# embue™

## cloud + network architecture

Imagine installing an apartment amenity that increases the appeal and rent base of your communities while reducing several NOI expense lines. Implementing an Embue Cloud + Network Architecture™ building opens a new value creation cycle. Embue enables currently stranded building opportunities through information based building intelligence.

The Embue platform delivers smart apartments for residents and building intelligence for owners through its portfolio-wide dashboard and in-building network.

Owners and operators of large multifamily properties can manage their buildings' operations faster, from anywhere, and at any time. Embue Cloud™ is an affordable technology solution addressing this issue directly by providing decision-making information gathered from its smart apartment building-wide network. Now the entire enterprise has access to information to operate their portfolio of buildings. Instead of waiting for problems to happen, technicians are informed by alerts delivered by text and email about emerging equipment and building issues before they become costly disasters.
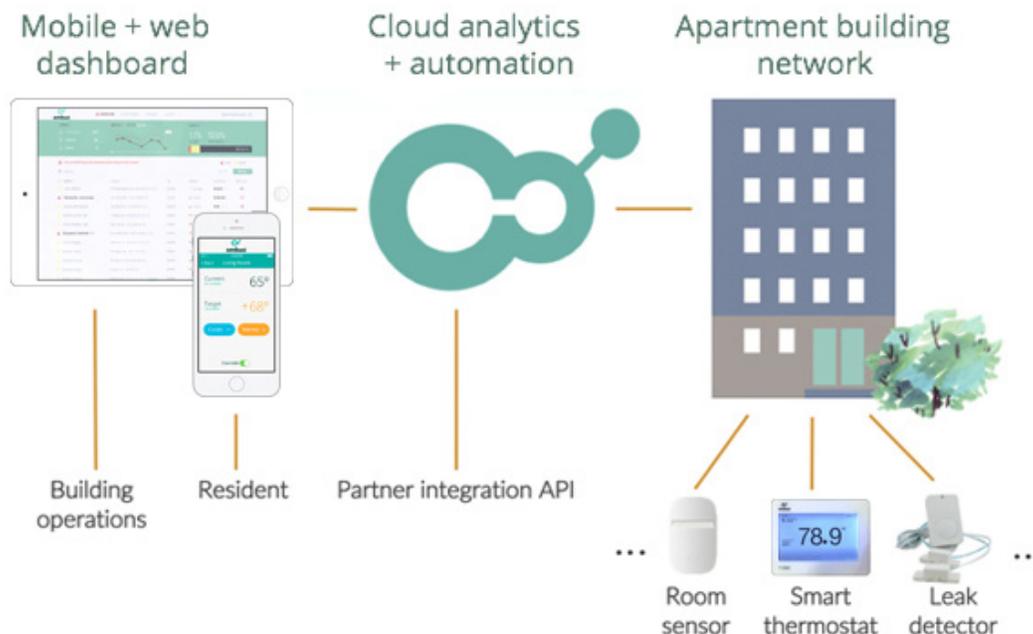
Meanwhile, today's new apartment dweller expects to use their smartphone to interact with their home and communicate with property management - instantly from anywhere.

Embue creates value delivering information for decision support, automation, and remote control. Embue enables a new world of multifamily apartment management in which analytics inform all aspects of operation and planning, and institutional knowledge replaces manual word-of-mouth practices.

### Product | Service | Solution

Embue's platform provides control on a portfolio-wide basis down to the individual unit level. Thermostats can be managed from anywhere through portfolio and property wide policies. Cloud analytics, based on energy usage, temperature, moisture and occupancy readings, drive actionable alerts and reports. Embue's solution is secure and private, using a building network separate from each renter's WiFi.

## Embue Super™ Multifamily Enterprise Software

Embue Super gives building owners and managers control over and information about their buildings' equipment and indoor environment, while giving residents the smart home experience they are looking for.

Embue Super's user experience accelerates common repetitive tasks and provides actionable alerts to busy staff. The dashboard user can define community-specific policies on thermostat setpoint limits and then apply them with a single click to groups of apartments such as vacant units, fragile residents etc. across a community or portfolio.

**User role and permissions management**

**Group actions can be applied to collections of apartments across properties**

**Setpoint limit policies**

**Privacy policies**

**Per user text and email alert configuration**

**Compatible with modern browsers on smart phones, tablets and web browsers.**

## Embue Cloud + Network Architecture™ Analytics and Automation

Embue collects minute-by-minute data on energy usage, temperature, moisture and occupancy for consumption by analytics algorithms. Owners and managers gain instant information and control of their buildings' equipment and indoor environment.

Embue provides a deep integration with devices that are core to apartment building operations such as HVAC equipment, humidity sensors and moisture sensors. Analytics and alerts based on these do more than just save energy and reduce the carbon footprint, they help preserve the building fabric and control unmanaged risks like mold and frozen pipes.

**Analytics based on energy usage, temperature, moisture and occupancy readings**

**Actionable alerts for mold risk, water leaks, and early warning of impending HVAC failure**

**Safe deep setbacks**

**Property management software integration API**

**Peak electricity load management**

**Cloud+Island architecture to ensure critical functions are operational if internet connectivity is lost**

## Embue Apartment Building Network

Embue offers Embue branded and qualified devices to connect to the Embue Cloud + Network Architecture. Embue is working with several of the world's largest connected devices companies to ensure the leading smart home devices are available through its platform to serve the multifamily market.

Embue's solution is secure and private, using a building-wide wireless mesh network separate from each renter's WiFi. With no dependency on the renter's internet connection, apartment vacancy and turnover are painless.

**Building - wide wireless mesh network**

**Easy installation as a retrofit, during renovation, or at construction**

**Secure and private: Not dependent on renter's WiFi**

**Smart thermostat, smart electrical outlet, temperature/ humidity/occupancy sensor, water leak detector**

**Can control low voltage + line voltage HVAC equipment, hydronic valves, sleeve or window air conditioners, fan coil units, and electric heat**

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Apartment Building Intelligence™