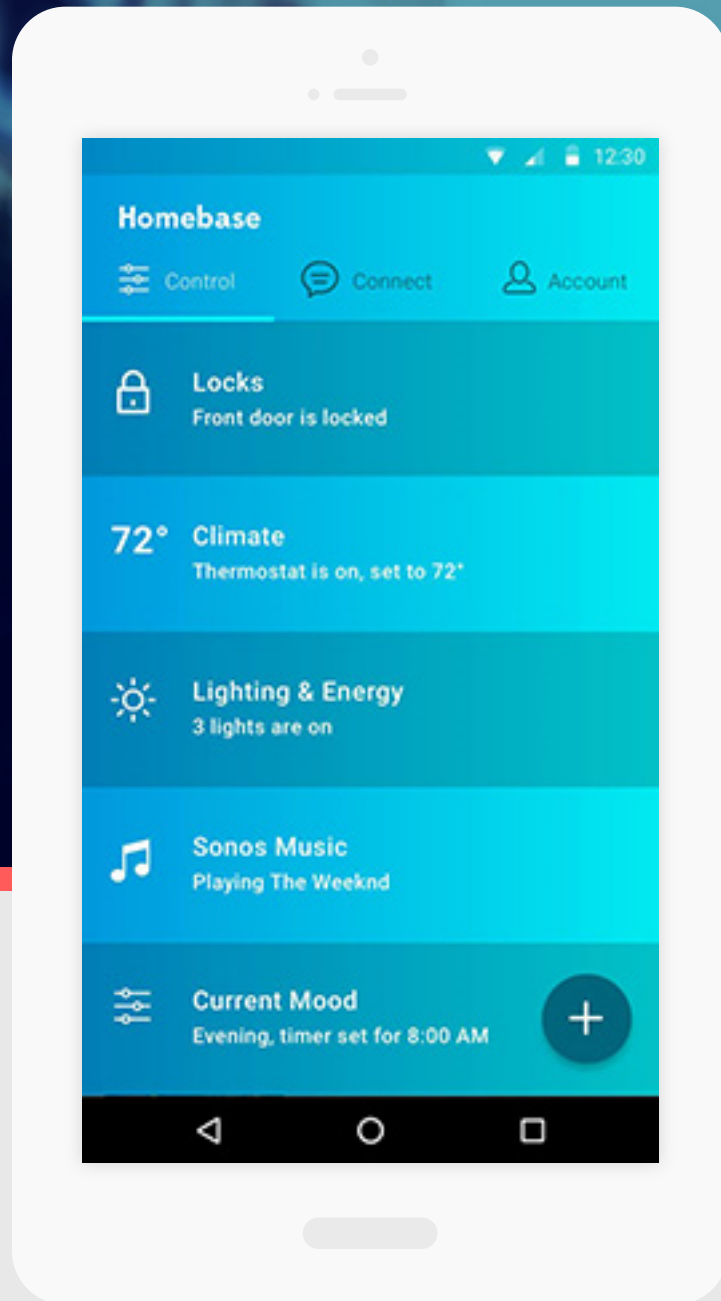
**IMPROVE YOUR
RESIDENT EXPERIENCE**

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1. Control your property from anywhere

2. Allow Staci, our virtual assistant, to work for you

Homebase

Control   Connect   Account

Locks
Front door is locked

72° **Climate**
Thermostat is on, set to 72°

Lighting & Energy
3 lights are on

Sonos Music
Playing The Weeknd

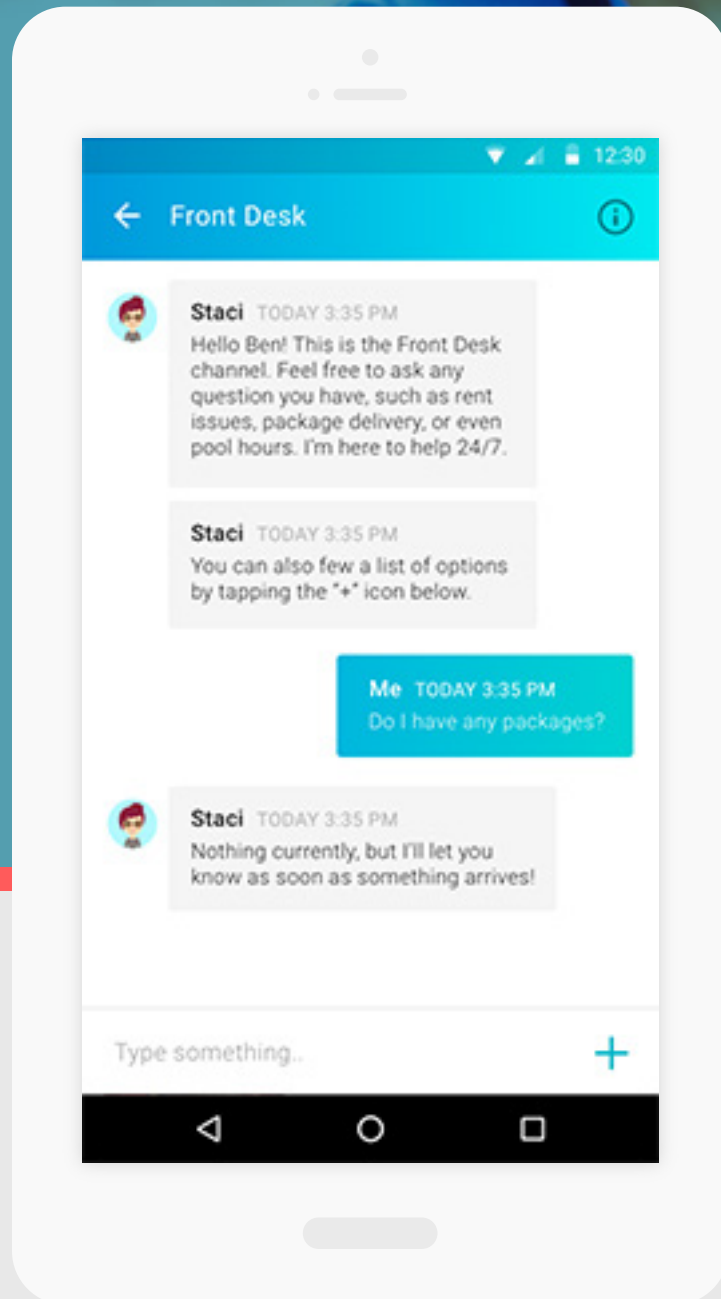**Current Mood**
Evening, timer set for 8:00 AM

Control your property from anywhere

Gain control of units' lights, locks, climate, the whole kit and caboodle via Homebase. And give that control to residents, too.

With configurable moods, residents can turn down the thermostat, lock the door and turn the lights off with one button press.

Allow Staci, our virtual assistant, to work for you

Along with answering FAQs, Homebase's virtual assistant can notify residents about packages and remind them about upcoming payments.

She can even take care of accepting and processing rent and other fees, and is always learning new tasks.

Front Desk

Staci TODAY 3:35 PM
Hello Ben! This is the Front Desk channel. Feel free to ask any question you have, such as rent issues, package delivery, or even pool hours. I'm here to help 24/7.

Staci TODAY 3:35 PM
You can also few a list of options by tapping the "+" icon below.

Me TODAY 3:35 PM
Do I have any packages?

Staci TODAY 3:35 PM
Nothing currently, but I'll let you know as soon as something arrives!

Type something..

**IMPROVE YOUR
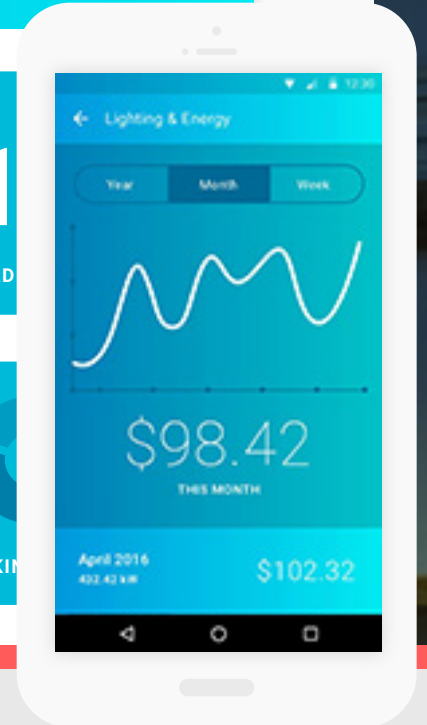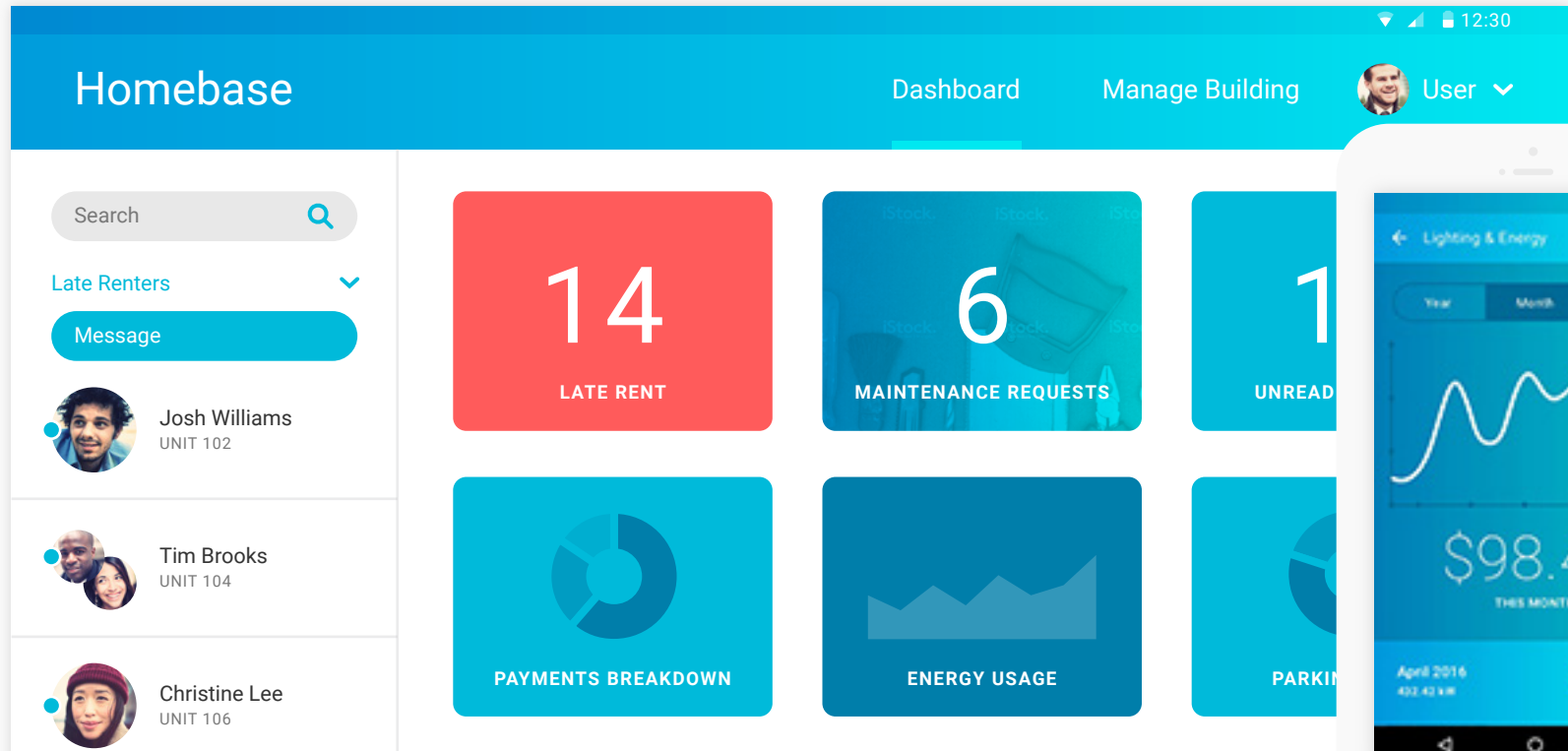RESIDENT EXPERIENCE**

**INVEST IN INTELLIGENT
BUILDING MANAGEMENT**

**WORK EFFICIENTLY WITH
REAL-TIME KPI DATA**

WITH HOMEBASE:

1. See data in real-time

2. Easily categorize and rank maintenance requests

Homebase

Dashboard   Manage Building   User ⌄

Search 🔍

Late Renters ⌄

Message

Josh Williams
UNIT 102

Tim Brooks
UNIT 104

Christine Lee
UNIT 106

14
LATE RENT

6
MAINTENANCE REQUESTS

1
UNREAD

PAYMENTS BREAKDOWN

ENERGY USAGE

PARKIN...

← Lighting & Energy

Year   Month   Week

$98.42
THIS MONTH

April 2016
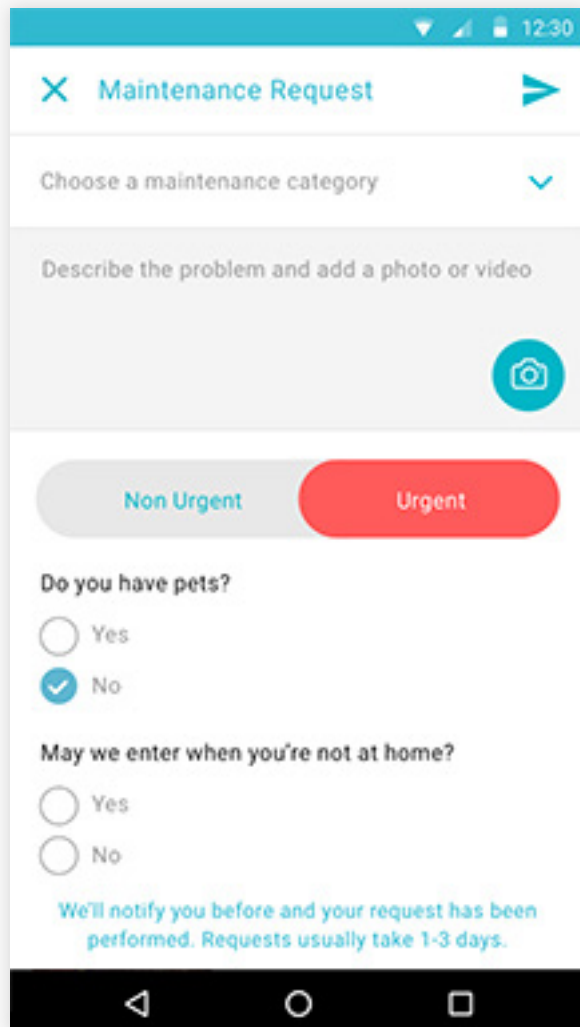402.42 kW

$102.32

See data in real-time

Harness the power of big data to run your property more cost-effectively. Let Homebase intelligently guide your apartment upgrades.

Put the power of energy savings in your residents' hands. With smart thermostats and lighting, they can set a comfortable environment when they're home and an energy-conserving one when they're gone.

Easily categorize and rank maintenance requests

Allow Homebase to organize your work orders, so you can knock them out quickly.

Because requests can be made seamlessly, residents will enjoy more real-time maintenance as well.

Maintenance Request

Choose a maintenance category

Describe the problem and add a photo or video

Non Urgent | Urgent

Do you have pets?
○ Yes
● No

May we enter when you're not at home?
○ Yes
○ No

We'll notify you before and your request has been performed. Requests usually take 1-3 days.

This is only the beginning for real estate, and for Homebase

FUTURE UPDATES OF HOMEBASE NOT ONLY HELPS MANAGERS, BUT ALSO OFFERS BETTER SERVICES FOR THE RESIDENT:

Package Arrival

Security Management

Renters Insurance

Entertainment Options

Cleaning Services

Dog Walking

Preferred Vendors

Healthcare

Concierge Services

Homebase will set your property apart

CONTACT BLAKE TO ENSURE SUCCESS FOR YEARS TO COME.

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913.481.6028

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