



# NATURAL GAS REDEFINES TODAY'S MARKETPLACE

[CenterPointEnergy.com/multi-family](http://CenterPointEnergy.com/multi-family)

**Developer:**  
The Property Group  
**Development:**  
Montgomery Pines



*The Property Group has over 80 years of combined real estate experience with over one thousand units in and around the Houston area.*

**“Ultimately, we like to use natural gas water heating because it ends up being better for the resident.”**

*David Russell,  
Property Group Developer,  
The Property Group*

#### Developers benefit

- Flexible installation
- Works well with tight construction
- Maximizes margins on rental rates

#### Residents benefit

- Lower operating costs and long-term affordability
- Can heat water nearly twice as fast as electric water heaters
- Longer lasting supply of warm water

**Use our online Home Energy Costs and Emissions Calculator at [CenterPointEnergy.com/gasisbetter](http://CenterPointEnergy.com/gasisbetter) to measure how your equipment choices impact the environment.**

**Insist on natural gas... today's choice for a cleaner tomorrow.**



**The Natural Gas Advantage**

## Gas water heating with direct vent benefits developers and residents

*Direct venting works well with tight construction*

Montgomery Pines is 224 units of affordable housing in Montgomery County, located just north of Houston, Texas. Property Group developer David Russell made the decision to use natural gas water heating in this development to the benefit of customers and his company.

“I would recommend natural gas water heating because of the savings to the resident and the longevity of natural gas water heaters. Ultimately, we like to use natural gas water heating because it ends up being better for the resident. It is much less expensive to heat water with natural gas versus electric,” Russell said.

Operating costs of natural gas water heaters tend to be lower than electric water heaters. Natural gas water heating is not only beneficial to residents, but it also can be beneficial to developers. At Montgomery Pines, natural gas water heaters were installed using direct venting.

“The direct vent cuts down on our costs, because we have almost no internal piping. We don't have to go up through fire walls or pierce the roof in any way,” Russell said.

Direct vent water heaters are designed for installation where vertical chimneys or flues are not available or would be more expensive to install. The vents go directly through an outside wall.

“The only construction hurdle I had was with penetration points into the building with the natural gas meters. CenterPoint Energy simplified things by letting us go into the building at each point, which saved me money,” Russell said.

Natural gas is increasingly popular to install in multi-family developments. In addition to the financial benefits, the longer lasting supply of hot water, from an environmentally friendly fuel source, adds comfort to the lives of the families in these developments.

“I feel better at night knowing that I am using clean, affordable natural gas energy,” Russell added.



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