



Flumera
VALVE

COMMERCIAL WATER EFFICIENCY

**Reduce water
usage & costs
by up to
20–30%+.**



PRESENTED BY



THE PROBLEM

All of us have been overpaying for water.

Flumera Valve installs on the property side of your water meter and compresses the entrained air in your water lines. Same pressure. Same water. Lower bill.

Same pressure.

No effect on flow or service. Your fixtures feel exactly the same.

Same usage.

No behavior change. No fixtures replaced. Your operation runs unchanged.

Lower bill.

The meter reads what you actually use — not the air that passes through it.

20–30%+

typical reduction on water and sewer bills.

Backed by a 10% minimum performance guarantee, in writing.

WHAT THAT MEANS

\$1M

annual water bill

–25%

verified reduction

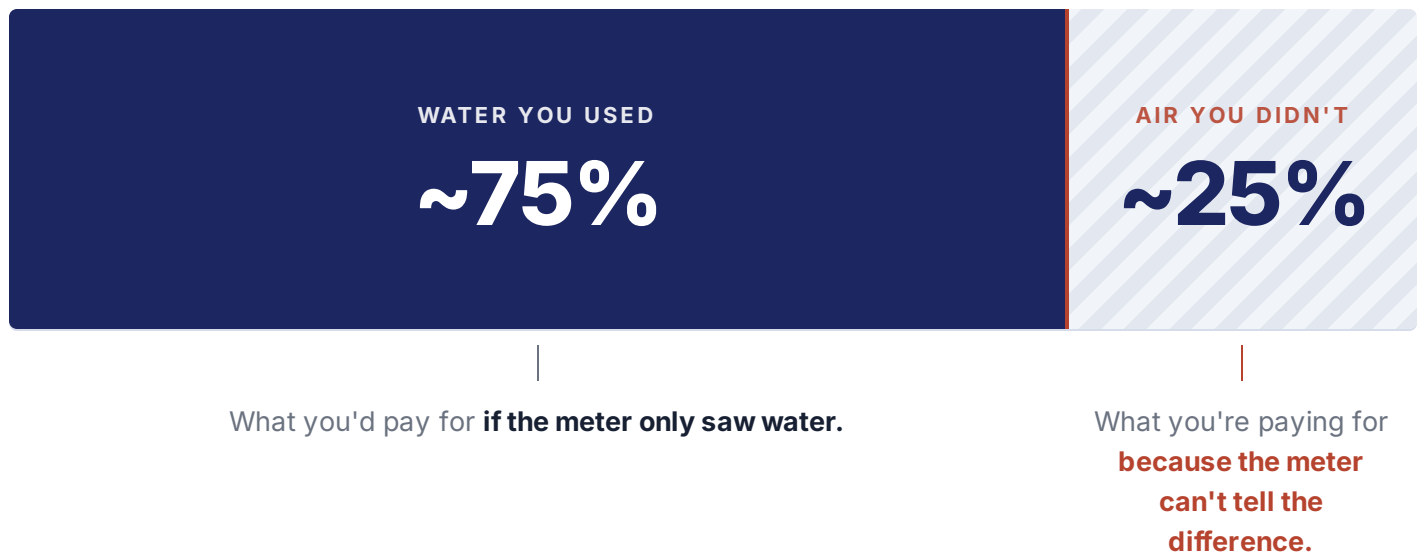
\$250K

saved every year

WHAT YOUR METER IS MEASURING

Your water bill is measuring more than water.

Public water-delivery systems carry entrained air through your meter, inflating consumption readings. Most meters use positive displacement — they measure volume, and they cannot tell air from water.



Air enters as infrastructure ages.

Air is drawn in through tiny cracks, leaking connections, the vortex action of pumps, and water-main breaks. As supply lines push higher volumes to meet growing demand, the problem compounds.

The meter charges you anyway.

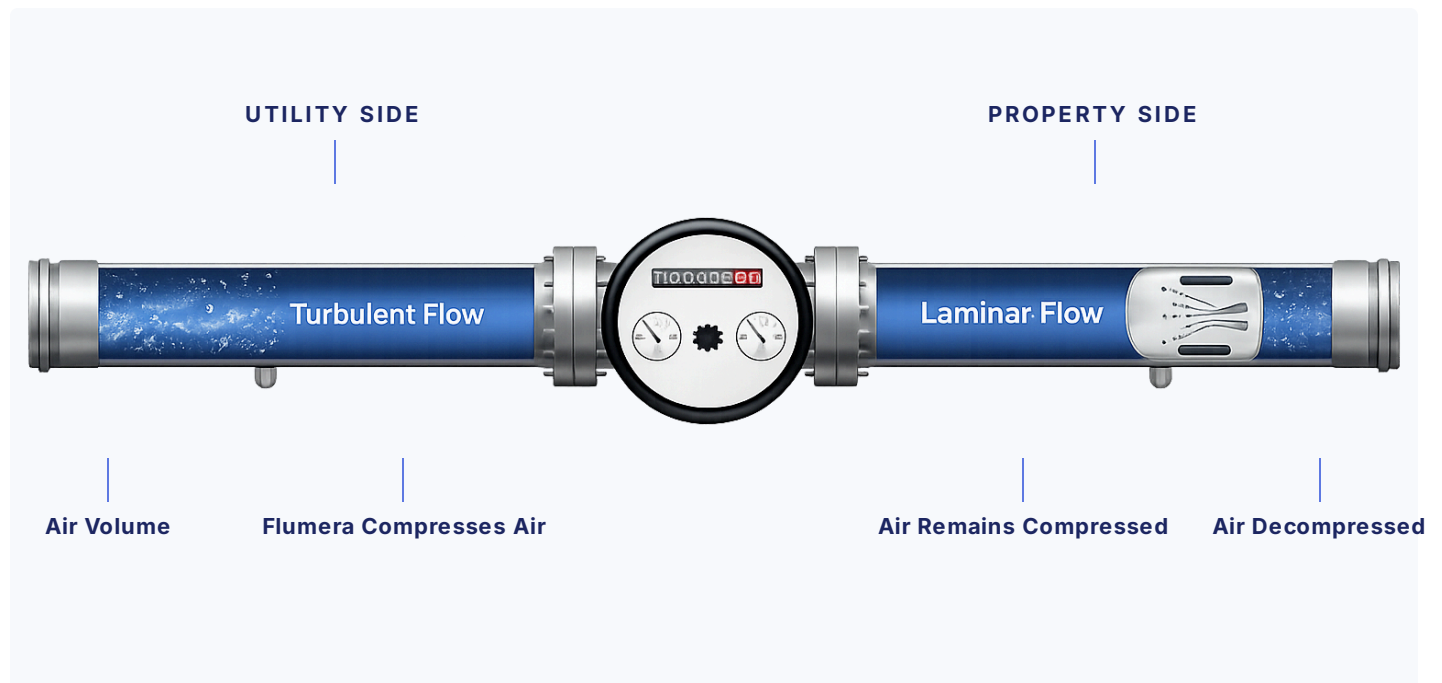
A positive-displacement meter records volume passing through. Every cubic foot of entrained air gets registered — and billed — at the same rate as water.

The result: 20–30%+ of every water and sewer bill is air that was never used.

THE SOLUTION

How it works.

Your meter is reading more than water. Here's what Flumera does about it.



Air gets through the meter.

Public water systems carry compressed air through the supply line. The meter measures total volume — air included.

You're paying for both.

Water meters can't distinguish water from air. Every cubic foot of entrained air gets billed as if it were water.

Flumera resolves the air.

Installed on the property side, the Flumera valve compresses entrained air as it flows through your meter. Your meter reads what you actually use.

THE PRODUCT

Features, installation & operation.

FEATURES

- Custom designed and calibrated in an automated **ISO 9001 facility in the USA**
- Constructed with **316L surgical stainless steel** and Vesconite
- Supports up to **185 PSI**
- **10-year manufacturer's limited warranty**
- Available in all standard plumbing sizes
- **NSF/ANSI 61** certified for potable water
- Reduces hydraulic shock to downstream equipment
- Extends service life of meters, backflow preventers and booster pumps
- Functions as a check valve, similar to a backflow preventer

INSTALLATION & OPERATION

To get a quote — fast & simple:

- Photos / video before and after the meter, plus the meter itself
- Size of the water line after the meter

Install profile:

- Installed by a **licensed plumber** in a flange (or similar) before the RPZ
- **No pipe cutting** — only a temporary main-line shutoff
- Works instantly
- Maintenance-free, no external power required
- Typical **2–4 weeks** delivery from order to installation

MANUFACTURING

Made in the United States. Custom calibrated in an automated ISO 9001 facility.



THE FINANCIAL CASE

The valve increases property values.

Property operating costs have climbed more than 20% in recent years, with water and sewer rising faster than inflation. As lenders, banks and investors take a more cautious view of valuations, water savings flow directly to NOI — improving valuations, refinancing proceeds and resale value.

SAMPLE: HIGH-RISE CO-OP

Property	187-unit High-Rise Co-Op
Annual water bill	\$135,000
Total install cost	\$31,000 \$20K · 4" valve + \$6K · 2" valve + \$5K · install
Year 1 savings	\$14,000 – \$40,000
Year 1 valuation lift	\$135,000 – \$405,000
10-year savings	\$170,000 – \$510,000

RETURN-ON-INVESTMENT SCENARIOS

SAVINGS	YEAR 1 \$	PAYBACK (YRS)	VALUATION LIFT
10%	\$13,500	2.30	\$135,000
20%	\$27,000	1.15	\$270,000
30%	\$40,500	0.77	\$405,000

Returns on investment average 12–24 months.

Hypothetical scenarios above. Now look at verified, real-world performance →

NYC WATER RATE CONTEXT

NYC water rates are up 34%+ since 2020.

That makes every cubic foot counted at the meter more expensive. For NYC property owners, reducing billed water volume directly offsets a rising utility line item.

WHY IT MATTERS

Rate inflation magnifies measurement waste. The next page shows a local NYC property where Flumera reduced measured daily usage by 22.7% across a verified 73-day window.

+34.2%

rate increase from FY2020 to adopted FY2027

\$13.86

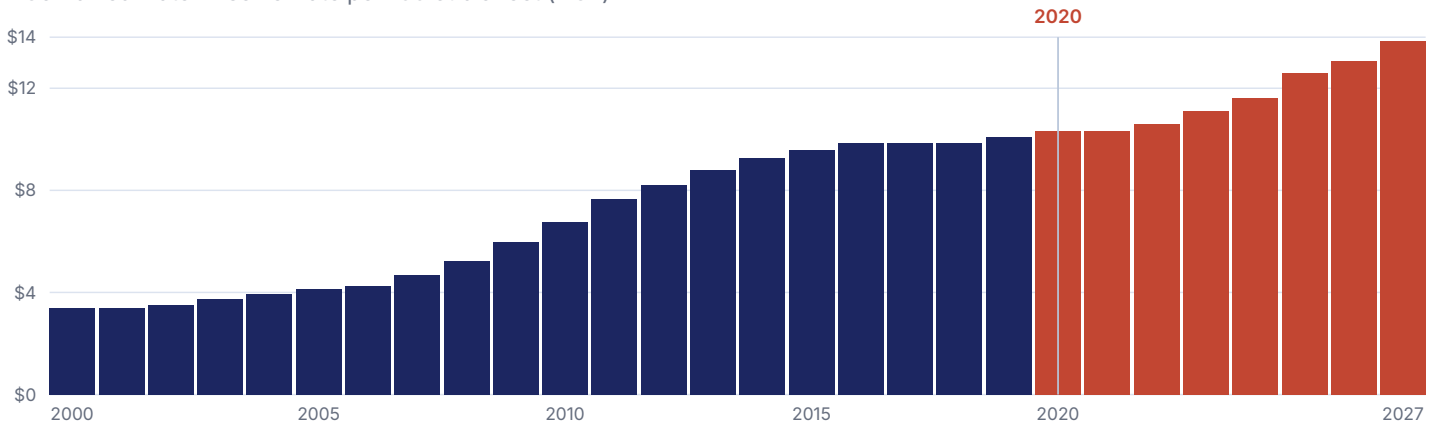
adopted FY2027 combined rate per 100 cubic feet

+6.0%

adopted FY2027 rate increase effective July 1, 2026

NYC Water & Sewer Rate, 2000-2027

Combined water + sewer rate per 100 cubic feet (HCF)



RATE MILESTONES

2000

\$3.37

2010

\$6.76

2020

\$10.33

2026

\$13.07

2027

\$13.86 adopted

Source: NYC Water Board rate history and FY2027 adopted rate notice. FY2027 rate effective July 1, 2026. Rates are per 100 cubic feet.

LOCAL NYC CASE STUDY

Proven Results.

*Fulton Avenue · Brooklyn, NY***22.7%**

REDUCTION IN DAILY USAGE

73

DAYS OF VERIFIED DATA

~\$8,400

PROJECTED ANNUAL SAVINGS*

**Projected from verified data and the property's actual NYC DEP water and sewer rate (~\$13.05/HCF combined).*

FULTON AVENUE

Methodology — apples to apples.

HOW IT WAS MEASURED

Property	Fulton Avenue, Brooklyn, NY
Account	NYC DEP #3000301XXXXXX
Meter ID	G15006323 (E-REG 924863)
Measurement window	Feb 9, 2026 → Apr 22, 2026 (73 days)
Meter reads	Photographed actual meter readings
Baseline source	12 months of NYC DEP actual-read bills
Baseline window	Same 73 calendar days, prior year

*All readings verified by **actual NYC DEP water bills and meter registers**. No estimates.*

THE NUMBERS

	BEFORE	AFTER	Δ
Daily usage (gal)	5,837	4,510	-1,327
Daily usage (HCF)	7.80	6.03	-1.77
73-day total (gal)	426,090	329,195	-96,895
73-day total (HCF)	569.6	440.1	-129.5
Reduction	—	—	-22.74%

WHAT IT COSTS — AND SAVES

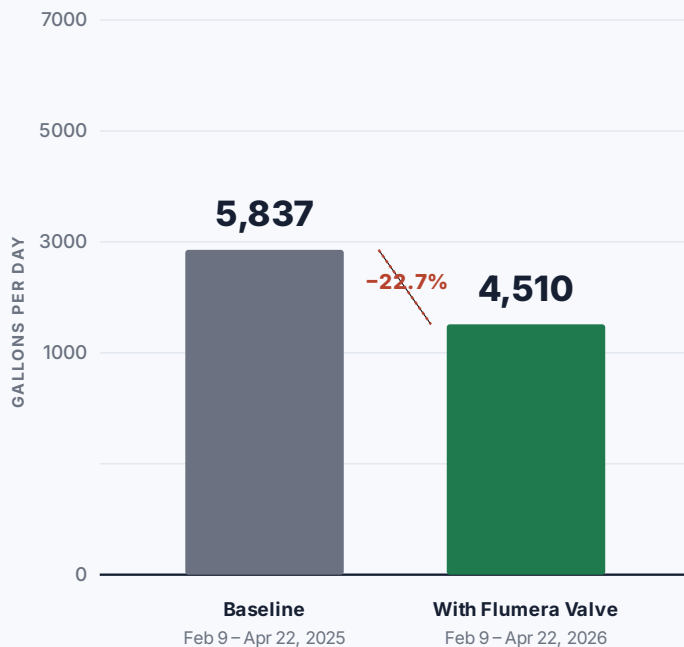
Combined water + sewer rate (post 7/1/25)	~\$13.05 / HCF
Trailing 12-month spend at Fulton Avenue	~\$36,900
Verified reduction applied annually	~\$8,400 / yr
10-year projected savings (5% rate inflation)	~\$105,000+

CONTINUED → See the day-over-day reduction on the next page.

FULTON AVENUE

Same property. Same season. Less water.

Daily water usage at Fulton Avenue — measured across the same 73-day window in consecutive years.



THE STORY

1,327 gallons

saved every single day.

Across 73 days, that's enough water to fill more than **1,750 standard bathtubs** — water the building previously paid for, but did not actually consume.

DATA SOURCE NYC DEP actual-read water bills (4 quarters) + photographed meter readings on Feb 9, 2026 and Apr 22, 2026.

96,895

Gallons saved over 73 days

~\$105,000+

10-year projected savings at current NYC DEP rate

12–24 mo

Typical payback window

THE NEXT STEP

How to get started.

Getting a quote is fast and easy. Two flexible commercial structures — both backed by a **10% performance guarantee**, with savings projected at **20–30%+**.

WHAT'S NEEDED FROM YOU

- 1** Diameter of the water line on the property side of the meter.
- 2** Photos / videos of the line before and after the meter (and the meter register).
- 3** Prior 1–2 years of water bills.

Steps 1 and 2 take under 10 minutes — complete them digitally or on-site.

PURCHASE

One-time purchase & install

- **50% deposit**, 50% within 30 days of receipt
- Discounted lump-sum option available
- **10-year manufacturer's limited warranty**

LEASE

Free valve · Pay from savings

- Monthly lease payment = **50% of savings** achieved
- 3-year term
- Subject to approved property survey

WHAT HAPPENS NEXT



COMMON QUESTIONS

Frequently asked questions.

Will Flumera Valve affect my water pressure?

Each valve is calibrated to the property's pressure profile and dynamically adjusts as pressure changes throughout the day. Net fluctuations are immaterial ($\pm 1-5$ PSI). For pressure-critical environments — manufacturing, healthcare — valves can be custom-engineered.

How difficult is the installation?

Installation requires no pipe cutting — only a temporary shutoff of the main water line. A licensed plumber completes the install, coordinated by the owner or by Flumera Valve directly.

How are savings measured?

By comparing historical baseline usage prior to installation against post-installation usage on future bills. Adjustments are made for occupancy changes, plumbing changes, and new water-demand sources — exactly the methodology applied at Fulton Avenue.

Is Flumera Valve safe and legal to install?

Yes. The valve is installed on the owner's side of the meter, does not tamper with or affect meter operation, and complies with all applicable building codes and standard plumbing practice. Constructed of 316L surgical stainless steel and Vesconite. NSF/ANSI 61 certified for potable water.

Does any air still go through the meter?

Air is not removed (it's a natural component of water). The valve compresses the air bubbles before they reach the meter. Once compressed, air flows through undetected. Water returns to its turbulent state after passing through both the meter and the valve.

Is there a warranty?

Yes. Every valve carries a **10-year manufacturer's limited warranty** against defects and corrosion. Manufactured in the United States in an ISO 9001 facility.

MORE QUESTIONS?

Email Dan directly at dan@maxpeglobal.com or call +1 (516) 524-1957.

THE NEXT STEP

Let's talk.

Tell us about your property in 10 minutes. We'll model your savings.

Daniel Rizza

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Request a site assessment →



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