



Commercial Solution Overview

Smart, Safe, Sustainable Commercial Property Solutions

Most smart commercial property technology is delivered as a collection of separate systems—each with its own vendor, interface, and support model. HomeLink Commercial Solutions takes a different approach.

HomeLink provides a unified, cloud-managed platform that centralizes security, access control, video surveillance, intrusion detection, and energy management—giving businesses clearer visibility, simpler administration, and consistent control across one location or an entire portfolio.

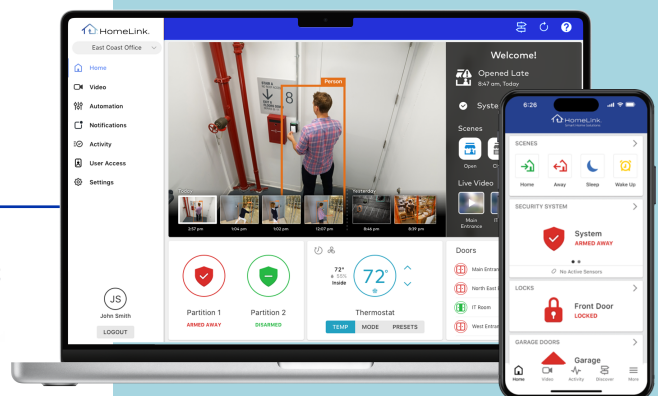
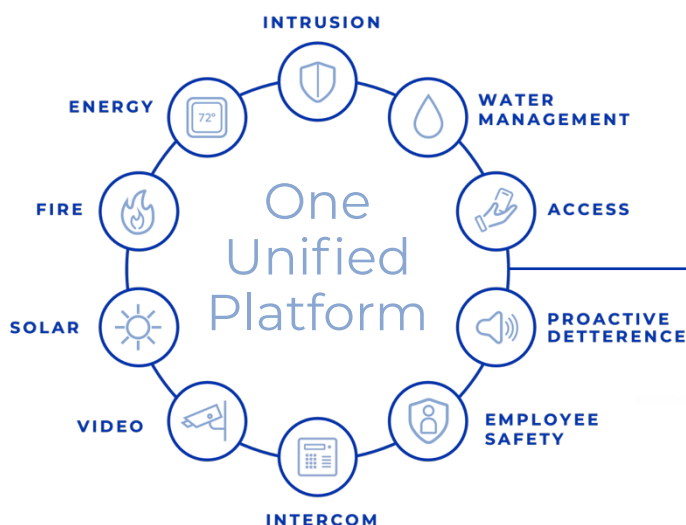
This proposal outlines the recommended solution designed to reduce operational overhead while protecting people, property, and assets. All capabilities are managed through a single platform with standardized reporting and controls across every site.

Why HomeLink?

Trusted by over 1,000,000 commercial properties, HomeLink is the platform of choice for organizations that want a single, accountable partner for their property technology.

Our curb-to-core approach means that every stage—from discovery and design to installation and ongoing support—is seamlessly integrated into a single, streamlined offering.

Our commercial clients benefit from sustainable, future-ready solutions connected within a world-class ecosystem, all accessible through a unified enterprise dashboard. Behind the scenes, we also provide U.S.-based support, client education and empowerment, and flexible financing options tailored to individual business needs.



Solutions Overview

1 Access Control

Solution Overview

Instead of relying on keys or complicated standalone access solutions, HomeLink empowers you to monitor, manage, and control access points at multiple locations at once.

Key Features

- 🔑 Add or remove access users and cards in seconds
- 🔑 Lock, unlock, and buzz doors open from anywhere using the mobile app or website
- 🔑 Bulk-add hundreds of users at once or set cards to automatically deactivate on a certain date in real time

Benefits

- 🔑 Protect assets across every location with consistent, centralized control
- 🔑 Improve employee safety by detecting threats early
- 🔑 Respond faster with real-time visibility into what's happening, where

2 Video Surveillance

Solution Overview

See what's happening across every location with intelligent, cloud-managed video surveillance designed for modern commercial environments. HomeLink enables faster threat detection, real-time response, and ongoing visibility into property activity—turning video into operational insight.

Key Features

- 🔑 Cloud-based video storage and management
- 🔑 Quick access to insights captured by cameras, like what spots are most popular at each location or when lines start to pile up
- 🔑 Real-time video streaming and mobile app access
- 🔑 High-definition cameras with advanced motion detection

Benefits

- 🔑 Enhance security for employees, customers, and assets
- 🔑 Reduce infrastructure and maintenance costs with cloud-based storage
- 🔑 Make smarter operational decisions
- 🔑 Stay informed without alert fatigue

3 Proactive Deterrence

Solution Overview

Stop incidents before they escalate with proactive deterrence that responds the moment suspicious behavior is detected. HomeLink uses intelligent triggers—like people, vehicles, and activity patterns—to activate visible and audible deterrents in real time, helping prevent theft, vandalism, and unauthorized access before damage is done.

Key Features

- ⌵ Automated light and audio deterrence triggered by suspicious activity
- ⌵ AI-driven detection that identifies people and vehicles—not weather or shadows
- ⌵ Customizable deterrence rules by location, time of day, or activity type
- ⌵ Real-time alerts and visibility through a centralized mobile app
- ⌵ Works with video surveillance and access control

Benefits

- ⌵ Prevent incidents instead of reacting to them
- ⌵ Reduce theft, vandalism, and property damage
- ⌵ Improve safety for employees and customers
- ⌵ Lower false alarms
- ⌵ Scale deterrence across multiple locations without added staff

4 Intrusion

Solution Overview

HomeLink continuously monitors critical entry points and interior zones, delivering real-time alerts, professional monitoring, and centralized control so you can respond quickly and keep operations secure around the clock.

Key Features

- ⌵ Automatic arming detects if your property is left vulnerable after hours and arms it automatically
- ⌵ Dual-path communication to maintain connectivity during outages
- ⌵ 24/7 professional monitoring for continuous protection
- ⌵ Intuitive, easy-to-use interface for faster response and simpler management

Benefits

- ⌵ Protect property and assets around the clock
- ⌵ Reduce false alarms with smarter detection and scheduling
- ⌵ Respond faster to incidents with real-time alerts
- ⌵ Simplify operations with centralized, multi-site control

5 Employee Safety

Solution Overview

Protect employees in the moments that matter most with connected safety technology designed for commercial environments. HomeLink helps teams stay safe, supported, and accounted for, whether they're working alone, on the move, or in high-risk conditions.

Key Features

- 🏠 Panic button
- 🏠 Scheduled check-ins
- 🏠 Emergency check-ins
- 🏠 Worker-down detection
- 🏠 Automatic fall detection
- 🏠 Heat exposure monitoring

Benefits

- 🏠 Improve employee safety and well-being across all locations
- 🏠 Enable faster emergency response with real-time alerts and visibility
- 🏠 Support lone and mobile workers without adding manual processes
- 🏠 Strengthen compliance
- 🏠 Reduce risk and liability with proactive monitoring and documentation

6 Intercom

Solution Overview

Modernize how visitors, like delivery personnel, connect with your property using video intercom solutions. HomeLink enables secure, video-based entry and two-way communication—making it easier to manage access, verify visitors, and streamline entry across locations.

Key Features

- 🏠 Video intercom with two-way audio for secure visitor verification
- 🏠 Mobile directory access to connect visitors with staff
- 🏠 Remote entry control from a mobile app or web portal
- 🏠 Cloud-based system with minimal on-site infrastructure
- 🏠 Scalable support for growing portfolios and future integrations

Benefits

- 🏠 Improve security at entry points with visual verification
- 🏠 Enhance visitor experience with faster, simpler access
- 🏠 Reduce staffing and operational overhead at front desks and entrances
- 🏠 Manage access remotely across multiple locations

7 Solar

Solution Overview

Innovative solar carports help commercial properties lower energy costs while significantly reducing insurance cost burdens. HomeLink delivers an end-to-end solar solution—supporting performance, protection, and long-term value at every stage.

Key Features

- 🏠 Rooftop and parking lot solar carport systems designed to protect assets
- 🏠 Ongoing monitoring, maintenance, and service to ensure long-term performance
- 🏠 Integrated energy insights to track production and optimize output
- 🏠 Scalable designs to support future expansion

Benefits

- 🏠 Reduce insurance and energy costs with protective, power-generating infrastructure
- 🏠 Lower operating expenses and improve long-term ROI
- 🏠 Minimize risk and exposure with covered parking and resilient design
- 🏠 Simplify solar adoption with a single partner from start to service
- 🏠 Increase property value with sustainable, future-ready assets
- 🏠 Provide protection from the sun and the elements for your customers.

8 Energy

Solution Overview

Optimize energy usage and reduce operating costs with intelligent energy management. HomeLink delivers real-time visibility and automated controls across single or multi-location portfolios—helping you prevent issues, reduce waste, and improve efficiency without adding complexity.

Key Features

- 🏠 Real-time energy and system status across single and multi-location properties
- 🏠 Temperature sensor trouble conditions to identify issues before they escalate
- 🏠 At-a-glance problem summaries for faster troubleshooting
- 🏠 Demand response program participation to unlock utility savings
- 🏠 Automated temperature setbacks based on schedules and occupancy
- 🏠 Refrigeration temperature monitoring to protect inventory and ensure compliance

Benefits

- 🏠 Lower energy costs
- 🏠 Prevent equipment failures and losses
- 🏠 Improve comfort and consistency for employees and customers
- 🏠 Simplify energy management across multiple locations
- 🏠 Support sustainability goals while improving operational efficiency

9 EV Charging

Solution Overview

Attract and retain customers while future-proofing your property with EV charging designed for commercial environments. HomeLink's Electric Vehicle (EV) charging stations provide an essential amenity for modern properties, supporting the growing number of electric vehicle owners.

Key Features

- 🏠 Smart EV chargers with remote monitoring capabilities
- 🏠 Scalable installation based on property size and needs
- 🏠 Energy-efficient and environmentally friendly

Benefits

- 🏠 Enhances property value with eco-friendly amenities
- 🏠 Provides service for electric vehicle owners and potential profit center
- 🏠 Supports sustainable initiatives and green building certifications

10 Water Management

Solution Overview

Track water usage, detect leaks, and automate water systems for optimized performance. HomeLink's integrated water management provides real-time insights and helps reduce water waste while lowering costs.

Key Features

- 🏠 Automated water usage monitoring
- 🏠 Leak detection, shut-off valves and real-time alerts
- 🏠 Remote control of irrigation and water systems

Benefits

- 🏠 Reduces water waste and lowers utility costs
- 🏠 Provides real-time data on water consumption
- 🏠 Enhances sustainability and meets green building standards
- 🏠 Lowers insurance premiums

Specialized Solutions

Auto Dealerships

Experience nationwide smart energy and automation solutions built for auto dealerships looking to modernize and slash costs.

Key Solutions

- 🏠 Safeguard vehicles with solar carports
- 🏠 Reduce utility bills with energy-saving lighting and automation
- 🏠 Protect staff with video surveillance and personal safety features
- 🏠 Control and monitor access from the unified app
- 🏠 Protect assets with intrusion detection

Results

- 🏠 **Up to 40% savings on insurance**
Tailored risk management lowers premiums
- 🏠 **Cut energy costs 20-100%**
Solar carports and automation reduce utility bills
- 🏠 **Earn annually over \$100K**
EV charging partnerships create new revenue
- 🏠 **No upfront costs**
Financing options make adoption seamless

Our Strategic Partners



Specialized Solutions

Retail

From store-level upgrades to multi-location visibility, we offer retail-specific solutions that are easy to deploy, simple to manage, and proven to drive ROI.

Key Solutions

- 🏠 AI-powered video surveillance
- 🏠 Business-driven analytics and reports that inform decisions
- 🏠 Smart intrusion detection
- 🏠 Access controlled from anywhere
- 🏠 EV chargers
- 🏠 Solar panels
- 🏠 Managed Wi-Fi networks
- 🏠 Personal safety to protect staff

Results

- 🏠 **One platform with total control**
Replace fragmented tools with a single, secure platform that centralizes access, video, intrusion, energy, and Wi-Fi—reducing complexity while improving visibility across every location.
- 🏠 **Longer visits. Stronger brand loyalty.**
Increase customer dwell time by 20+ minutes with EV charging, while high-quality guest Wi-Fi and polished, modern environments create experiences that bring customers back.
- 🏠 **Lower costs, greater efficiency**
Reduce energy spend, insurance exposure, and overhead through integrated security, solar, EV charging, automation, and intelligent energy management—without adding staff or systems.
- 🏠 **Safer stores, smarter staff**
Improve employee safety with proactive features like heat exposure alerts, fall detection, panic buttons, and scheduled check-ins.



Conclusion

By centralizing security, access, energy, and automation, your business can operate more efficiently, reduce risk, and maintain consistent standards across locations. The result is better performance now—and infrastructure that's built to adapt over time.

This is not an incremental upgrade. It's a structural improvement to how your business operates.

FAQ

What services does HomeLink Smart Home Solutions provide?

We are a unique integrator that offers comprehensive solutions for commercial business and multifamily sites. We manage the entire tech stack from design and integration to installation and ongoing support. Our services include architectural design, project management, installation of various technologies (such as access control, video surveillance, smart thermostats), and operational support.

How does HomeLink Smart Home Solutions differentiate itself from traditional integrators?

Unlike typical integrators, we cover the entire lifecycle of a project—from curb to core. We have our own internal architectural design team that collaborates with clients on BIM and Revit modeling. Our approach allows us to ensure seamless integration of various technologies, even if we work alongside existing trade partners.

Do you handle the installation of technology or do you subcontract?

Our approach is a mix. We have employees nationwide, but we also rely on a dedicated network of subcontractors for specific technology solutions. This ensures the best expertise for each project while offering flexibility based on client needs.

What is your design fee structure?

Our fee structure varies. If you're in the design phase without specifications, we can provide a design service for which we allocate a dollar amount. If you choose to use us as integrators, we often waive the design fees. The goal is to provide cost-effective solutions while maintaining high-quality service.

Who offers HomeLink Smart Home Solutions?

HomeLink is backed by Gentex (NASDAQ: Gntx) and available through GreenMarbles, the nationwide provider of HomeLink Smart Home Solutions.

COMMERCIAL SOLUTION OVERVIEW

Can you work with my existing vendors or do you displace them?

Our goal is to enhance collaboration, not replace your existing trade partners. We work with your current HVAC contractors, for example, ensuring that the technology they install is compatible with your property management software. We'll coordinate with them to ensure everything fits seamlessly into your existing framework.

What types of projects have you worked on in the past?

We have experience across various projects, including multifamily developments and commercial spaces. One example includes a project in Miami where we provided a design recommendation that saved the client around \$100,000 while delivering the same level of service and integration.

What should I expect from a follow-up meeting?

In a follow-up meeting, we can discuss tailored technology recommendations for your projects, potential return on investment calculations, and how our solutions can enhance your property's operational efficiency. We can provide additional documentation, case studies, or project proposals tailored to your interests.

Can you provide marketing materials or additional information?

Absolutely! We can provide brochures, case studies, and a PDF overview of our services and past projects. Additionally, we'd be happy to share our ROI calculator and examples of our technology integration.

What trends or technologies should we be aware of going forward?

It's essential to consider future-proof solutions, such as smart thermostats and EV chargers, which can serve as profit centers. Additionally, exploring available incentives for installing technology can offset initial investment costs, making projects financially viable over time.

How should I approach discussing this internally?

We recommend identifying key stakeholders who would benefit from understanding how our full-service offerings can improve your operational efficiency and technology integration. We would love to meet with anyone who would play a decision-making role in a holistic technology solution for your portfolio.

What are the next steps?

Once you've had a chance to discuss internally and educate your team on our comprehensive HomeLink curb-to-core offering, we recommend starting with an architectural plan for either a retrofit or a new build. This will allow us to demonstrate:

- 🏠 Product Recommendations: Tailored solutions that align with your property's specific needs.
- 🏠 Seamless Process: A streamlined approach that positions HomeLink as the "easy button" for your team.
- 🏠 Investor-Focused Outcomes: Strategies to maximize NOI, enhance profitability, and establish long-term value.

We are committed to building strong partnerships that deliver measurable results and sustainable growth for your properties. Let us show you how we can make a difference.