

Smart Access Control, Security, & Technology Solutions for Multi-Family Communities

TURNKEY, INTEGRATED SOLUTIONS TO MAXIMIZE NOI AND DELIVER A BETTER RESIDENT EXPERIENCE

Managing today's multi-family communities requires more than traditional security systems. Property owners and managers must balance resident expectations, operational efficiency, security, connectivity, and long-term asset performance.

At CM3, we deliver a complete smart building technology ecosystem for multi-family communities. From lobby and apartment access to video surveillance, fire alarm and IT services, our integrated solutions enhance security, simplify operations, and improve the resident experience.

By combining security systems, smart access technologies, property-wide Wi-Fi, and managed IT services, we help property owners reduce costs, improve resident satisfaction, streamline operations, and maximize Net Operating Income (NOI).

WHETHER YOU ARE DEVELOPING A NEW
PROPERTY OR RENOVATING AN EXISTING ONE

CM3 IS THE REGION'S **LEADING PARTNER** FOR DEPLOYING MULTI-FAMILY TECHNOLOGY SOLUTIONS

CLOUD-MANAGED ACCESS CONTROL SYSTEMS

- Resident, staff, and vendor access management
- Mobile credentials and key fobs
- Visitor and guest access
- Scheduled access permissions
- Real-time event monitoring
- Remote management and reporting

BENEFITS

- Greater security than mechanical keys
- Centralized administration
- Immediate credential activation and revocation
- Simplified property operations

WIRELESS APARTMENT ENTRY LOCKS

Replace traditional keys with intelligent wireless lock technology that lets property managers instantly grant, modify, or revoke access from anywhere without visiting the unit.

- No rekeying between residents
- Faster unit turnovers
- Reduced maintenance costs
- Mobile access credentials
- Remote credential management
- Detailed audit trails



ONE CREDENTIAL FOR EVERY DOOR

- Building entrances
- Apartment units
- Amenities
- Parking garages
- Package rooms
- Bluetooth, NFC wallet, and Key fob options

MOBILE CREDENTIALS FOR LIFESTYLE SERVICES

- Bluetooth, NFC wallet for Touchless entry
- Remote credential issuance with Instant activation and deactivation
- Dog walking, Housekeeping, Babysitting, and more

CLOUD-BASED BUILDING INTERCOM SYSTEMS

Modern visitor management without expensive apartment wiring.

HOW IT WORKS

- 1 Visitor arrives at entrance
- 2 Resident receives call on smartphone
- 3 Resident communicates with visitor
- 4 Resident unlocks door remotely

ADVANTAGES

- No in-unit intercom hardware
- Reduced installation costs
- Mobile device integration
- Remote management
- Lower maintenance requirements



VIDEO SURVEILLANCE SYSTEMS

Protect residents, staff, and assets with intelligent video solutions. Integrated systems provide visual verification of access events and enhanced situational awareness.

- HD video recording
- Remote viewing
- Intelligent alerts
- Event-based investigations
- Integration with access control

FIRE ALARM & LIFE SAFETY SYSTEMS

Protect occupants and maintain code compliance.

- Fire alarm system design and installation
- Upgrades and modernization
- Inspection support
- Monitoring integration
- Ongoing maintenance and service

EV CHARGER CONNECTIVITY

Support the growing adoption of electric vehicles.

- Wireless network connectivity
- Secure charger communications
- Remote monitoring capabilities
- Infrastructure planning and deployment

LEASING OFFICE MANAGED IT SUPPORT

Keep leasing and property management productive and secure.

- Help desk support
- Computer and workstation management
- Network administration
- Cybersecurity solutions
- Backup and disaster recovery
- Vendor coordination

PACKAGE MANAGEMENT SOLUTIONS

Streamline your package management operations.

- Secure package room access
- Delivery notifications
- Courier credential management
- Video verification
- Audit trails
- Automated package tracking

AREA OF REFUGE COMM. SYSTEMS

Support life safety and ADA compliance requirements.

- Two-way emergency communications
- Refuge area communication stations
- Central monitoring integration
- Testing and certification services

RESIDENT & AMENITY WI-FI

Extend connectivity beyond building operations to improve resident experience.

- Clubhouses
- Amenity spaces
- Business centers
- Outdoor gathering spaces
- Courtyards
- Parking garages
- Common areas

CLOUD PHONE SYSTEMS

Modern communications for leasing and management teams.

- Hosted VoIP phone systems
- Mobile applications
- Auto attendants
- Call routing
- Voicemail-to-email
- Multi-site support

WHY WORK WITH US



**Increase
Property
Value**



**Improve
Resident
Retention**



**Maximize Net
Operating
Income**



**Increase
Operational
Efficiency**



**Reduce
Operating
Expenses**

COLLABORATION

We work closely with developers, property owners, architects, consultants, and management teams to design technology solutions that align with project goals, operational requirements, and resident expectations.

COMMUNICATION

Transparent communication is at the core of every project. We provide consistent updates, responsive support, and ongoing guidance from planning through deployment and long-term operation.

OUR APPROACH

COORDINATION

Successful projects require collaboration among multiple trades and stakeholders. We coordinate across every discipline to keep projects on schedule and within budget.

CONSULTATION

As certified partners for leading manufacturers, we help clients select the right technologies for each property's unique needs.

FINANCIAL FLEXIBILITY

Many existing properties operate within fixed annual budgets.

To help ownership groups modernize their communities, we partner with financing providers specializing in security, life safety, and building technology projects.

This allows properties to:

- ✓ Upgrade aging infrastructure
- ✓ Improve security and safety
- ✓ Enhance resident experience
- ✓ Preserve capital budgets
- ✓ Accelerate technology modernization



Fire Alarm License Numbers: NJ #P01609 ▪ DE #FAL-0382 ▪ Philadelphia #056558

New Jersey Burglar Alarm #34BX00017100



BUILDING AUTOMATION | ENERGY | HVAC | SECURITY | TECHNOLOGY SERVICES

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