



**ALWAYS AWAKE. ALWAYS ON GUARD.**

# Is Your Value-Add Property Investment Exposed?

Value-add investments face a unique period of vulnerability between acquisition and lease-up. During this transition, low occupancy, construction activity, and changing site conditions can create opportunities for theft, vandalism, trespassing, and other costly incidents. Answer the questions below to understand how exposed your current investment may be.

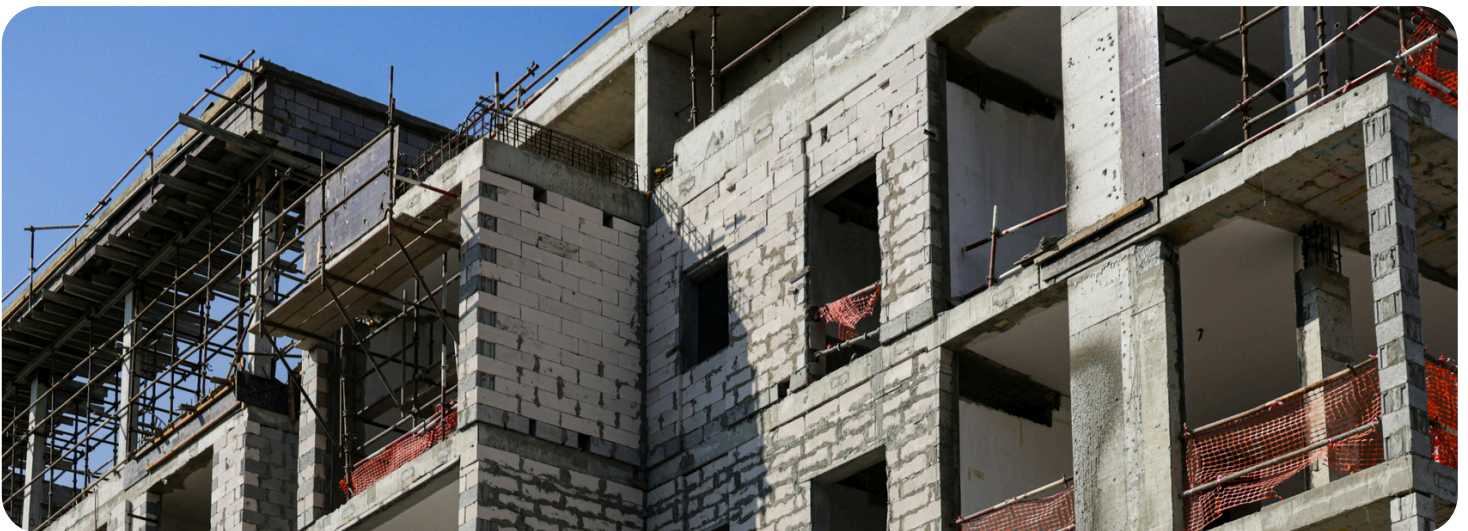
## Assessment

Score each statement:

**0** = No

**1** = Partially/Sometimes

**2** = Yes





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## Property Status

- ☐ Is the property currently less than 50% occupied?
  - ☐ Are there vacant units or areas that receive little daily activity?
  - ☐ Has the property recently been acquired or entered a repositioning phase?
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## Construction and Assets

- ☐ Are valuable materials, tools, or equipment regularly left on-site overnight?
  - ☐ Do contractors work across multiple phases with changing access points?
  - ☐ Could a theft delay your renovation or lease-up schedule?
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## Visibility and Monitoring

- ☐ Are there areas of the property with limited visibility or surveillance coverage?
- ☐ Can an intrusion be verified remotely without requiring a site visit?
- ☐ Would you know immediately if someone entered or attempted to access the property after hours?



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## Portfolio Oversight

- ☐ Do you manage multiple transitioning properties at the same time?
  - ☐ Would it be hard to understand what's happening across sites from one location?
  - ☐ Would collecting evidence after an incident require reviewing hours of footage or visiting the property?
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## Business Impact

- ☐ Would one security incident delay leasing or construction activities?
  - ☐ Would theft or vandalism affect investor reporting, budgets, or project timelines?
  - ☐ Would an insurance claim be difficult without clear evidence?
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**Your Score** Add the scores above together and tick the box below.

- ☐ **0-10: Low Exposure**  
Maintain your security strategy as occupancy and construction evolve.
- ☐ **11-20: Moderate Exposure**  
Review incident detection, verification, and response before delays occur.
- ☐ **21-30: High Exposure**  
Deploy proactive surveillance to reduce theft, delays, and disruption.