

SEQUOIA

Compactor Monitor Case Study

Dayrise Residential - Renaissance at Galleria

Executive Summary

Dayrise is a quickly growing management company that needed to quickly modernize their waste and recycling management operations. The Sequoia Compactor Monitor became an integral part of their strategy to boost ROI and NOI.

Challenge

70% of compactor space was going unused when trusting the pressure gauge and "full" light. Given the many users (tenants and staff), it was tough to know when compactor was truly full, or was it just a chair that would break-up?

Solution

The Compactor Monitor allowed Sequoia to see when the compactor was truly full. Improved signage gave users clear direction to utilize equipment properly. Improved communication loops allowed staff to get real-time answers if a problem or concern popped up.

Results:

- **70%** Fewer pickups/year
- **210%** Heavier loads
- **6,989 lbs.** Less CO2/year

Annual Savings: \$7,480
Return on Investment: 454%



Company Profile:

Dayrise Residential is an owner/operator growing to more than 30,000 units under management. The Renaissance at Galleria is a market rate property located just south of Birmingham, AL.

- 244 Units
- Pool, Fitness Center
- 52 pickups/year prior to implementation

Compactor Monitor Benefits:

- Simple, 10-minute installation
- No hardware cost or upfront fees
- Affordable \$100/month device usage fee
- No staff input needed once operational
- No additional points of failure, unlike hydraulic monitors
- Small size – about two decks of standard playing cards
- Easily attaches to the existing compactor electrical supply
- Cellular connection to Sequoia's cloud transmits real-time fill levels

Value Added

- **\$125,000** value added to property
- **\$7,480** annual savings @ a 6% cap rate