



# How to Modernize Energy Buying Across Property Portfolios

A practical guide for property &  
commercial real estate teams

# Energy Is a Major Cost - Made Through Many Disconnected Decisions

Energy is one of the largest controllable operating expenses across a property portfolio - yet decisions are rarely managed as a single, continuous process.

Property teams make energy decisions across dozens or hundreds of sites, often at different times, under varying constraints, and with limited shared market context.

- Contracts lock in pricing for long periods
- Market conditions change continuously
- Timing differences across properties compound portfolio-wide impact

As a result, energy outcomes - including total cost and budget performance - are often driven by timing and fragmentation, not intent.

# Market Conditions Influence Outcomes, **Whether You're Watching or Not**

Energy markets move continuously, even when organizations aren't actively buying.

Prices change daily based on supply and demand, weather, fuel costs, grid conditions, and regional constraints - often outside typical contract renewal periods.

Yet most organizations still evaluate pricing on a fixed schedule.

**Short decision windows.**

**Long-term consequences.**

The difference is rarely intent - it's whether teams have early visibility and a structured way to evaluate options.

*Small timing differences can create multi-year budget impact.*

# Most Energy Decisions Are Still Driven by Contract Deadlines, and Manual Work

In many organizations, energy buying begins when a contract approaches expiration.

Pricing requests are sent → assumptions are revisited → emails and spreadsheets multiply as decisions are rushed - without a single system to preserve context.

This approach works operationally - but it compresses decisions into a narrow window, limits flexibility, and removes market context.

The process consumes time & outcomes often include higher costs and added budget pressure.

# When Decisions Are Driven by Deadlines, Urgency Replaces Context

## **What happens in practice:**

- Pricing is evaluated without broader market context
- Timing flexibility disappears as expiration approaches
- Teams are forced to act during potentially unfavorable conditions

## **The downstream impact:**

- Outcomes are harder to explain internally
- Budget variance appears after decisions are made
- Manual effort increases to answer questions later

**This risk isn't caused by poor execution. It's caused by lack of early visibility - and the absence of a structured system to support decisions.**

# Better Energy Decisions (and Less Manual Work) Start With Structure

Avoiding timing-driven outcomes doesn't require predicting markets or managing energy day to day. It requires early structure – so decisions aren't forced later.

What effective property teams put in place:

## **Know what's coming...early**

Visibility into renewals 12–24 months ahead preserves optionality.

## **Separate awareness from action**

Market insight creates context. Execution stays intentional.

## **Centralize information once**

Pricing, contracts, and decisions live in one system - not inboxes.

The goal isn't to do more.  
It's to make fewer, better-timed  
decisions, with clarity and confidence.

# Disciplined Energy Buying Works for You – Not the Other Way Around

Disciplined energy buying doesn't require teams to constantly monitor markets or manage timing themselves.

It puts a system in place that does the work before decisions are required.

- Market conditions are monitored early
- Pricing is evaluated in context
- Execution happens intentionally – not under deadline pressure
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The result is less back-and-forth, fewer reactive decisions, and a clear, defensible record of why actions were taken.

**Insight first.**

**Action when it matters.**

# What Good Energy Buying Looks Like Across a Portfolio

Energy buying maturity isn't about sophistication. It's about structure.

## **Good**

- Energy is renewed at expiration
- Decisions are operationally sound, but timing is constrained

## **Better**

- Pricing is reviewed earlier
- Visibility improves, but remains manual

## **Best**

- Market conditions are monitored continuously
- Pricing, contracts, and decisions are centralized in a single system of record

Decisions are easy to explain to owners, clients, or auditors - even years later - because the record already exists.

# A Simple Check: Is Your Buying Process Working as Intended?

You don't need to overhaul your approach to identify risk. A few questions can quickly reveal whether outcomes are driven by structure - or by timing and manual effort.

- Do we have visibility into market conditions outside renewal windows?
- Are decisions driven by insight - or by contract deadlines?
- Can we clearly explain why pricing was locked when it was?
- Are pricing, contracts, and assumptions centralized and accessible?
- How much time is spent answering client, leadership, or audit questions?

If these questions are difficult to answer, the issue is rarely execution. It's visibility, structure, and systemization.

# Disciplined energy buying without added burden

Disciplined energy buying doesn't require property teams to become market experts or take on additional operational work.

## **That's the problem Arise Energy was built to solve.**

Arise continuously monitors energy markets and refreshes pricing as conditions change - so decisions aren't limited to renewal deadlines or compressed timelines.

As the system of record for energy across property portfolios, Arise centralizes pricing, contracts, assumptions, and market context in one place - reducing back-and-forth and creating a durable record of decisions.

By combining purpose-built technology with experienced energy advisors, Arise brings structure to energy buying without adding operational drag.

## **What this enables**

- Ongoing visibility into market conditions
- Reduced timing risk
- Decisions that are easier to explain over time

## **Energy buying that runs on a system - not emails.**

# About Arise Energy

Arise Energy is a technology-enabled energy procurement platform designed for property portfolios.

We monitor markets continuously, automate pricing workflows, and support execution with experienced advisors - helping teams make better-timed, more defensible energy decisions with less manual effort.

**Get in touch or learn more**

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