

Cooper Square Realty, Inc.: The Plaza Retail



<u>Energy Savings</u>		<u>Return on Investment</u>	
Annual	\$108,873.88	Project ROI	88.6%
Monthly	\$9,072.82	Project Payback in years	0.74
Daily	\$298.28	<i>(estimated at 35% tax bracket for EPACT)</i>	

<u>Investment and Rebate</u>		<u>Financing Option</u>	
Project Cost	\$215,886.68	Total to be financed	\$122,881.76
Less Utility Rebate	<u>\$93,004.92</u>	Loan term	18 months
Net Project Cost	\$122,881.76	Monthly payment	(\$7,267.26)
EPACT Tax Incentive	\$120,000.00	Monthly energy savings	<u>\$9,072.82</u>
Maintenance Savings	TBD	Net Cash Flow	\$1,805.56

Project Description and Deliverables:

- Retrofit fixtures, lamps and ballasts on 175 50-watt (fixture wattage) halogens in the Retail Open Hall to 35-watt (fixture wattage) PAR 20s.
- Change 180 60-watt (fixture wattage) incandescent bulbs to 4-watt (fixture wattage) LEDs.
- Replace incandescent bulbs on one 240-watt, two 360-watt, a 270-watt and a 750-watt (fixture wattage) chandeliers with 4-watt LEDs.
- Upgrade fixtures, lamps and ballasts on 500 120-watt (fixture wattage) T5HOs to 30-watt (fixture wattage) LED rope lighting.

Additional Benefits

- Every 2,700 w reduced = AC tonnage required reduced by 1 ton
- Electricity rates are in TODAY'S DOLLARS, will increase over time
- Ballasts warranted for 5 years, lamps warranted for 2-4 years
- Lower cost of future light bulb purchasing through Noble CS procurement program
- Maintenance costs will be reduced due to longer lamp life (from 8,000 hrs to 36,000 hrs)
- Increase or maintain light levels at significant energy reduction

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