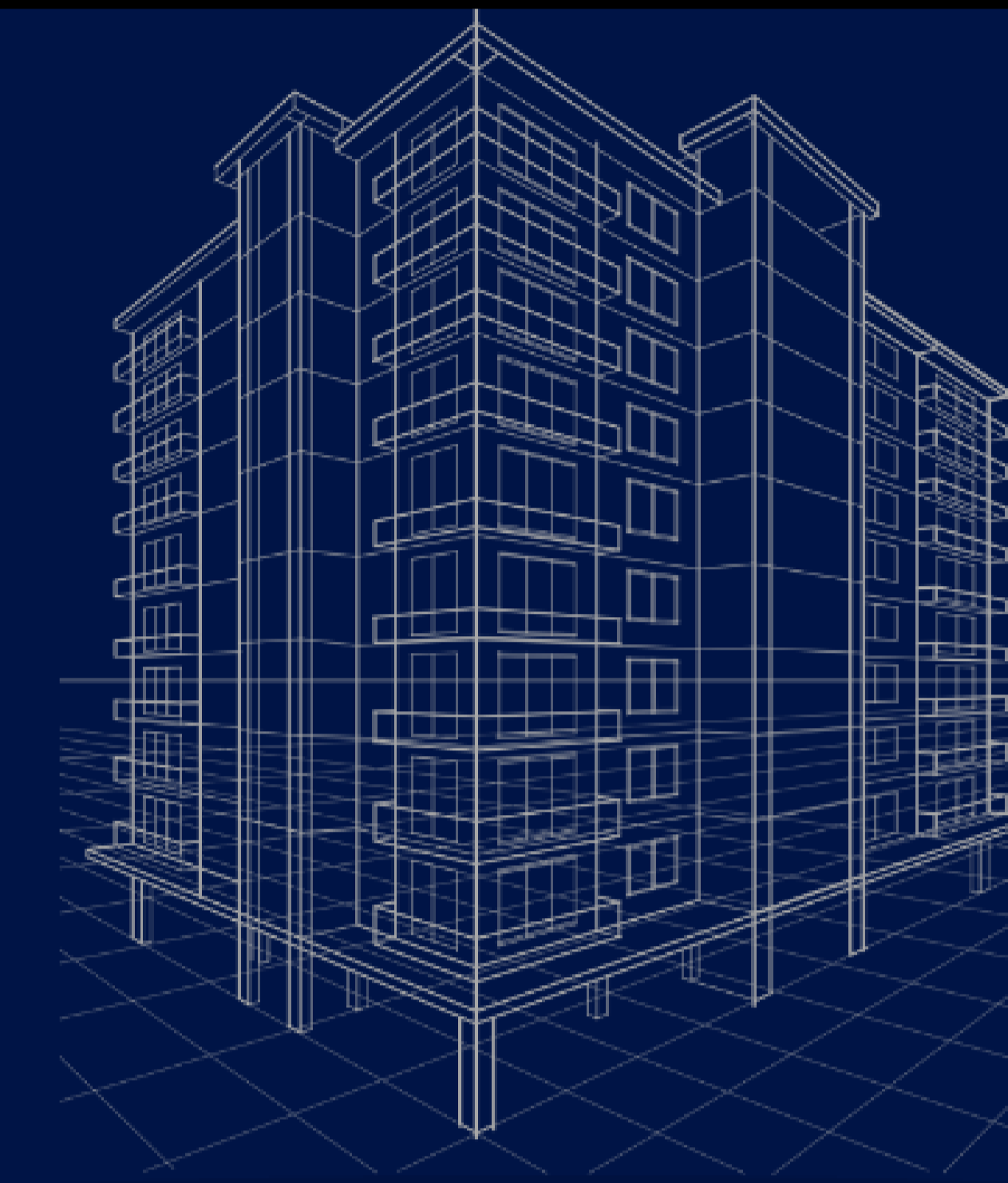




See how a luxury high-rise prevented a seven-figure water damage event

In January 2022, Kairos' team traveled to Beverly Hills, working quickly to install 5 Noah leak sensors monitoring the kitchen, bathrooms and laundry closet in every unit, each sensor equipped with its own 10yr battery-powered node. Kairos installed discretely, professionally, and quickly: each install took 4-5 minutes per apartment. We established a LoRaWAN network onsite by installing 7 gateways at strategic points throughout the 42-story structure. Deploying over 1400 sensors, the Kairos software platform could now push real-time leak notifications to the property management team.

<p>ASSET TYPE</p> <p>High-Rise Apartment</p> <p>ASSET CLASS</p> <p>A</p>	<p>UNIT COUNT</p> <p>283</p> <p>FLOORS</p> <p>42</p>	 <p>PRODUCT & MARKET Multifamily property management</p> <p>KEY TEAM MEMBER National Project Manager</p> <p>PROPERTY LOCATION Los Angeles, CA</p>
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What did this luxury high-rise hope to achieve by deploying Kairos sensors?

CHALLENGES

The cost of owning and managing a Class A multi-family property has never been higher. Their residents expect high-end amenities, and the developers deliver. The capital invested into premium Class A multifamily properties is immense, but it's the skyrocketing insurance costs that are causing the most pain for asset owners. Insurance premiums have increased by more than 300% in the past five years - some premiums are doubling year-to-year for specific Class A properties.

OBJECTIVES

Implement Kairos sensors for Leak detection and run them across a LoRaWAN network for optimized coverage of the building.

In-Unit Monitoring:

- Laundry
- Bathrooms
- Kitchen

Communal Monitoring:

- Boiler room
- Pump rooms
- Common areas

How did this luxury high-rise benefit from Kairos' asset protection solution?

RESULTS

The system detected **eight leaks** within the **first six months!** Two kitchen leaks and six separate washing machine leaks during the first six months! Two of the six leaks belonged to part-time residents, which were the same type/location as the million-dollar leaks that prompted the National Project Manager to call Kairos in the first place.

"We evaluated 3 top vendor solutions and tested the Kairos leak detection system for 12 months. We needed to ensure that Kairos' capabilities could meet our expectations. Kairos exceeded them. Provided tremendous value, not to mention providing peace of mind for our onsite team. Kairos and Crescent Heights will have a bright future together based on their performance here."

National Project Manager

 **8 Leaks**
WATER EVENTS DETECTED

 **\$1.4M+**
ASSET DAMAGE PREVENTED

 **6-Mo.**
TIME TO ACHIEVE ROI

 **0 Claims**
CLAIMS SINCE DEPLOYMENT

*based on estimated cap rates