

## COMPANY OVERVIEW

**Sensor Industries** is a leading IoT (Internet of Things) environmental monitoring company bringing new operational efficiency, increased Net Operating Income and water and energy conservation to owners and residents of multi-unit communities and commercial properties through our **Monitoring as a Service (MaaS) Platform**. Our **proprietary wireless Mesh network** is specifically designed to power a vast network of sensors that monitor and report on a wide array of environmental conditions and building performance systems. **Access to this vital data lowers costs, reduces risks, and provides new revenue opportunities for property owners.**

Our flagship product sensors are a toilet leak detector that is easily installed between the flex fill line and the toilet tank, and a flood detection sensor that requires no wiring and attaches to the bottom of any wall. The installation is plug-and-play and takes about 2 – 3 minutes per fixture, without requiring a plumber.

Our toilet leak detector features a **patent-pending design** that includes a sensor with a small embedded computer, radio board, and reed switch. Inside the sensor itself is a small magnet. When water flows into the toilet, the magnet is pushed up by the water pressure. It then closes the reed switch and counts time. When the water stops, the magnet

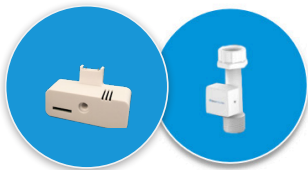
drops and the time packet is sent thru our wireless mesh network and up to the cloud servers for analysis via AI-enabled, machine learning algorithms. The data is aggregated over time, providing valuable usage and cost-saving insights to our clients.

The low-maintenance flood detection sensor is easily attached at the bottom of any wall and has a battery life that will last for years.

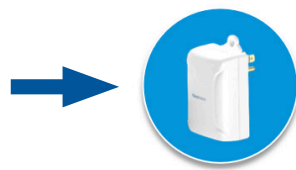
Once a flood or leak is detected, a text message alert is sent to the building manager to rescue water waste and prevent unnecessary water costs. Our easy-to-read dashboard provides comprehensive data and details with an emphasis on savings. The system also proactively emails a weekly summary reporting top water waste issues in order of priority across each client's property portfolio. Using the EPA's estimate that 20% of all toilets leak an average of 200 gallons a day, a 100-unit apartment building will save 180,000 gallons a month of potable water – **realizing savings of \$1,800/month** (using 1 cent a gallon, and major metro areas are double this price).

Sensor Industries has over 8,000 sensors already deployed, saving clients thousands of dollars against their monthly water bill and over 32 million of gallons of potable water to date.

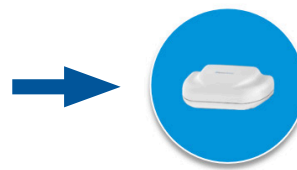
### HOW IT WORKS:



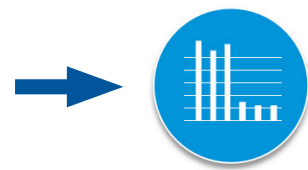
**SI-Flood and SI-Toilet**  
Sensors easily install with no plumber needed



**SI-Repeaters** plugged in throughout property to create wireless mesh network



Single **SI-Gateway** connected to internet



Data is fed into **SI-Dash** – Alerts sent to customer in real-time

### CASE STUDY: 162-unit Multi-Family Apartments in Ohio

Owner was paying \$21k+/mo for water before installing sensors in October 2018. Water bill dropped to \$14k.

**162**  
unit property saves  
**798,000**  
gallons A YEAR with Sensor.  
**\$1.3mm**  
in increased property value.

Total Investment  
Annual Savings

\$29,852  
\$87,492

**ROI Payback 4.1 months**

