



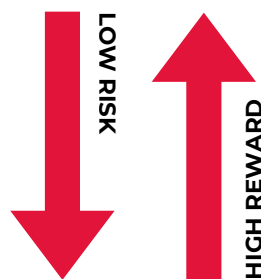
**ALWAYS AWAKE.
ALWAYS ON GUARD.**

LotGuard

Vacant Property Security:
Guard Services vs Mobile
Surveillance

Why Vacant Properties Attract More Criminal Activity

Vacant properties are **3 to 5 times more likely to experience property crime**, including theft, vandalism, homeless encampments, and squatting, than inhabited buildings. With little to no on-site presence, these properties offer low-risk, high-reward options for both opportunistic and organized crime groups.



What makes them more vulnerable to security risks?

- 1. No "natural surveillance"** to deter crime, particularly after-hours and/or in isolated locations.
- 2. Lack of surveillance systems** covering the property's exterior areas (parking lots, perimeters).
- 3. Limited boundary control** and protection (or the lack thereof).
- 4. Visible signs of neglect** (lack of upkeep) signal that the property is unmonitored.
- 5. Poor lighting** along perimeters, surface lots, and entry points.
- 6. Construction activity** during renovations or transitional periods.



Why Vacant Properties Attract More Criminal Activity

In the US, property crime occurs roughly **every 3.9 seconds**, making it one of the most common criminal offenses nationwide. When combined with the estimated 15 million vacant properties across the country, the scale of exposure cannot be ignored, leaving owners and property managers facing heightened security and financial risks.

Vacant commercial and residential sites attract a range of dangers:



Metal theft targets copper wiring and HVAC systems for their high resale value on illicit markets.



Vandalism, graffiti, and structural damage erode property values.



Squatting, once established, can take months and thousands of dollars in legal fees to resolve.



Illegal dumping is a persistent problem, impacting property values and deterring potential tenants.

Vacant Property Guard Services: Explained

Guard services involve hiring professional security personnel to patrol your site and act as a physical presence to deter trespassers and criminals. Their job is to protect unoccupied buildings from theft, vandalism, squatting, and antisocial activity.



Security guards can be stationed at a fixed post, such as a gate or main entrance access control point, or assigned patrol routes that cover the property at set times. Some providers offer a combined security solution, where a guard is stationed during high-risk hours with roaming patrols overnight.

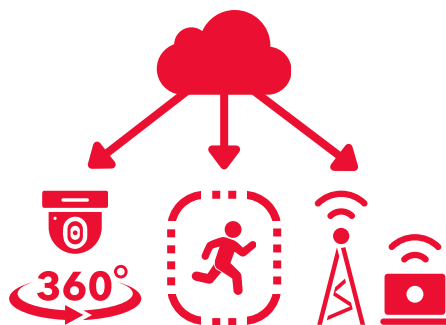
Vacant properties lack natural surveillance, making them attractive to intruders and arsonists. Guard services deter crime and respond quickly to incidents - but only if they're in the right place at the right time.

Security guard are common at:

- High-value transitional properties
- Properties in high-risk environments
- Short-term security needs
- Sites where insurance policies mandate active security services.

Mobile Surveillance for Vacant Properties: Explained

Mobile surveillance units use smart technology to secure vacant properties. Unlike security guards who rely on physical presence, these systems use smart PTZ (Pan-Tilt-Zoom) cameras, AI-detection, remote access, and live video monitoring to detect and deter suspicious behavior across a site's exterior.



When something unusual is caught by surveillance cameras, smart units trigger instant alerts. This allows for quick intervention or corrective action, stopping crime before it escalates. Their rapid response capabilities help stop theft and unauthorized access before damage or loss occurs with little to no human input.



Solar-powered surveillance trailers operate autonomously, no fixed power or Wi-Fi needed, making them ideal for remote vacant properties. Via secure 4G/5G networks, trained operators verify threats in real-time and respond on the property owner's behalf.

Mobile Surveillance for Vacant Properties: Explained

Because mobile security solutions don't take breaks or vacations, they provide consistent coverage without fatigue or downtime. By filtering false alarms and only focusing on genuine risks, these solutions can **reduce crime by up to 87%**. With near-360° coverage and rapid response capabilities, smart mobile units provide continuous monitoring and better oversight than on-site guards, particularly across multiple sites.

Reduce
crime by
up to
87%

Where mobile surveillance is commonly used:



Traditional Security Guards vs Mobile Surveillance

Both security guards and mobile surveillance solutions offer property protection, but they differ in how they achieve it. Let's compare the 2 across the factors that matter most to property managers and owners:

Factor	Security Guards	Mobile Surveillance Units
Cost	High, especially across multiple sites	Cost-effective solution; rentals
Reliability	Requires physical presence; prone to human error, illness, fatigue, and vacation time off	Consistent, 24/7 monitoring regardless of lighting, weather, or time of year
Coverage	Limited to where the guard is at a given time	Near-360° visibility
Response Capabilities	Delayed, unless guards are "at the right place at the right time"	Near-instant with human verification at remote monitoring centers
Evidence	Relies on eye witness testimonies and handwritten incident reports	Automatic timestamps create clear audit trails in consolidated cloud platforms
Scalability	Expensive; requires more guards as portfolios expand	Cost-effective

Traditional Security Guards vs Mobile Surveillance

1. Cost

Full-time guards cost around **\$30-\$50 per hour**, with armed response officers costing closer to **\$70 per hour**, depending on location. For 24/7 coverage at a single vacant property, that's roughly **\$262,000-\$613,000 annually**, before accounting for overtime and management overhead.

Full-time Guards

\$30-\$50 per hour

Armed Guards

\$70 per hour

Total Costs Annually

\$260,000-\$613,000

Mobile surveillance, on the other hand, operates on a predictable monthly cost (rental) with no staffing costs or HR burden. For multi-site portfolios, the cost difference is substantial.

2. Reliability

A guard is only effective when alert and physically present. Fatigue, illness, no-shows, and human error are real operational risks, particularly on overnight shifts at vacant sites where activity is minimal for hours at a time.



AI detection runs 24/7 and safety risks are flagged in real-time

Traditional Security Guards vs Mobile Surveillance

3. Coverage

Security guards can only be in one place at any given time. On large vacant properties with multiple access points and parking areas, periodic patrols inevitably create blind spots that criminals exploit.

Mobile surveillance units equipped with multiple PTZ cameras use infrared (IR) night vision and License Plate Recognition (LPR) technology to monitor wide areas simultaneously. With near-360° visibility and up to 23X optical zoom, they help ensure vacant properties and valuable assets remain continuously protected, day and night.



4. Response Times

Guards can only respond if physically present when an incident occurs. Often, damage or theft is only discovered after the fact during routine patrols or shift changes.

vs.

Mobile surveillance triggers near-immediate action. Remote operators review alerts in real-time, enabling faster verification and quicker intervention before incidents escalate.

Traditional Security Guards vs Mobile Surveillance

5. Evidence

When incidents occur at vacant properties, available evidence often depends on security guard eyewitness accounts and handwritten incident reports. While valuable, this approach relies heavily on human observation and memory, which can vary in accuracy.



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Mobile surveillance systems automatically log every incident with a precise timestamp, creating a clear audit trail for internal reports, insurance claims, and legal enforcement investigations.

6. Scalability



Scaling security guards across multiple properties is expensive. By multiplying headcount, managing guard services across 5 or 10 sites becomes a logistical nightmare.

Mobile surveillance deploys in minutes, relocates easily, and offers portfolio-wide visibility from a single cloud dashboard.

Mobile Surveillance Security Options for Vacant Properties

LotGuard's parking lot surveillance systems protect vacant properties from theft and vandalism. Combining AI detection, remote access, and remote monitoring, they maintain clear visibility both night and day.



LotGuard PRO



LotGuard MINI



LotGuard LPR

With our cloud-based platform connecting every LotGuard system together, giving you access to real-time site activity from any device, whilst consolidating camera feeds, incident alerts, LPR data, and AI detection into a single dashboard. Export reports to support insurance claims and compliance audits in minutes.

LotGuard is headquartered in Texas, with multiple hubs and a deployment network covering the entire US. All units are available for hire, giving property management teams scalable security without upfront capital investment.

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