

Cooper Square Realty, Inc. and FS Energy Partner With Energy Efficiency Experts Noble Conservation Solutions to Save Clients Big Money by Improving Efficiency of Their Properties

In search of ways to cut their customers' costs in these tight economic times, Cooper Square Realty found the perfect solution in energy efficiency. With the expert counsel of their energy advisors, FS Energy, Cooper Square discovered an incredible opportunity for their building owners to save money and go "green" at the same time. They found that not only do efficiency projects significantly cut energy costs, there are also utility rebates and tax incentives now available that cut the installation costs of these initiatives by up to 50 percent. The combination of much lower energy bills and these unprecedented incentives make the payback periods of such investments extremely short, usually less than 2 years and often times closer to one year. Knowing this, the only missing piece was finding a partner who could actually implement these measures.

Enter energy services company, Noble Conservation Solutions (NCS). With over 15 years of experience and expertise in the world of energy efficiency, NCS is well equipped to serve Cooper Square properties with the unique capacity to implement full-service, soup to nuts energy efficiency solutions. This includes the ability to conduct energy audits, design more energy-efficient systems, administer incentive money and install the actual efficiency measures. Such projects may involve lighting retrofits, water efficiency or new boilers, HVAC recommissioning or energy management systems and controls. One such project involved retrofitting lights in 82 parking garages for NYC Central Parking Systems, which saved the company over \$614,000 annually in electricity costs while also providing much more light. The ROI and payback on this project was less than 18 months. Other projects that NCS and Cooper Square are working on include the Plaza Hotel, Retail and Condos, The Howard, Carnegie and Madison Parq.

The synergy of Cooper Square relationships and Noble Conservation Solutions energy expertise provide fantastic opportunities to enhance client value. Cooper Square clients will benefit from the increased value of their properties through investments in new, more efficient systems, while also saving tens of thousands of dollars on ever-increasing energy costs. Cooper Square Realty, Inc. and FS Energy look forward to working with Noble Conservation Solutions to better serve Cooper Square clients by helping them do the right thing, economically and environmentally.