Per-door economics

A best-practice guide from ImaginAItion Academies. A property is a set of doors, and every door has its own profit and loss. Manage the door and the building follows.

Door 4B · Maple Court · this month one door, its own profit and loss — Illustration

Line	Amount	
Rent	$1,850	Base
Energy	+$95	Stacked on
Connectivity	+$60	Stacked on
Services	+$40	Stacked on
Vacancy	$0	Occupied
Turnover	−$120	Taken off
Maintenance	−$310	Taken off
Net for the door		**$1,615**

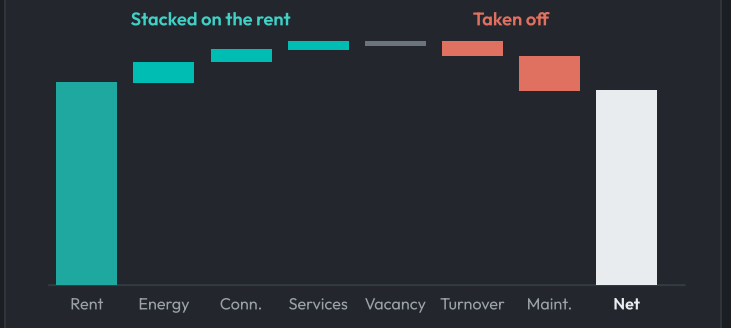


Illustration of the shape only. The sizes are not real figures and not a forecast.

Four lines most owners never break out by door

Revenue beyond rent
Energy, connectivity and services, each as its own line per door.

Vacancy
Days empty between residents, priced at that door's rent.

Turnover
Cleaning, repairs, marketing and leasing each time a door changes hands.

Maintenance
Labor, parts and trips, charged to the door that caused them.

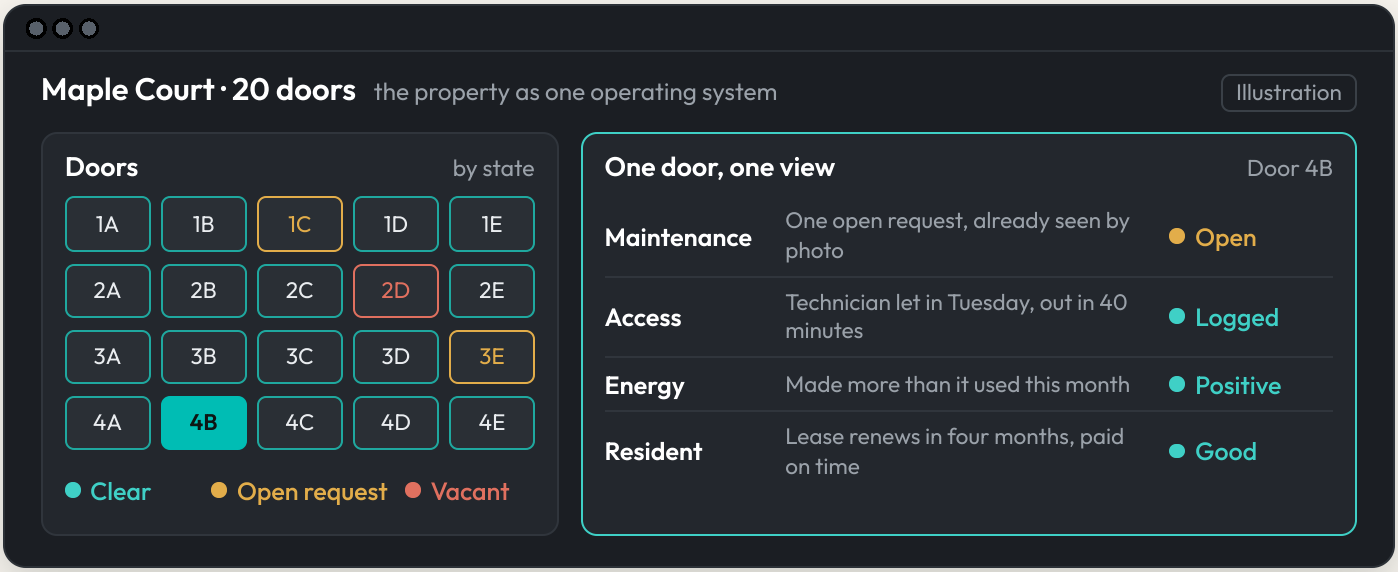
Building average, or door by door

The average says		The door says
"Maintenance is on budget"	→	**Three doors take a third of the trips**
"Occupancy is fine"	→	**The same doors sit empty longest every time**
"Raise rents across the board"	→	**Fix the doors that lose money first**

Examples of the kind of finding, not results.

The property as one operating system

Maintenance, access, energy and the resident usually live in four systems. Per-door economics needs them in one view.



What each part adds to the door's numbers

Maintenance
Look first, send once. Every trip is charged to its door.

Access
Let the right person in without a second appointment.

Energy
What the door makes and uses, as its own line.

Resident
Lease, payments and messages beside the costs they explain.

Six numbers per door

Net income per door
Everything in, less everything charged to it.

Revenue beyond rent
Energy, connectivity and services as a share of the door's total.

Maintenance per door
Cost and trips, ranked. The top ten doors are the agenda.

Days vacant per turn
Move-out to move-in, by door.

Cost per turn
Everything spent to make the door ready and lease it again.

Renewal rate
Leases renewed ÷ leases that came due.

> **About this guide:** it teaches the method. cAInopy is ImaginAItion Properties' offer for running a portfolio door by door. Ask us where it stands for a portfolio like yours.

Start with an AI Assessment
We take one building and build its per-door profit and loss from the systems you already have.

studios.imaginaitioninc.com/ai-assessment