



SELF-STORAGE

## STORAGE ASSET MANAGEMENT STORAGE SENSE - IRVING, TX

OPERATIONAL EFFICIENCY SOLUTIONS CASE STUDY

Offering convenience and quality customer service, Storage Sense was determined to shelve high energy bills and start storing savings with Operational Efficiency Solutions, such as LED lighting and HVAC controls.



**\$64,751.54**

Annual Energy Savings



**462,511 kWh**

Annual Energy Reduction



**323 Metric Tons**

CO2 Equivalent Eliminated



**0.89 Years ROI**

With Energy Savings, Maintenance Savings,  
Tax Savings, and 179D Tax Deduction

## THE OPPORTUNITY

Storage Sense, managed by Storage Asset Management (SAM), takes pride in providing affordable storage solutions to local communities. With over 200 properties nationwide, it offers convenient, high-quality amenities and exceptional service to ensure the best possible customer experience.

One of its popular properties, located in Irving, Texas, spans nearly 82,000 sq. ft. and provides temperature-controlled storage units of various sizes to meet customers' evolving needs. However, in recent years, Storage Sense has faced increased operational costs due to issues with inefficient fluorescent lighting, HVAC usage patterns, and associated maintenance. Additionally, deteriorating lighting has raised safety concerns, affecting overall visibility around the building. Recognizing the importance of efficiency and security, the company realized that better lighting and HVAC systems could make a significant difference. Consequently, finding qualified partners to address these issues became crucial.



BEFORE



AFTER



## THE BENEFITS

The successful installation of the new LED lighting and HVAC controls was met with immediate positive feedback, making a noticeable impact on visibility, safety, and operational efficiency.

SAM achieved a staggering **64% reduction** in the property’s energy consumption, **a decrease of 462,511 kWh**. This significant change has resulted in **annual savings of \$64,751.54**. The project’s return on investment (ROI) will be 1.83 years, accounting for energy, maintenance, and tax savings combined. Moreover, the ROI is reduced to only 0.89 year when implementing the highly impactful 179D EAct tax deduction.

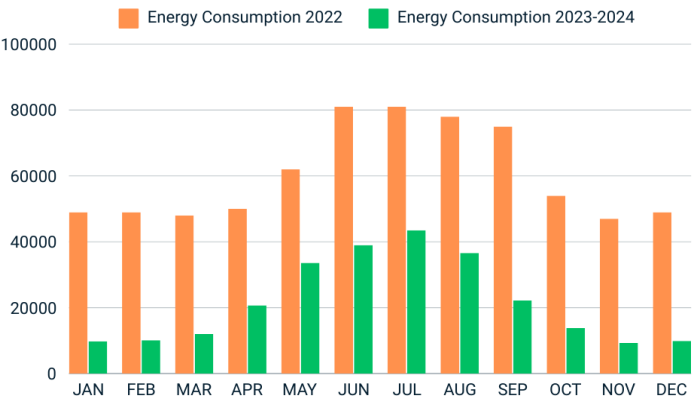
SAM has also made a substantial environmental impact by significantly lowering its annual energy consumption. **Eliminating 323 metric tons of CO2 equivalent** is the same as greenhouse gas emissions from 36,357 gallons of gasoline consumed, 356,087 lbs. of coal burned, and 64 homes’ annual electricity use. Most importantly, SAM **avoided a solar project of \$377,092** otherwise needed to implement its net-zero initiative goals to cover existing energy demand.

## THE SOLUTION

After a thorough evaluation, SAM selected US LED and their partner Unify Energy Solutions to integrate their **Operational Efficiency Solutions (OES)**. This comprehensive approach improves visibility and safety while significantly reducing energy and maintenance costs.

US LED installed ultra-long-life LED lamps in the interior and wall packs on the exterior, which are far more efficient than existing fluorescents and are backed by an industry-leading Ten-Year Warranty. With complete line-of-sight monitoring and AI-driven insight, Unify’s intelligent HVAC controls have improved run times, balancing demand with energy efficiency. With OES, the property has realized a meaningful reduction in energy demand and a marked improvement in cash flow.

### KWH REDUCTION FROM OES PROJECT



Month	Usage 2022	Usage 2023-2024
January	49,000 kWh	9,789 kWh
February	49,000 kWh	10,100 kWh
March	48,000 kWh	12,000 kWh
April	50,000 kWh	20,700 kWh
May	62,000 kWh	33,600 kWh
June	81,000 kWh	39,000 kWh
July	81,000 kWh	43,500 kWh
August	78,000 kWh	36,600 kWh
September	75,000 kWh	22,200 kWh
October	54,000 kWh	13,800 kWh
November	47,000 kWh	9,300 kWh
December	49,000 kWh	9,900 kWh
Total	723,000 kWh	260,489 kWh

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