

Where people live, connectivity has to live up.

INDUSTRY BRIEF
CRE Residential

Today's residents need more than four walls and a fitness center. They expect seamless mobile coverage in every unit, hallway, elevator, garage and rooftop—without dead zones, dropped calls or excuses. And when a building delivers, residents stay longer, pay more and tell their friends.

Multifamily owners and operators are navigating rising resident expectations, work-from-home permanence and investor pressure to protect NOI and reduce churn. Reliable connectivity isn't a perk anymore. It's the fourth utility that makes everything else work. TDC designs, funds, builds, upgrades and operates **fully managed mobile connectivity solutions and bundled digital infrastructure with no upfront investment** that keep residential properties competitive, residents satisfied and assets performing.

Our solutions

Managed Services

Mobile Connectivity

- Distributed Antenna Systems (DAS)
- Wi-Fi
- Private Networks

Smart Building Solutions

- Fiber & IoT Networks
- Digital Infrastructure

Public Safety

Benefits

Increased resident engagement & experience

- Tenant personalization and mobile apps
- Smart package lockers, delivery mgmt.
- Always-on, reliable cellular connectivity

Tenant safety & building security

- Building controls and secure access
- Connected cameras, smart surveillance
- 911 and emergency services

More efficient operations

- Mobile maintenance dispatch
- IoT building systems
- Connected property management

New revenue streams

- "Connectivity-enabled" positioning
- Monetized co-working and amenities
- Data-driven building insights

87%

of tenants rank
"connectivity quality"
second only to location.

~\$25

more per month tenants
are willing to pay for
smart tech features.

86%

of tenants say they are not
interested in a community
without good cell coverage.

Why TDC for residential

Custom-fit solutions for residential real estate

Industry-specific solutions from engineering and design experts who specialize in residential or multifamily environments and understand building typologies, tenant density and leasing realities.

A platform for everything digital.

TDC bundles mobile connectivity with digital infrastructure—digital signage in lobby and amenities; surveillance across perimeter, parking, and package rooms; smart sensors for access control, air quality and maintenance—all delivered under a single OpEx model with no upfront capital.

Easy button for residential connectivity.

We take a complex process—across Wireless Carriers, design, construction, operations and lifecycle management—and simplify into 3–5 guided decisions without disrupting residents or daily operations.

No upfront investment. Clear terms.

We meet owners and operators where they are—with commercial models aligned to capital planning and budget cycles, including options to reduce risk and eliminate upfront investment. Clear contracts with no hidden fees. Straightforward guidance and outcomes aligned to your asset and portfolio strategy.

The business case for mobile

	Illustrative Range	Considerations & Assumptions
Core and Ancillary Revenue		
Increase lease premiums	Assume 2-4% increase	Residential buildings with integrated smart home technologies achieve rent premiums of \$20-\$40 per unit per month
Reduce tenant churn	Assume 1-3% decrease	99% of renters say reliable internet connectivity is essential, and poor connectivity is a major driver of dissatisfaction
Premium amenities	Assume 2–4% increase	Connectivity enables premium amenity usage (space reservations, events and service marketplaces) which drives NOI growth
Operational Efficiency		
Smart building automation	Assume 5-20% cost savings	IoT-enabled building systems (HVAC, lighting, occupancy) deliver 10–20% energy savings in residential buildings
Monitoring and maintenance	Assume 5-10% cost savings	Predictive maintenance IoT and analytics programs reduce maintenance costs by 10–40% and equipment downtime by up to 50%

TDC is your dependable partner for fully managed mobile connectivity solutions, financed, deployed and supported by us. We ensure phones and devices work seamlessly to enable collaboration and experiences—so you can stay focused on your core business. As one of the fastest-growing mobile connectivity companies in the U.S. and a member of the Tillman Global Holdings family, we connect people, places and experiences, enhancing asset value and powering the next generation of buildings, businesses and technologies.

To learn more, visit us at TillmanDC.com