

The Bottom Line: Happier Residents

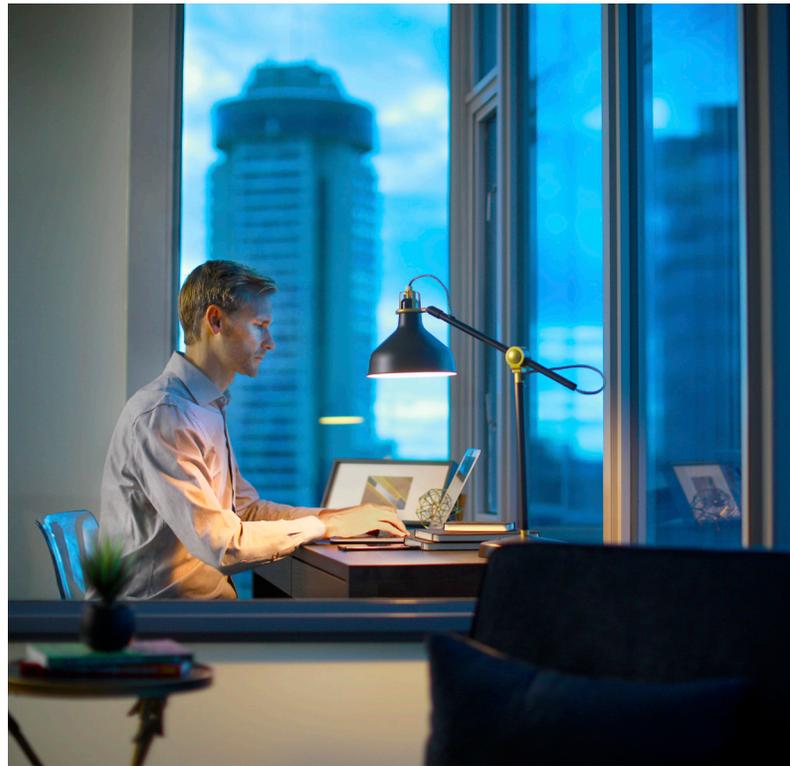


Delight tenants with more than just smart building technology

Research shows that daylight is one of the most desired amenities for tenants, and that properties with abundant daylight and views command higher rent. View Smart Windows are a unique amenity that blocks heat and controls glare while providing unobstructed views, more space and more comfort to become one of your most valuable amenities.

View is the leader in smart home technology that delivers on its promises – to be fully customizable, energy efficient, and provide health and wellness benefits that enhance the tenant living environment. Instead of manually closing shades, your tenants can sit back and relax while the glass tints intelligently or set up scenes to control the glass at the push of a button. Previously uncomfortable areas near the windows are now completely comfortable, transforming the entire unit into a fully utilized living space.

View also provides significant upfront cost savings through blinds removal and HVAC downsizing, as well as ongoing savings from reduced annual energy and maintenance costs. With View, you gain a real competitive edge by delighting tenants to capture higher returns.



“When it was time for several of us residents to renew our leases and we looked at other apartment buildings, we just couldn’t imagine going back to plain, ugly blinds! Buildings without View Smart Glass already feel primitive”

Anisha
Resident at Exo Apartments

96%

overall tenant
delight¹

Daylight and views are some of the most valued aspects of an apartment.²

View Smart Windows are in over 65 million square feet of space.

¹ From surveys conducted with 800 tenants²
Multi-Family Executive, J Turner Research, Houston, TX, 2015

View Smart Windows are a complete product providing unique benefits

Your Benefits



Capture higher rents/lease up faster/
reduce vacancy



Eliminate shades



Downsize HVAC



Achieve LEED goals with ease

Tenant Benefits



Optimize daylight, control glare and
improve thermal comfort



Automatic or manual zone control



Eliminate shades



Reduce carbon footprint and
save money

The View Smart Windows Solution

View Smart Windows tint automatically based on outdoor and indoor conditions to offer you optimal comfort at all times.



Tint 1

is clear and lets in the most sunlight and warmth. It is the default level.



Tint 2

manages some solar heat, while still remaining clear.



Tint 3

diverts glare and heat while still allowing for daylight.



Tint 4

controls glare and keeps you cool.

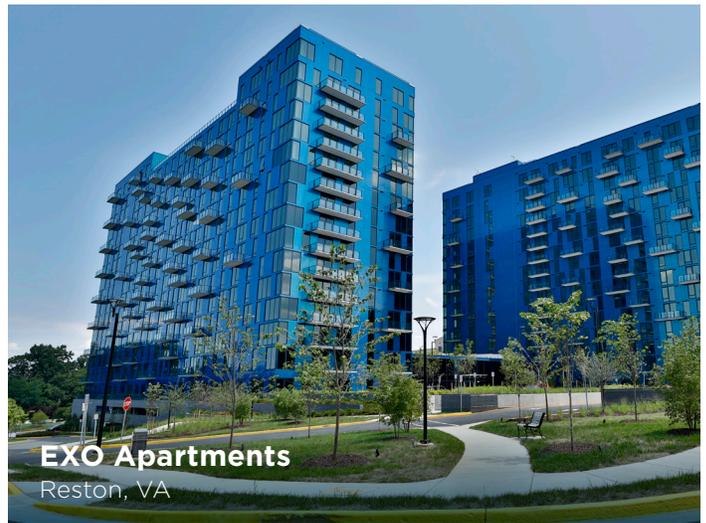


Leading developers choose View



Greystar is committed to creating distinctive tenant experiences using View Smart Windows

- Differentiates this project as premier option in the Reston, VA market
- Mitigates up to 1,813 annual glare hours and preserves unobstructed views
- Saves up to 24% in annual energy costs
- Maintains original building design intent while maximizing usable space with optimal lighting
- The largest multifamily operator in the U.S., with more than \$80 billion worth of real estate and managing more than 425,000 units worldwide



Select Customers

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SPRING

ATRIA
DEVELOPMENT

SHAPE

BOSA
PROPERTIES

GREYSTAR®

ACCORDE PROPERTIES

The Durst
Organization

view

To learn more, visit view.com or contact us at 1-855-478-8468

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