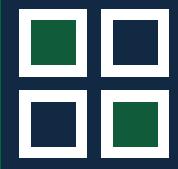


Capability Statement

Security Consulting for Developers & Investors



SP-EP.COM

Company Overview

SP-EP LLC (Serving People – Empowering People) is a security consulting firm specializing in community- and site-focused safety solutions for Multifamily Housing and Mixed-used Development assets.

We combine Environmental Design with data-driven analysis and practical implementation to reduce liability, enhance safety perception, and support resident retention.

Core Services

- **Pre-Acquisition & Due Diligence Security Risk Reviews**
- **Site Planning & Environmental Design Reviews** (concept through value-engineering)
- **Security Technology Strategy** (surveillance, access control, lighting) — vendor-agnostic
- **Property Risk Mapping & Hotspot Analysis** with prioritized action plans
- **Resident/Stakeholder Engagement** to support adoption and compliance
- **Policy & SOP Coaching** (visitor management, trespass/notice, lighting checks)

Value to Investors

- Lower liability and insurance exposure through proactive risk mitigation
- Fewer reactive security costs via targeted physical and environmental upgrades
- Faster lease-up and higher retention driven by safer site experiences
- Vendor-neutral guidance that ensures technology bids remain competitive and right-sized

Our Approach

Assessment – On-site evaluation, interviews, layout, and coverage review

Strategy – Apply Environmental Design identify high-opportunity improvements

Implementation – Tailored action plan, technology recommendations, and resident engagement

Differentiators

- Environmental Design-grounded, evidence-based, and vendor-agnostic approach
- Experience across housing authorities, mixed-income, and multifamily assets in the Carolinas and Southeast
- Practical 90-day playbooks that accelerate implementation and results

Past Performance

Metropolitan Development and Housing Agency – Nashville, TN (3/2025) Assessed the infrastructure of the Security Department and Program.

Housing Authority City of High Point – High Point, NC (3/2025) Conducted on-site consultations and assessments, including the placement of surveillance cameras

INLIVIAN – Charlotte, NC (10/2000)

Project-managed city-wide surveillance system (1,000+ cameras across 45+ sites). Developed and monitored public health and violence prevention initiatives.

List of Specific Pertinent Codes and Data

- 561621 Security System Monitoring Services
- 23810 Surveillance System (Installation)
- 541611 Consulting Services
- 61612 Security Guards and Patrol Services
- 7381 Security Guards Services

Company Data

CAGE Code: 9QDM9 **UEI:** GQ2YPBKXBQK9

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