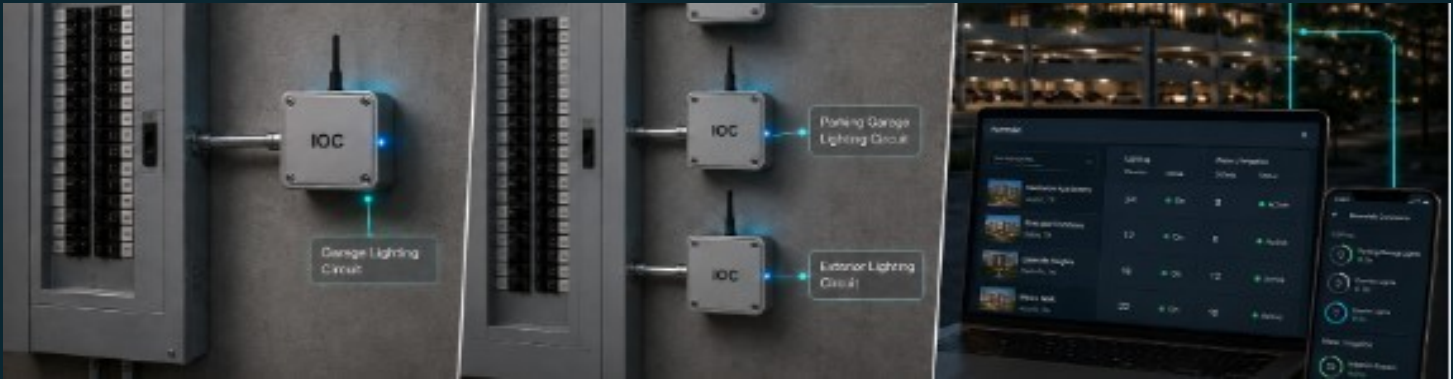


Stop paying for the same building problem again and again.

Lower what the property costs to operate - then let the verified result open the next system and the next building.

IOC adds a modular operating layer to the systems already inside the property. Begin with one recurring source of electricity, water, labor, maintenance, or recovery burden. Prove what changed before expanding.



THREE STRONG FIRST DOORS

Begin where the property is already losing money or operating attention.

SAVE ELECTRICITY

Reduce avoidable runtime.

Garages, parking, hallways, stairwells, exterior lighting, and common areas that operate harder or longer than the property requires.

SAVE WATER

Bring irrigation into the property record.

Connect owner responsibility, office visibility, schedules, authorized field access, and modular zone control without replacing suitable field infrastructure.

RESET & RECOVER

Reserve site visits for hands-on failures.

Use bounded remote recovery, clearer maintenance history, and portfolio visibility to reduce blind diagnosis, repeated trips, and avoidable service calls.

8600 GLENOAKS

256 fixtures

50%+ reported reduction

2024 DOE / ILC recognition

The savings do not stop at the utility bill.

IOC reduces what the property costs to operate. When an owner-paid reduction is recurring, net of continuing costs, and accepted in stabilized operating results, it can strengthen net operating income - and stronger NOI may support greater property value.

1

Remove recurring physical waste

Electricity, water, unnecessary runtime, repeated labor, site visits, maintenance friction, and avoidable service calls.

2

Preserve the result through governance

Remote control, local schedules, continuity, reset and recovery, restoration, records, and portfolio visibility help prevent operating drift.

3

Retain more net operating income

Subtract continuing IOC service, support, maintenance, and replacement assumptions from gross savings to identify the net recurring benefit.

4

Let the financial result move the next domino

One verified result can open more systems inside the property and comparable properties across the portfolio.

ILLUSTRATIVE CAPITALIZATION LENS

What can \$6,000 of net annual operating improvement mean?

$$\$6,000 \div 5\%$$

Verified net annual improvement divided by an illustrative capitalization rate.

\$120,000

Potential indicated property-value contribution under that mathematical assumption.

7%

14.3×

6%

16.7×

5%

20×

4%

25×

OWNER LENS

Recurring operating waste reduces income.

A durable net reduction can improve the economics of the asset far beyond a simple equipment-payback calculation.

MANAGER LENS

Lower daily friction protects the financial result.

Remote action, clearer maintenance responsibility, fewer unnecessary visits, faster recovery, and a shared operating record reduce the burden behind the numbers.

Important boundary:

This is a potential value indication, not a promised appraisal increase. Actual recognition depends on the property, market, applicable capitalization rate, persistence and documentation of the net saving, and whether a buyer, lender, underwriter, or appraiser accepts the reduced stabilized expense.

Whole-building automation proves that better operation has value. IOC changes the entry path.

A conventional BMS can be right for complex central systems. IOC addresses the large space between isolated local controls and a full building-management transformation: begin at the highest-value boundary, preserve suitable infrastructure, prove the result, and expand only where the economics support it.

CONVENTIONAL BMS PATH

Integrate the building first.

Often requires whole-building engineering, controls integration, specialized programming, larger capital approval, and substantial coordination before the result is visible.

IOC RETROFIT PATH

Let one result earn the next.

Enter through one circuit, controller, device, pump, gateway, valve, or recovery point. Reuse suitable equipment. Verify the operating and financial result before adding more.



Real field deployment beside existing electrical infrastructure.

A four-step proof path.

IOC does not ask a property to transform everything at once.

- 1 **Name the recurring pain.**
Choose the bill, schedule, controller issue, device failure, maintenance burden, or repeated service call.
- 2 **Identify the physical boundary.**
Find the circuit, controller, plug load, pump, gateway, valve, or equipment point carrying the responsibility.
- 3 **Install, commission, and verify.**
Confirm identity, authority, schedule, limits, local continuity, restoration, operating state, and the baseline needed to judge the result.
- 4 **Expand only after proof.**
Move to the next system or building only where the operating and financial result supports it.

PUBLIC FIELD PROOF

8600 Glenoaks

256 fixtures

50%+ reported reduction

2024 DOE / ILC

Proof boundary: the result applies to the documented Glenoaks lighting project. Other property systems require their own fit review, commissioning, and evidence.

One verified result can move in three directions.

The first deployment is not only a technical installation. It becomes a template for where the same operating absence exists next - inside the property, across the portfolio, and in the financial logic of the asset.

VERTICAL

More boundaries inside one property

Lighting can open recovery, irrigation, pumps, selected circuits, or other responsibilities through the same operating spine.

HORIZONTAL

Comparable properties across the portfolio

The first site becomes a technical, operating, and evidence template for buildings carrying the same pattern.

FINANCIAL

Recurring savings strengthen the next decision

Verified net operating improvement can support NOI, potential asset value, and a stronger reason to fund the next domino.

What makes a strong first fit?

01 High-runtime lighting

Garage, parking, exterior, hallway, stairwell, or common-area lighting that runs too hard or too long.

02 Irrigation and controller pain

Weak Wi-Fi, scattered schedules, poor office visibility, repeated field visits, or knowledge trapped with one person.

03 Repeat recovery and maintenance calls

A supported device, controller, or operating point that repeatedly forces avoidable visits or unclear diagnosis.

04 A portfolio pattern worth proving once

The same circuit, controller, schedule, device, vendor problem, or operating burden appears across multiple properties.

What to send for a fit review

- Photos of the panel, timer, controller, zone wiring, or equipment point
- Property name, city, owner or management group, and the exact recurring problem
- Approximate schedule, runtime, number of zones, service frequency, or device type
- Recent bill, baseline, screenshot, service record, or portfolio pattern when available

REQUEST A PROPERTY FIT REVIEW



Scan the live property page

contact@internetofcircuits.com

ONE BOUNDARY → ONE BUILDING → PORTFOLIO