

**\$88,000**  
IN  
ANNUAL SAVINGS

# SUSTAINABLE CPC: A STUDY IN SAVINGS

Energy Retrofit & Modernization | Garden Style Complex



## BUILDING PROFILE

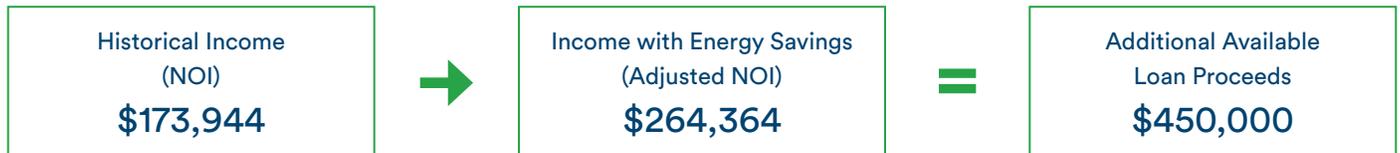
Year Constructed	1952-1956
Size	31 Buildings, 188 Apartments, 810 Rooms, 157,412 Gross Square Feet
HVAC System	Individual Gas Furnaces
Utilities Provided by Owner	Electricity, Gas, Water & Sewer

This complex was overdue for upgrades – individual gas furnaces, hot water heaters, and lighting fixtures were original to the buildings’ 1950s construction, and a lack of gutters was causing moisture problems in all buildings. CPC assisted the ownership by financing a comprehensive energy retrofit that improved resident health and comfort while drastically lowering their utility bills.

## PROJECT PROFILE

Loan Type	Construction and Permanent Loan
Loan Offering	\$1.1 million

## ADDITIONAL LOAN PROCEEDS SUPPORT ENERGY AND WATER EFFICIENCY



## SAVINGS SNAPSHOT

As a result of the extensive renovations and upgrades, the property reduced its gas bills by \$450 per dwelling unit and saved 24% on the total annual utility cost.

The new hot water heaters were so efficient that only 50% of the systems needed to be replaced; the rest were removed and discontinued.

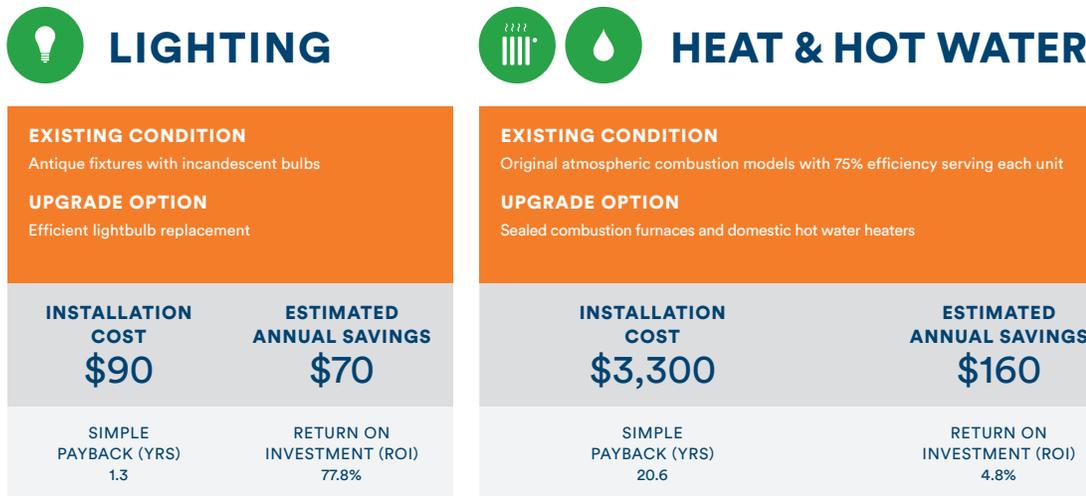
UTILITY	ANNUAL EXPENSE BEFORE (\$/APARTMENT)	ANNUAL EXPENSE AFTER (\$/APARTMENT)	EXPENSE DIFFERENCE
Heating (Gas)	\$560	\$360	-36%
Hot Water (Gas)	\$430	\$180	-58%
Electricity	\$520	\$530	+2%
Water & Sewer	\$440	\$410	-7%
<b>Total</b>	<b>\$1,950</b>	<b>\$1,480</b>	<b>-24%</b>

## UPGRADE COST AND SAVINGS

The graphic below outlines the cost and potential savings associated with upgrading certain components to new, energy efficient models. Use this graphic to help you estimate the cost savings of installing similar upgrades in your building.

## KEY

■ Per Apartment



## FEATURED UPGRADE SEALED COMBUSTION FURNACES & WATER HEATERS

Historically, atmospheric combustion was the standard technology for fuel-fired furnaces and hot water heaters. Today, sealed combustion technology is the new standard, and even a perfectly working atmospheric system is worth replacing for energy savings, safety, and tenant comfort. Replacing an atmospheric furnace goes hand in hand with other energy efficiency improvements – eliminating the need for indoor combustion air allows the building to have a tighter envelope while meeting code requirements. Unlike older technology, sealed combustion models carry little to no risk of toxic exhaust gases entering indoors, are smaller in size, and are easier to maintain.

## IS THIS UPGRADE RIGHT FOR YOU?

If any of the following apply, then yes!

- ✓ Old atmospheric furnaces, boilers, or hot water heaters
- ✓ Furnaces or hot water heaters serving individual units or larger systems serving an entire building