



Cal Building and Maintenance Industries, Inc.
CAL BUILDING MAINTENANCE & INDUSTRIES, INC.

Asset Protection Program

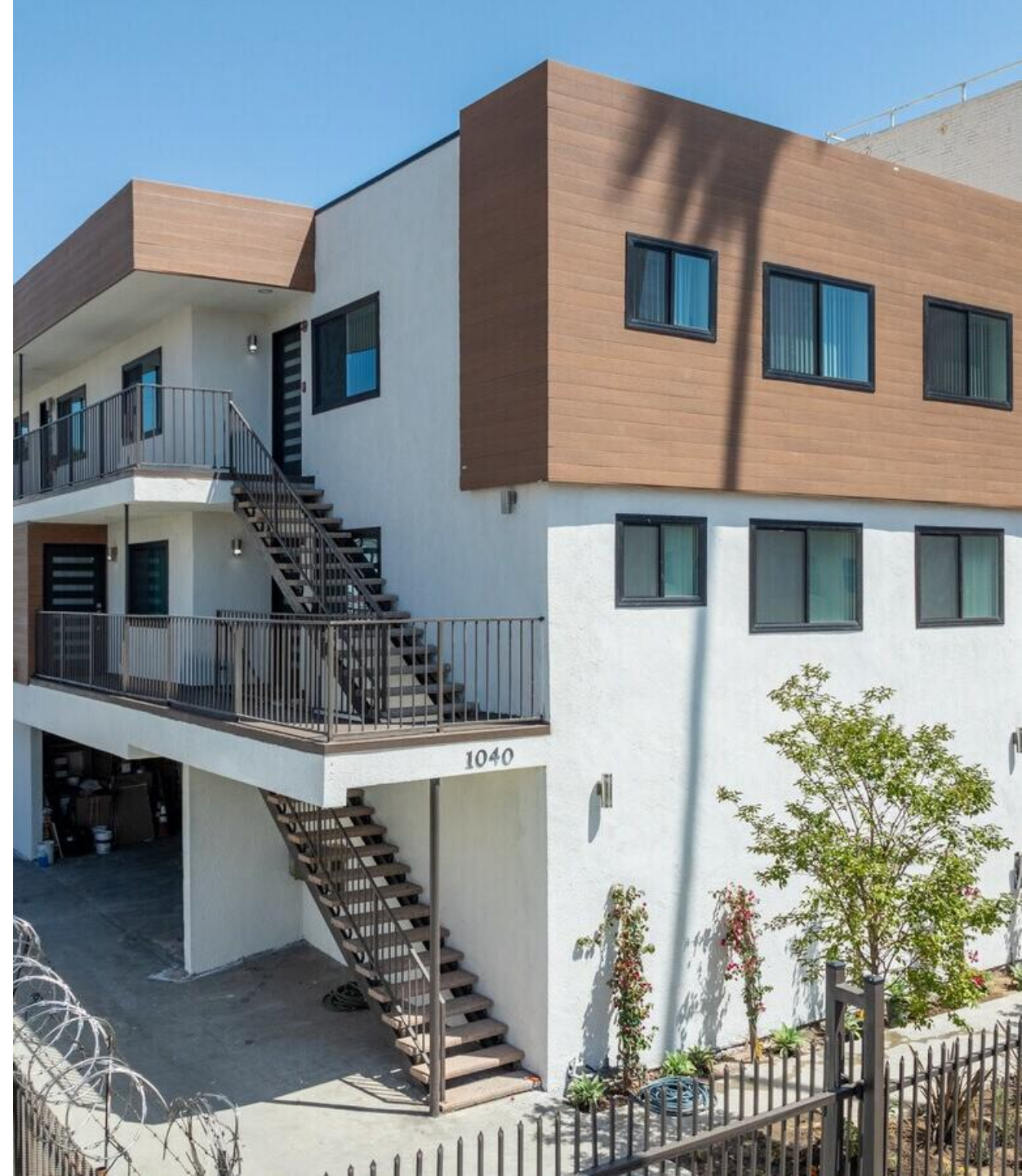
Yearly Budget Savings for Property Owners

A preventive maintenance program designed to reduce emergency repairs, extend equipment life, and protect long-term property value.

\$55K–\$100K

illustrative annual net budget improvement for
150-unit property

One Call Does It All • 24/7 Emergency Service



The owner problem: the budget leaks through emergencies

Reactive repairs make the property unpredictable and expensive.



What happens without a program

Systems are inspected after they fail, small defects become urgent work, vendors are dispatched at premium rates, and ownership loses control of capital planning.

Budget impact

Emergency labor, tenant complaints, repeated callbacks, rush parts, and early equipment replacement all show up as avoidable operating expense.

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Emergency repairs often cost materially more than planned maintenance

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Surprises owners want in the annual budget

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Accountable partner for MEP + building systems

Asset Protection shifts money from emergency expense to planned savings

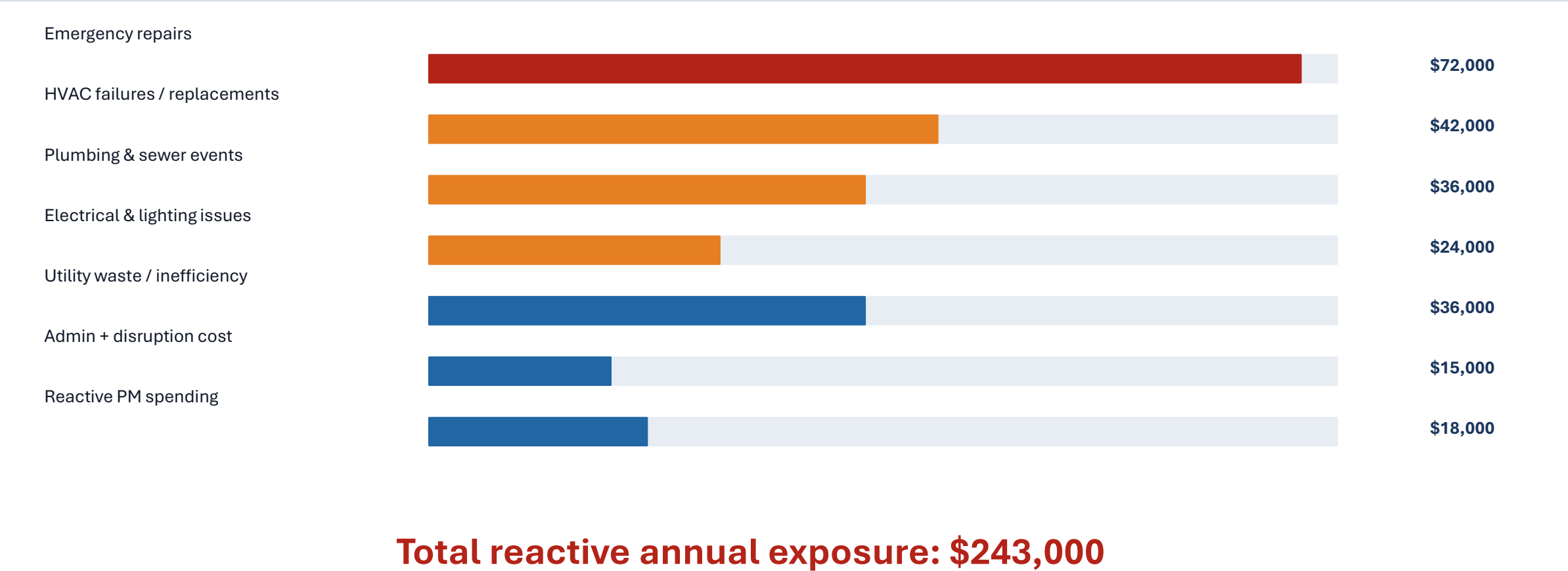
The program turns maintenance into a controlled annual operating strategy.



The financial goal is not just a lower repair line. It is a more predictable NOI, fewer disruptive emergencies, and better capital planning.

Baseline example: a 150-unit apartment community

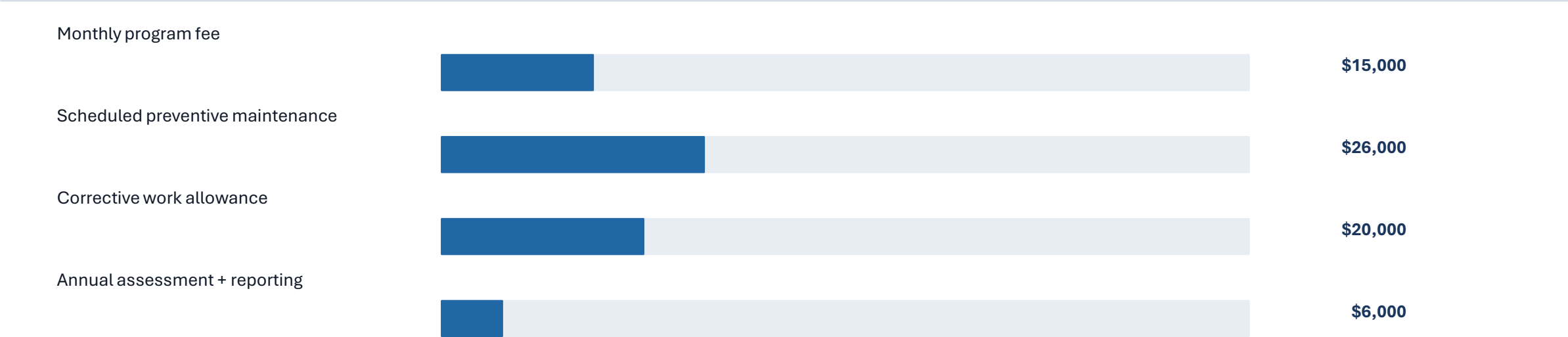
Illustrative annual budget before the Asset Protection Program.



Actual results vary by property age, asset condition, occupancy, and historical repair activity.

Recommended program budget for the same property

Professional / Enterprise level program based on size, age, and system condition.



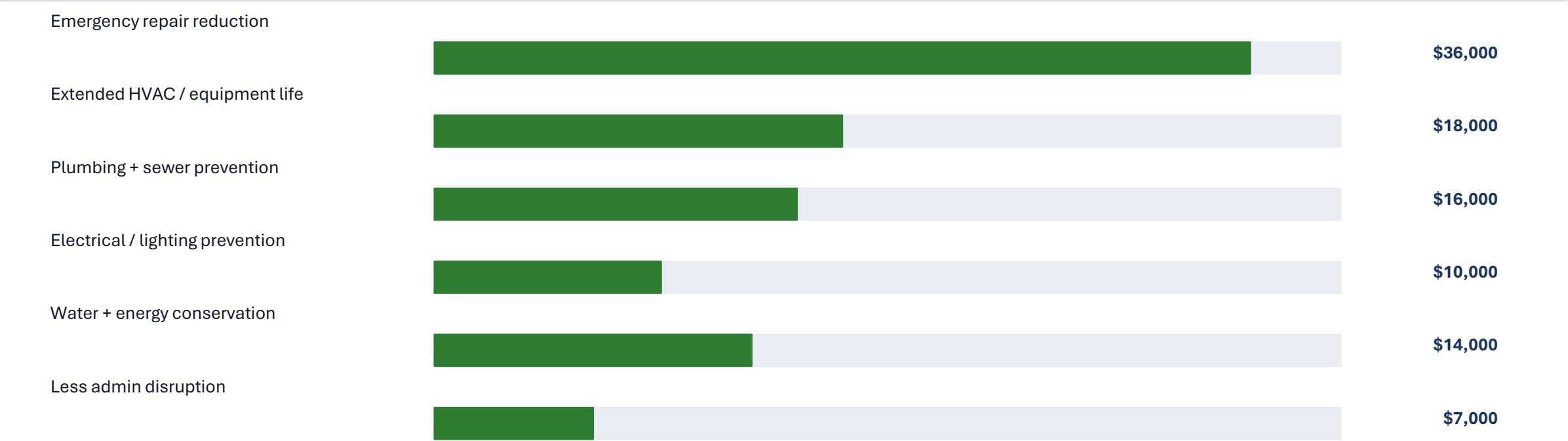
Annual planned maintenance budget

\$67,000

Instead of waiting for failures, ownership funds scheduled inspections, documented maintenance, and early corrective action.

Where the yearly savings come from

Asset Protection reduces the highest-cost categories first.



Potential gross annual savings: \$101,000

Illustrative owner ROI: payback in the same budget year

Example assumes a 150-unit property and a \$67,000 planned annual program budget.



Owner takeaway

The program pays for itself when it prevents only a portion of emergency repairs and early equipment replacement. Better documentation also supports reserve planning and ownership reporting.

Five-year value: the savings compound

Preventive maintenance creates value through predictable operations and longer equipment life.



Cumulative net benefit over five years: \$276,000

Property-size pricing aligns cost with owner benefit

Use the master contract as a reusable form, then price each property by size and system complexity.

Property size	Suggested monthly program fee
Up to 50 units	\$299–\$499 / mo.
51–100 units	\$599–\$899 / mo.
101–200 units	\$900–\$1,500 / mo.
201–400 units	\$1,500–\$2,500 / mo.
400+ units	Custom proposal

Final pricing is based on units/square footage, age, asset inventory, service frequency, operating hours, access conditions, and owner reporting requirements.

Owner budget categories protected

The program creates savings in both operating expense and capital planning.

Repairs & Maintenance

Fewer after-hours calls, fewer callbacks, planned inspections, and documented corrective action.

Utilities

Filter changes, coil cleaning, water leak detection, lighting corrections, and efficiency recommendations.

Capital Planning

Annual condition reports, asset lifecycle notes, and budget forecasting before replacements become emergencies.

Tenant Experience

Less downtime, better response times, improved common-area safety, and fewer service disruptions.

Compliance & Risk

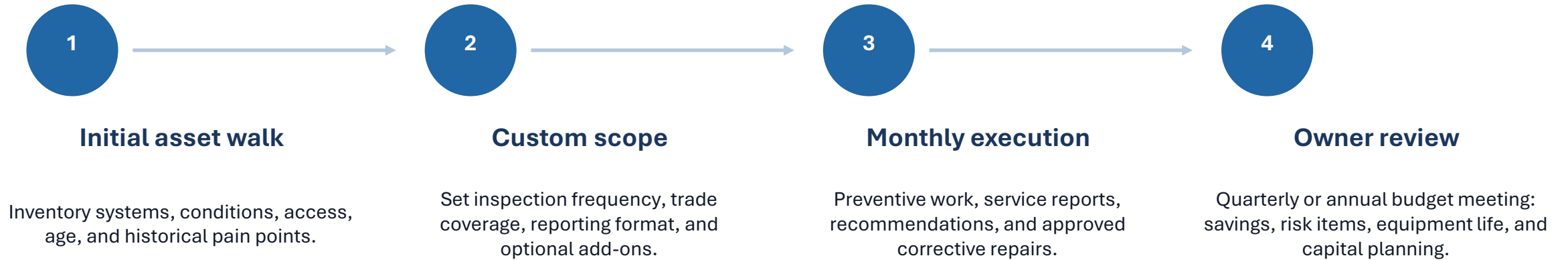
ADA observations, emergency lighting, electrical safety, backflow support, and documentation history.

Owner Reporting

Digital inspection reports, annual reviews, recommendations, and budget support for asset decisions.

How CBMI implements the savings plan

Simple rollout designed for ownership approval and property-team adoption.



CBMI turns preventive maintenance into a measurable owner budget strategy.

Decision request for ownership

Approve a pilot Asset Protection Program and measure budget improvement over 12 months.



Recommended next step

Select one representative property and establish a 12-month Asset Protection Program with defined scope, monthly reporting, and annual budget savings review.

Success metrics

Emergency repair spend, after-hours calls, equipment failure events, utility waste items, open work orders, tenant-impacting downtime, and annual net budget savings.

CBMI • One Call Does It All • 24/7 Emergency Service