

# Boosting Security, Streamlining Access: Trion Properties' Success at Forty6Twenty

## Overview

Trion Properties, a multifamily real estate owner and operator, was looking to enhance the value of their Forty6Twenty property, a stand-alone 28-unit apartment building located in Culver City, California. The community recently underwent a full exterior renovation and interior upgrades including high-end finishes, smart locks, smart thermostats. Part of their modernization efforts included upgrading their community access control solution to significantly bolster security measures and to optimize resident access and visitor management. Their current system was plagued with reliability issues, frustrating residents and visitors, and requiring frequent intervention from the property manager, Hari Deevi. Hari envisioned a smooth and secure entry experience for everyone, reducing on-site management efforts.

**“Rently’s Access Panel with Intercom makes it easier for our residents to grant access to their visitors. I am no longer being called everyday to let someone in or handling entry access issues. Rently has simplified my role as a property manager!”**

Hari Deevi,  
Property Manager &  
Asset Operations Analyst,  
Trion Properties

## The Solution

Trion Properties installed Rently's Access Panel with Intercom at their main entrance. This system was chosen for its user-friendly interface, diverse entry methods, built-in intercom capability, and all from one hardware device. Residents now enjoy the convenience of personalized and trackable entry codes, while visitors and delivery personnel use a modern QR-code-based intercom system that instantly connects the visitor to the resident via smartphones. This enables residents to visually and verbally verify visitors before granting entry access, facilitating swift communication and remote unlocking. The result is a significantly streamlined visitor management process, enhanced security, and an improved resident experience.

## The Results

### **Saved Over 408 Hours with Remote Unlocking**

- ▶ Residents and staff no longer have to physically walk to the front entrance to unlock gate, saving valuable time = \*\$30k annual savings

### **Enhanced Security**

- ▶ Residents verify all visitors and package deliveries preventing unauthorized access, potential burglaries, vandalism, and package theft

### **100% Reduction in Resident Complaints**

- ▶ Reduced the number of resident complaints from 3-5 per week to zero per week

### **2 Weeks From Order to Up & Running**

- ▶ Installation was easy, just one device — no hub or controller required

*\*Calculated based on time saved for the year and the average property manager salary in Los Angeles, CA*



## How It Works

Rently's Access Panel with Intercom is a multipurpose device. It's a secure access control solution with a built-in intercom for stronger security and visitor management at community entrances, and an access panel/reader at common area amenities and elevators. Rently's solution controls access to front gates and common areas through a choice of mobile app, PIN code, or physical fob, and the Rently Manager portal. Site teams are able to monitor and manage everything remotely, providing flexibility and safety for all.

Most other access entry plus intercom systems rely on three or four completely separate hardware devices. Rently's solution combines all functionality into one piece of hardware, resulting in easier and faster installations, but most importantly, better usability. Visitors intuitively know to scan the QR code with their smartphones and it auto-connects them via an intercom call with the selected resident.



## About Trion Properties

Trion Properties is a multifamily real estate investment sponsor that buys and renovates multifamily properties, then syndicates those acquisitions to provide high-yielding passive income for accredited investors. They specialize in value-add projects by acquiring underutilized assets in improving high-growth areas and converting them to modern, desirable, and affordable places to live. Through extensive renovations and hands-on management, their team optimizes net operating income (NOI) and adds economic value to each investment.

<https://trionproperties.com/>

Rently is the leader in property touring and smart home technology. We offer best-in-class proptech solutions for the rental housing industry. We automate the entire rental lifecycle from listing to lease, so operators can streamline their workflows while increasing renter satisfaction. [Rently.com](https://rently.com)

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