

Cost Optimization for Multifamily Housing Portfolios.

We support owners, operators, and REITs with multifamily communities, student housing, or manufactured housing. Optimize spending without changing vendors, service levels, or operations and free up resources to make the communities more desirable places to live.

20,300+
locations reviewed

11-34%
average savings

15+
spend categories

500,000
pricing benchmarks

\$0
upfront costs

Turn-Key Services to Increase Profitability without Changing Anything.

- > Rate and service level optimization.
- > Strategic contract audits.
- > Vendor negotiations.
- > Invoice auditing.
- > Equipment ordering and service coordination (Turn) for student housing.
- > Savings sustainment / ongoing vigilance.

Realize 11-34% Average Savings in the Spend Categories We Oversee.

- > Banking Fees **34%**
- > Waste & Recycling **31%**
- > Telecom **28%**
- > Merchant Services **27%**
- > Payroll Processing **24%**
- > Elevator Maintenance **24%**
- > Shipping **21%**
- > Utilities **11%**
- > Insurance **11%**
- > Property Taxes **8%**

How You Win

- ✔ Save meaningful dollars per month on 15+ indirect spend categories.
- ✔ Liberate savings to refurbish facilities, support growth, increase competitiveness.
- ✔ Offset rising interest rate conditions.
- ✔ Realize portfolio uplift value without risk—we share only in a portion of the savings we achieve with fees held below the line.

Why SIB?

- ✔ Experience with 1,000+ real estate portfolios.
- ✔ We work with your vendors to strengthen relationships, find savings, and negotiate better pricing on your behalf.
- ✔ We are completely objective.
- ✔ We're not a vendor or affiliated with any.
- ✔ We operate in the background with complete objectivity and a frictionless approach.
- ✔ No heavy lift on your part to achieve savings.
- ✔ Waste Management software platform that captures data needed to produce sustainability reporting and satisfy ESG reporting requirements.

See if We're a Good Fit. Take the First Step Now.

Submit your Vendor Transaction Data—a trailing 12 month look at all vendors you pay. We show you how much you spend in each expense category and list out all vendors. We provide recommendations on areas that we can impact with projected savings.

Contact Us 

Representative Sample of Our Clients.

We work with multifamily owners, operators, and REITs who own apartment living communities, manufactured housing communities, and student housing. We've worked with 1,000+ real estate portfolios with over \$3.1 million in hauler overcharges identified and \$36 million saved for real estate portfolio clients.



Case Examples

> \$9B Global Owner/Operator of Off-Campus Student Housing Communities

Savings: Waste Removal

- \$3 million gross savings in waste and recycling fees achieved life-to-date across 127 properties.

> \$11+ Billion, Fully Integrated REIT with 600+ Manufactured Housing, RV, and Marina Properties

Savings: Waste Removal and Utilities

- \$2 million in gross savings for waste and recycling achieved life-to-date for 120 properties.
- \$403,000 in savings in waste service administration across 292 sites and the identification and correction of billing errors and propane rate negotiations across 56 sites and 32 vendor contracts.

> \$17 Billion Portfolio Serving 300+ Properties

Savings: Waste Removal

- \$15 million gross savings in waste and recycling across 335 sites; 35,000 invoices audited and \$865,000 in billing errors identified.

> Diversified Real Estate Services Company Operating Multiple Properties

Savings: Waste Removal

- \$467,000 (32% reduction) gross savings achieved life-to-date across 82 properties.

