This property was renovated with partial funding from a city initiative to revitalize blighted areas of the community. The highlight of several green features is a 5 kilowatt (kW) solar photovoltaic (PV) array on the roof, which generates electricity for the common areas and is net-metered to the utility, allowing the owner to sell excess energy produced by the system back to the grid. Residential areas are served by efficient heating and cooling from a ground source heat pump system, which circulates groundwater from 21 wells under the parking lot.

The ground source heat pump and solar PV panels help offset the costs of this thoroughly renovated, energy efficient building.

### ADDITIONAL LOAN PROCEEDS SUPPORT ENERGY AND WATER EFFICIENCY

<table>
<thead>
<tr>
<th>Historical Income (NOI)</th>
<th>Income with Energy Savings (Adjusted NOI)</th>
<th>Additional Available Loan Proceeds</th>
</tr>
</thead>
<tbody>
<tr>
<td>$418,860</td>
<td>$439,860</td>
<td>$221,217</td>
</tr>
</tbody>
</table>

### SAVINGS SNAPSHOT

Compared to a conventionally designed building of similar size, the subject property saves 39% on total utility expenses.
MEASURE HIGHLIGHT: SOLAR PV SYSTEMS
Solar photovoltaic systems are an attractive opportunity to provide buildings with clean, renewable energy and reduce electricity costs—as well as display the owner’s commitment to sustainability. Cost and payback factors include the efficiency of the panels used, the mounting system required, the complexity of the installation, and the adequacy of the existing electrical system. Once installed, solar PV installations are durable, with a lifetime of up to 40 years, and are nearly maintenance-free. Solar installations should be coordinated with an experienced solar installer and a roofing contractor to avoid compromising the roof or roof warranty.

USEFUL TERMS
- **Net metering**: Allows excess energy generated to be transferred to the grid for credit from the utility. Not available in all municipalities and applications.
- **Distributed generation**: Power generation by smaller-scale technologies at or closer to the point of consumption. Bypasses inefficiencies in distribution and transmission associated with traditional, centralized power generation.

IS THIS UPGRADE RIGHT FOR YOU?
If any of the following apply, then yes!
- ✓ High electrical loads during the daytime
- ✓ Flat, unshaded, not currently utilized roof area
- ✓ Roofs that are new or due for replacement
- ✓ Space for a ground-mounted system

SCOPE OF WORK
- 5 kW solar PV array serving common areas, net metered to utility
- Thermally insulated windows
- Ground source heat pump heating and cooling
- Rainwater collection systems