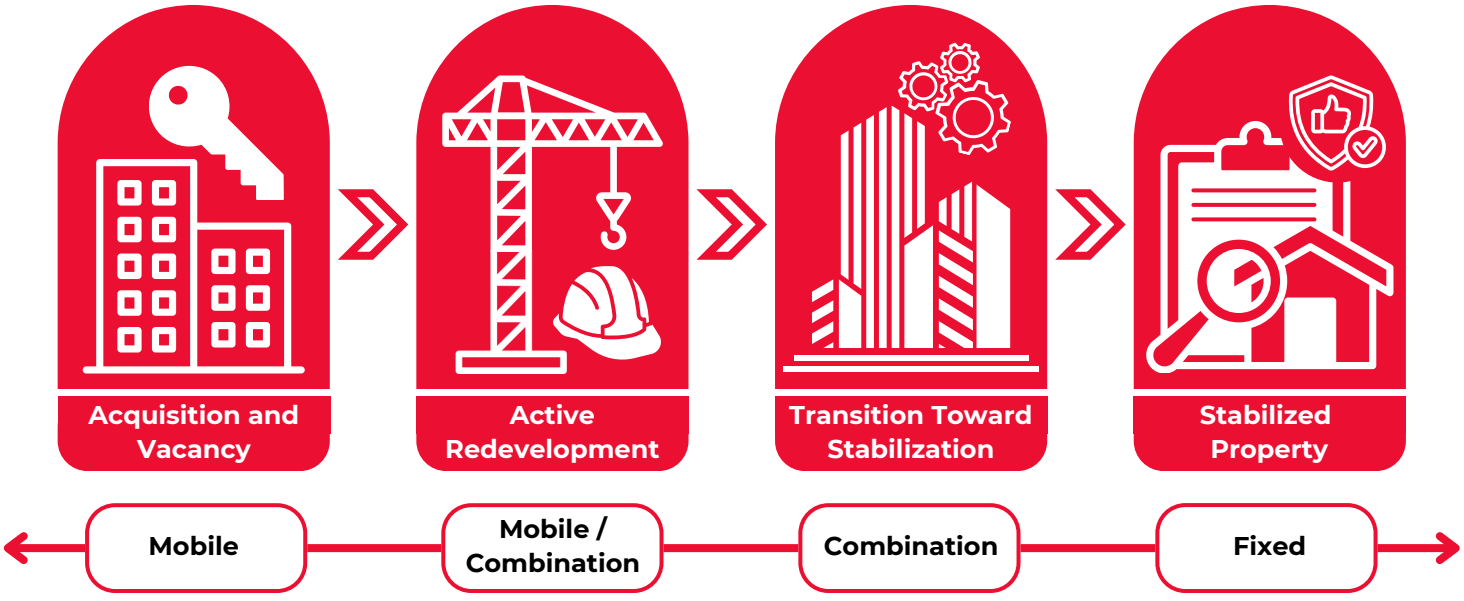
Commercial Property Surveillance Lifecycle Roadmap

How surveillance needs can change from acquisition through redevelopment and into stabilization.

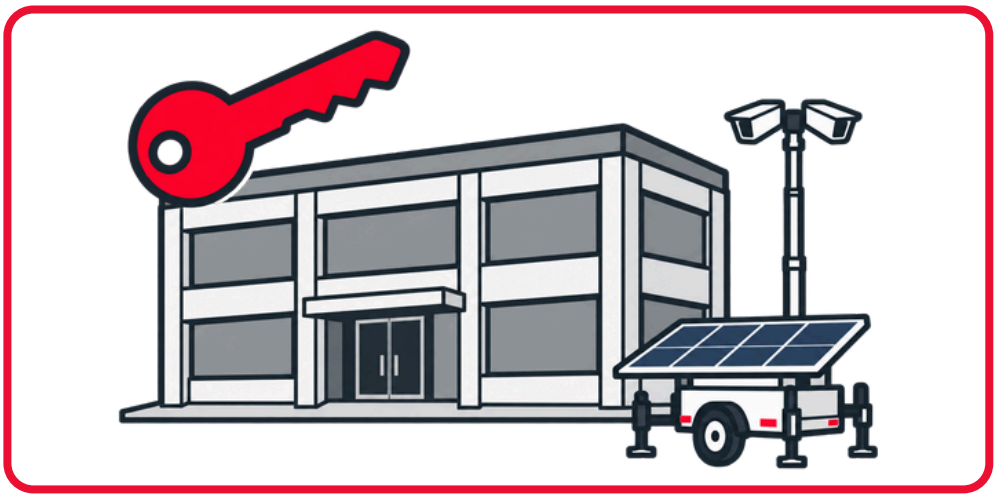
Use this roadmap to understand how surveillance requirements can change from acquisition through construction and into long-term operation.

How surveillance needs can change from acquisition through redevelopment and into stabilization



Surveillance approaches to consider

Phase 1: Acquisition and Vacancy



Typical Site Conditions

- Security coverage may be needed immediately
- Permanent power or Wi-Fi may not yet be available
- Occupancy can be low or nonexistent
- Final access points and site layouts may still be uncertain

Approach to consider:

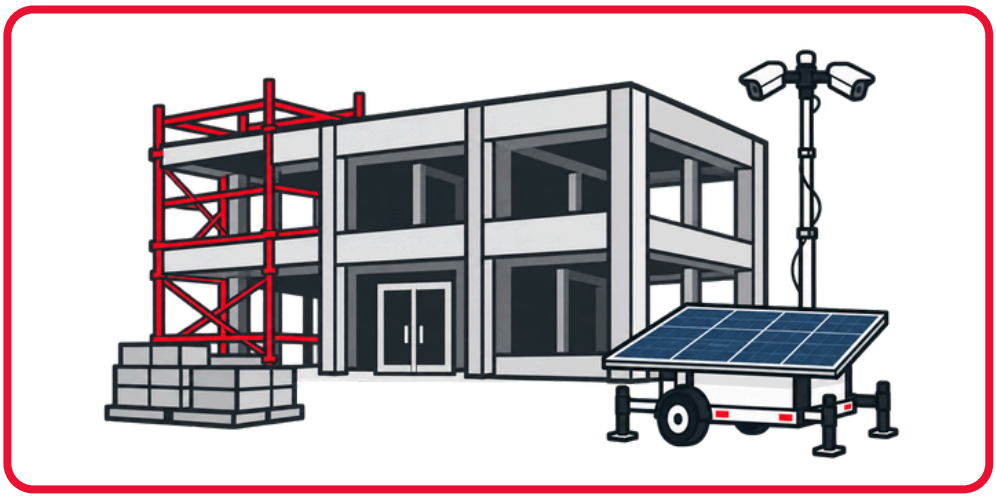
Mobile Surveillance:

Mobile surveillance is suited to properties that need coverage quickly without waiting for permanent infrastructure.

It can be deployed soon after acquisition and repositioned as the property changes.

Reassess when: Redevelopment starts changing access points, vulnerable areas, or asset locations.

Phase 2: Active Redevelopment



Typical Site Conditions

- Boundaries and work zones are changing
- Access points open and close
- Equipment and materials move around the property
- High-risk areas shift between project phases

Approach to consider:

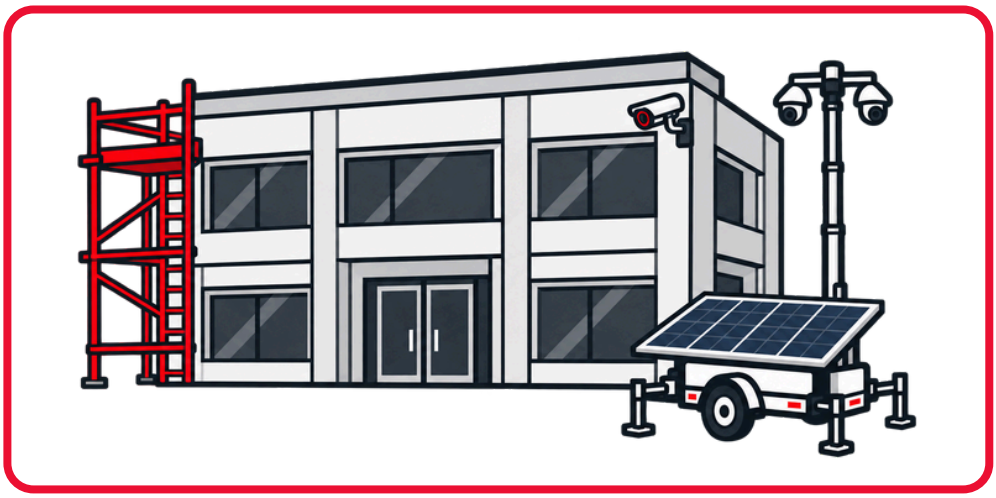
Mobile Surveillance:

Coverage can be relocated or expanded as the project changes.

Where parts of the property become permanent, a mix of mobile and fixed surveillance may also become relevant.

Reassess when: Some parts of the site are becoming stable while other areas remain temporary.

Phase 3: Transition Toward Stabilization



Typical Site Conditions

- Temporary construction activity remains
- Permanent utilities and infrastructure are coming online
- Some areas now have stable boundaries
- Other zones still need flexible coverage

Approach to consider:

Combination of Mobile and Fixed Surveillance:

Fixed systems can begin covering stable areas while mobile surveillance remains available for temporary zones and changing work areas as projects progress.

Reassess when: The property's layout, infrastructure, and security requirements are becoming largely permanent.

Phase 4: Stabilized Property



Typical Site Conditions

- Site boundaries are established
- Permanent power and network infrastructure are available
- Coverage requirements are more predictable
- The property is moving into long-term operation

Approach to consider:

Fixed Installation:

Fixed surveillance can be a practical fit where camera positions and security requirements are expected to remain consistent over the long term, particularly once the property reaches stabilization.

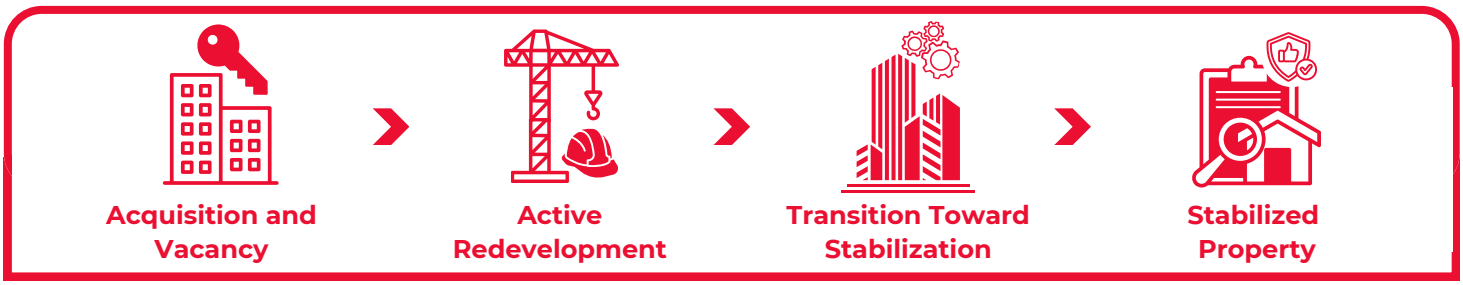
Reassess when: Long-term operation begins. Mobile surveillance may still suit parking lots and targeted security.

LOT GUARD

ALWAYS AWAKE. ALWAYS ON GUARD.

When Should You Reassess the Security Setup?

- A new property is acquired
- Construction or redevelopment begins
- Access points move
- High-risk areas shift
- The project enters a new phase
- Permanent power or network becomes available
- Part of the property reaches stabilization
- Crime increases or a new hotspot emerges
- The property moves toward lease-up or long-term operation
- Mobile surveillance can be redeployed to another asset



The right surveillance approach can change as the property changes. Review coverage at major project stages rather than treating the initial security setup as permanent.