



“SSI has worked with our company for several years now, and I have always known them to be full of integrity and honesty. They stand by their work and honor all commitments. I would recommend SSI to anyone.”

*—Senior Manager of a National Meter Manufacturer
Supplier Since 2004*



Whether you are looking for a professional utility billing company or submetering installation company, Studebaker Submetering, Inc. (SSI) has the experience and commitment to meet your needs.

We are a full service utility submetering company that provides superior customer service to all of the clients we serve, as well as continued support to their on-site teams. We recognize the importance of monthly utility invoices that are accurate and timely.

In addition, we offer turnkey installation services for water, natural gas and electric submeters. At SSI, we understand the needs of our clients with regard to increased property values. The meter communication systems we use are always installed by our own trained technicians.

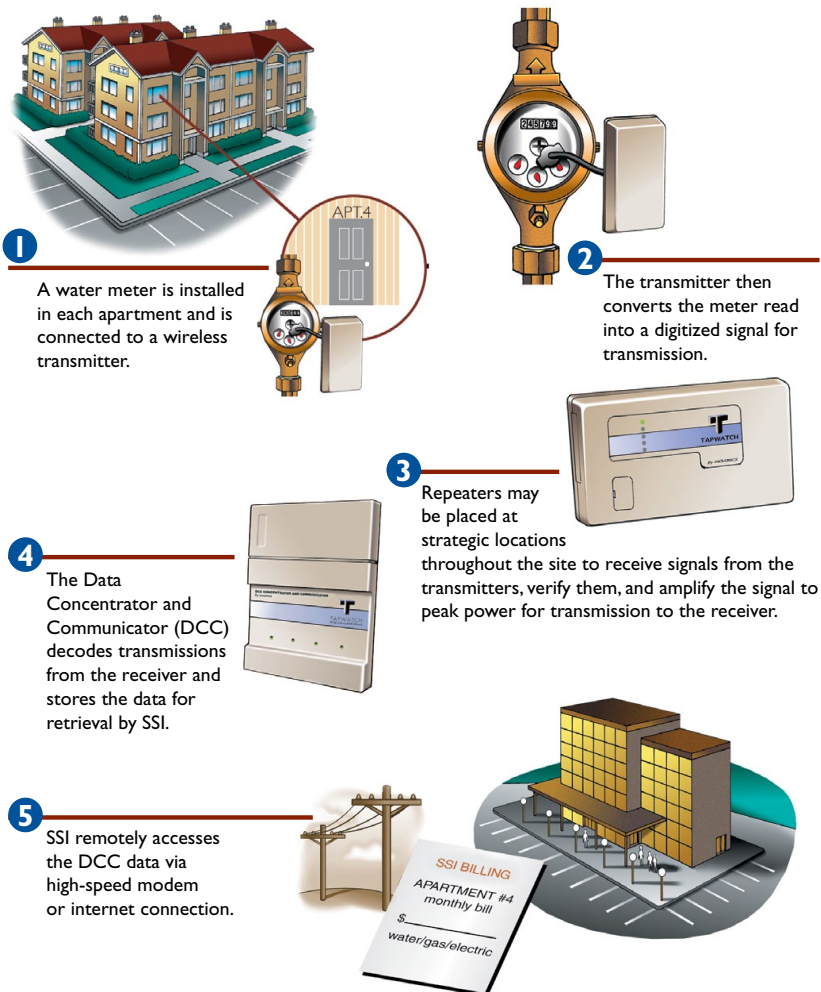


Submetering Services

Utility submetering is a cost effective method of passing monthly utility expenses from a landlord to their tenants. It is also an ideal way to reduce Condo or HOA fees by encouraging unit owners to reduce their consumption. Economically and environmentally, Submetering makes for one of the best available investments.

The average American uses between 80-100 gallons of water per day. By allowing residents or commercial tenants to be financially responsible for their usage, SSI typically sees an immediate reduction in consumption—sometimes as much as 35%. Submetering electric and natural gas usage produces similar levels of conservation, with the added benefit of reducing CO² emissions.

Our Seamless Process



SSI efficiently manages the submetering process from installation through the billing and collection cycle. There are three main types of Submetering: **Water, Electric, and Natural Gas.**



Water

- Measures actual water consumed by individual space.
- Water submeters are installed on the water lines and usage is read by a remote wireless communication system.
- SSI reads the consumption on a monthly basis or as necessary and generates a water bill to the residents.
- Customers make payments to SSI via mail or on-line.
- Our clients are then reimbursed.



Electric

- Measures actual electric consumed by individual space.
- Electric meters are installed in each space or another point within the building and usage is read by either a remote wireless or PLC (power line communication) system.
- SSI reads the consumption on a monthly basis or as necessary and generates an electric bill to the customers based on actual kilowatt hours used and the rates charged by the utility company.
- Customers make payments to SSI via mail or on-line.
- Our clients are then reimbursed.



Natural Gas

- Measures natural gas consumed within individual spaces
- Natural gas meters are installed on the gas lines accordingly and usage is read by a remote wireless communication system.
- SSI reads the consumption on a monthly basis and generates a natural gas bill to each customer based on actual therms used and rates charged by the utility company.
- Residents make payments to SSI via mail or on-line.
- Our clients are then reimbursed.

Our Communication Network System

Each submeter system is linked through a fully automatic wireless communication network. Our cost-effective 900 MHz solution allows us to remotely monitor and read each submeter. The wireless technology makes installation quick with minimal disruption to the property.

Our system features sophisticated self-diagnostics to ensure reliable operation. The communication network receives and sends transmitter signals by using frequency hopping, spread spectrum technology. This allows information to be easily transferred from each submeter to SSI.

Submetering

The Submeter billing service provides environmental and economic benefits. End users can reduce their own utility costs by simply following some sound conservation tips found at www.studebakersubmetering.com or on the back of their monthly invoice. To simplify the utility payment process, customers are provided account access to view their accounts online, make payments or set up electronic billing and auto-pay.

RUBS (Ratio Utility Billing Services)

Sometimes the existing plumbing or electrical wiring configuration does not lend itself to the installation of submeters. RUBS allows the landlord to allocate the utility expense using a method based on any one or combination of: square footage, number of occupants, number of rooms or number of fixtures.

The most typical formula is based 50% on square footage and 50% on number of occupants. Each ratio also considers the number of days a unit is occupied and customers are obligated to pay for utility costs. We allocate the consumption and utility costs based on a chosen formula, send the monthly invoices and receive payments on behalf of the apartment community.

Additional Services

Convergent Billing

- Itemizes multiple monthly charges and provides convenient payment options.
- Clients may add vacant utility cost recover charges, rent, association dues, trash, parking, and/or any number of ancillary charges to a monthly invoice.
- Accounting charges or credits are easily exchanged.
- Simplifies billing process for clients interested in automating data exchange and participating in collection efforts.

Utility Bill Payment Services

- Gathers data from past and present bills to accurately measure and effectively manage energy efficiency.
- Enables our clients to view bill data, interval data, budgets/forecasts, and energy management savings throughout an entire organization or down to a specific site.
- Allows clients to properly identify potential billing problems and reduce or eliminate late fees and shut-off notices.
- Reduces your overall accounts payable expense by minimizing or eliminating efforts necessary to receive and pay utility bills.

Vacant Utility Cost Recovery

- Recover utility costs billed when utility service and payment responsibility was not transferred to tenants in a timely fashion.
- Retroactively invoice tenants for utility consumption occurring between the time a tenant takes occupancy and the time a utility company transfers the account from a vacant unit to their new customer.
- Ideal for our multifamily residential clients that are most susceptible to paying countless dollars for utility consumption in units misclassified as vacant by the utility companies.
- Great compliment to any of our Submetering or RUBS billing programs.
- Available to any Utility Bill Payment Services customer.

To learn more call 703-916-9000 or
visit www.studebakersubmetering.com.



“There are several options for sub-metering. However, few, if none offered the one-to-one service that Studebaker could provide. Through their ability to understand and assist each project’s unique challenges, I have built a foundation of trust. I believe because they have roots in multi-family management they have never forgot that there is no such thing as a generic solution.....I do not give many vendors absolute recommendations, however with Studebaker I would without reservation”

*—Director of a Regional Based REIT
Client Since 2002*

STUDEBAKER SUBMETERING

INCORPORATED

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