



## PORTFOLIO-WIDE ACCESS LEVERAGE

# A single retrofit standard for every gate, door, and lock across a portfolio — without a rip-and-replace capital program.

For advisors specifying access control across master-planned developments and multi-asset portfolios: Nimbio is a cellular-first controller that retrofits onto existing gate operators, doors, and locks — no network dependency, no per-site capital project, no telecom landline. Below is the case for treating it as the default retrofit standard, not a one-off product swap.

## The CapEx Killer

A full rip-and-replace access upgrade is a heavy capital line item, asset by asset. Nimbio retrofits the existing gate operator, door strike, or maglock in place — \$299 in hardware per point of entry, parallel-wired in under 30 minutes, no CapEx-scale construction project. Modernizing a 40-gate portfolio no longer competes with the budget for roof and HVAC replacement.

## The POTS Line Crisis

Traditional gate callboxes typically depend on a copper POTS landline — and carriers are actively retiring that copper nationwide, making landline service increasingly expensive to maintain at every gate. Nimbio's cellular LTE controller needs no landline and no on-site wiring dependency, so gate access at every asset stays online independent of the copper network's future.

## AI-Ready Open API

A documented REST API lets enterprise developers build gate and door access natively into their own systems — fleet routing platforms, self-storage and property-management software, parking and mobility apps, and resident-facing portals. Access becomes a programmable layer of the portfolio's own software stack, not a siloed vendor system per asset.

## Where this shows up in operating leverage

- **No truck rolls for lost credentials.** Digital keys are revoked and reissued from the Cloud Portal in seconds — no fob inventory, no site visit.
- **One system across a mixed portfolio.** The same platform covers single-family, multifamily, and commercial assets — one dashboard, one vendor, one training curve.
- **Faster lease-up as a differentiator.** Smartphone gate access and visitor video (GuestView) are amenities prospects notice on a tour — at \$299 per gate, not a premium capital outlay.
- **Full audit trail, asset by asset.** Every entry timestamped and attributed — a materially stronger record than a shared keypad code for insurance and incident review.

**620K+**

GATE OPENS EVERY MONTH

**7M+**

GATE OPENS PER YEAR

**85,000+**

ACTIVE USERS

**\$299**

PER POINT OF ENTRY

**Lifetime**

HARDWARE WARRANTY

## For the specification / RFP language

Cellular-first retrofit access controller; 6.5V–24V AC/DC input range; industrial-grade relay rated 50,000,000+ operations; pre-installed multi-carrier LTE SIM (AT&T, Verizon, T-Mobile) with automatic strongest-signal selection; SSL/TLS-encrypted, cellular-only connectivity with no local LAN/Wi-Fi dependency; open REST API for enterprise system integration; documented FCC/RoHS/CE(RED)/PTCRB/IC modem approvals; parallel wiring preserves all existing clickers, fobs, and keypads during phased rollout — no forced cutover at any single asset.

## Scope a portfolio assessment

We'll map retrofit feasibility and a phased rollout across your asset list.

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