

22-Asset Mixed Portfolio -- Coverage Recovery

The Challenge

Mixed-use portfolio (offices, retail, residential). 9 of 22 assets below 75% coverage. Property managers unaware of metering gaps.

EDRA(TM) Initial Assessment

EDRA Score	B Score	C Score	G Score
45	41	22	52

Status Band: Dependent Mode

Reason Codes:

- COVERAGE_LT_75 (9 assets)
- OCCUPANCY_MISSING (3 assets)

What EDRA(TM) Did

- Meter mapping across all 22 assets
- Tenant sub-metering agreements negotiated
- Occupancy data collection from property managers
- Coverage threshold monitoring implemented

Results After Data Completion

EDRA Score	B Score	C Score	G Score
73	79	65	70

Status Band: Decision-Grade

Reason Codes:

- Coverage at 92% across all assets

Timeline: 8 weeks