



# PLUMMER

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## OPTIMIZING INCOME — WITH CUSTOM UTILITY ALLOWANCES

IRS-APPROVED CUSTOM PROPERTY MODELS CAN COST-EFFECTIVELY REDUCE UTILITY ALLOWANCES AND INCREASE NET OPERATING INCOME (NOI).



Increasing  
Your Property's NOI



Increases  
Property Valuation



Provides Additional  
Capital for Future  
Developments



Funds Operations,  
Repairs, Maintenance  
& Upgrades

### ARE YOUR PROPERTIES GENERATING ALL THE REVENUES THEY SHOULD?

#### GOOD

Local Housing Authority  
(LHA) Utility Allowance

\$1,000 (max. gross rent)  
- \$250 (utility allowance)

**\$750** (max. rent income)



#### BETTER

Custom Utility  
Allowances

\$1,000 (max. gross rent)  
- \$150 (utility allowance)

**\$850** (max. rent income)

Approximately

**95%**

or more of new  
and existing low-  
income housing  
developments may  
be leaving significant  
money on the table  
by charging LHA  
based rent.



### PLUMMER BENEFIT GUARANTEE

If the energy consumption model evaluation does not  
bring a benefit to the property, *it is free of charge.*

## BOOST YOUR PROFITABILITY.