

HVAC Management

Digitize HVAC inventory to Ensure Tenant Compliance and Drive New Leasing Revenue Faster

Ravti enables landlords and property teams to manage HVAC smarter with a complete inventory view of all HVAC equipment throughout a property and then streamlines tenant compliance with HVAC service automation that not just reminds tenants for their quarterly service records but empowers them to keep HVAC service current with the Ravti Vendor Network. Ravti reduces cost on the property team by saving them time managing inventory as well as improves the tenant experience with a streamlined signup process to achieve tenant compliance. Furthermore, Ravti provides property management with the compliance analytics that helps to spot current service challenges and a detailed unit by unit report containing compliance status, service history and life expectancy of equipment based on ASHRAE scoring that will mitigate last minute questions on tenant leases to help drive more leasing income faster.

Benefits of Ravti:

- Complete HVAC Inventory. Ravti centralizes and digitizes information commonly locked on paper reports and invoices to enable you to preserve asset value.
- Tenant Compliance Reporting. Ravti easily summarizes all tenant compliance and includes all unit service records as well as ASHRAE life expectancy scoring.
- Compliance Automation. Ravti eliminates time-consuming follow-ups by automating the service process and providing service options for tenants to be compliant.
- Maintain Deal Momentum. Close more deals faster by keeping deal momentum going when HVAC questions surface by providing complete visibility into the history of the equipment.
- Analytics that drive better outcomes. With complete service history of HVAC records, property management teams can maximize HVAC asset value and proactively plan for replacements.
- Reduce replacement costs. Procure and replace end of life HVAC with direct from manufacturer pricing and service expert local to your area.

How is Ravti different?

Full equipment lifecycle of procurement, installation, maintenance and service are taking place for arguably the largest asset budget item in CRE.



Centralized, digital inventory that reduces the effort and time to get tenants to provide proof of service and maintenance on HVAC equipment.

Revenue accelerator to keep new leases moving forward with detailed records of service for each tenant unit.

Easily showcase tenant compliance of inventory with reporting including ASHRAE based life expectance scoring.

Key Features and Capabilities

Digital Inventory

Complete HVAC inventory of each unit inclusive of make, model, year placed into service, location, pictures, tonnage, and service history teams.

Work Requests	HVAC Unit	s SL	iites Activity	Reports Facil	ity Info		
ILTER BY:							
List	Systems Suiter		Suites	Map			
29) Results							
~TAG	QR CODE MANUFACTURER		TONNAGE	SERIAL NUMBER	MANUFACTURING DATE	ASHRAE Remainir Life N	
RTU-01	21089	Trane		10	133813754L	Sep 2008	19%
RTU-02	21090	Carrier		12.5	1911G40703	Apr 2011	37%
RTU-03	-	Trane		10	R31104013D	Jul 2000	<5% 🕚
RTU-04	-	Trane		10	835100441L	Jul 2008	18%
RTU-05	- Trane		10	R31103965D	Jul 2000	<5% 🕚	
RTU-06	- Trane		Trane		R31103858D	Sep 2014	59%
RTU-07	21084	Trane		7.5	R31103954D	Jul 2000	<5% 🕕
RTU-07	21083	Daikin		7.5	1603378392	Feb 2016	69%

	123 Main Street Palo Alto, CA 94							
	🄅 73*F (Humid	ity: 47%) 🕕						
Work Req	uests HVAC Units	Suites	Activity	Reports	Facility Info			
Suites (10	D)							EXPORT TO CS
Suites (10	D) • tenant		PHONE NUM	IBER	EMAIL	MAINTENANCE RESPONSIBILITY	INTERVAL	EXPORT TO CSI LATEST COMPLIANCE
SUITE			PHONE NUM		EMAIL amanda@americanbanking		INTERVAL	LATEST
SUITE 108	✓ TENANT			352		RESPONSIBILITY		LATEST COMPLIANCE
SUITE 108 107	✓TENANT American Banking		555-386-93	352 101	amanda@americanbanking	RESPONSIBILITY Tenant Responsible	Quarterly	COMPLIANCE
	American Banking Fancy Nails		555-386-93 555-345-01	352 101 711	amanda@americanbanking fancynails@ravti.com	RESPONSIBILITY Tenant Responsible Tenant Responsible	Quarterly Quarterly	Compliance Compliant () Non-Compliant ()

Compliance Dashboards

Tenant Compliance Records automation for assuring tenant compliance of proper maintenance as well as means to report on it.

Vendor Network

Procurement of HVAC equipment and request for HVAC work services workflow at the moment the landlord or tenant requires.

Work Requests HVAC Units Activity R	eports Facility Info		
Proposal > 2065 (August 21, 2018) () Opened		B	PRINT PROPOSAL
Office — Dual cooling tower replacen	nent		
Original Request			
rves Repair/Replacement	PRICING REQUEST Proposal Price	PROPOSAL SUMMARY ✓ Local Mechanical Comfort Air Systems	\$39,887.00
FACILITY Dffice	SUITE Not Provided	✓ Manufacturer BAC	\$84,687.00
PRE-BID MEETING (OS	BIDS DUE August 24, 2018	Proposal Total	\$124,574.00
DONTAGT NAME Nex	CONTACT NUMBER +18134442577		
DESIRED TIME PERFORMING Mer Hours (Increased rates may apply)	DATE REQUESTED August 21, 2018		
DESCRIPTION Based on the condition of our cooling towers, we are in need of replacing both on a weekend. And, the building can not be without HVAC service Monday thru Friday from Zam Lo Zon.	ATTACHED DOCUMENT Not Provided		

Unit Information		Un	it History Proposals	Work Requests					
fag	RTU-01	100	DD HISTORY						
QR Code	21089	L + A	IDD HISTORY						
Туре	Packaged Rooftop Unit								
Manufacturer	Trane	-	Maintenance	RTU-01	6/1/20	-	#32818		
Model #	THC120E3RKA0PB0C1A1A0 01B00000E0000000000		DESCRIPTION Preventative Maintenanc		VENDOR Ravti Corp				
Serial #	133813754L			-					
Tonnage	10.00		This work history also	so applies to the fo	llowing unit(s): <u>RTU-02</u>				
Manufacturing Date	September 2008								
/oltage / Phase / Hz	208-230/ 3/ 60		Edit Delete						
Refrigerant	R-410A								
Refrigerant Charge (oz)	204.8 204.8	- 1	Maintenance	RTU-01	4/28/20	\$425.00	#8431		
Number of Compressors	2		DESCRIPTION		VENDOR				
SEER	N/A		Replacement filters visual inspection of condition Leaf Mechanical on HVAC unit, condenser coils, evaporator coil, condensate drain para, and filter rack						
Location	Roof								
Suite	100 (Great Hair Clips)		condensate drain pan, ar	iu niter rack					
			(i) This work history als	so applies to the fo	llowing unit(s): RTU02				

ASHRAE Scoring

Dashboards and reporting on inventory with ASHRAE life expectancy scoring as well as HVAC tenant compliance for their quarterly service obligations.