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# The Energy Audit:

## Enhancing the Value of Your Buildings



# What do you gain by performing an energy audit?

A more valuable building with higher revenues.

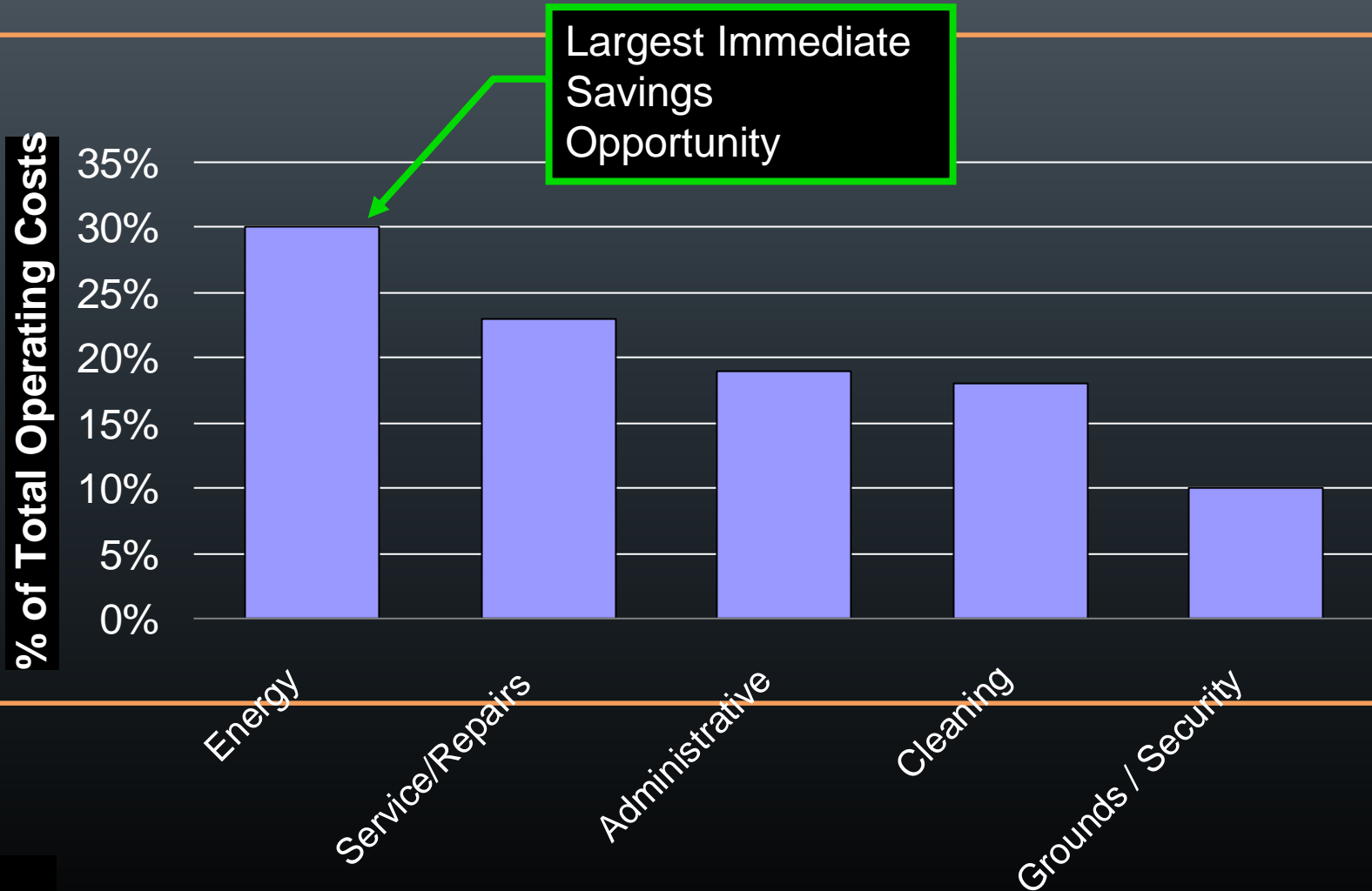


# Why perform an energy efficiency audit now?

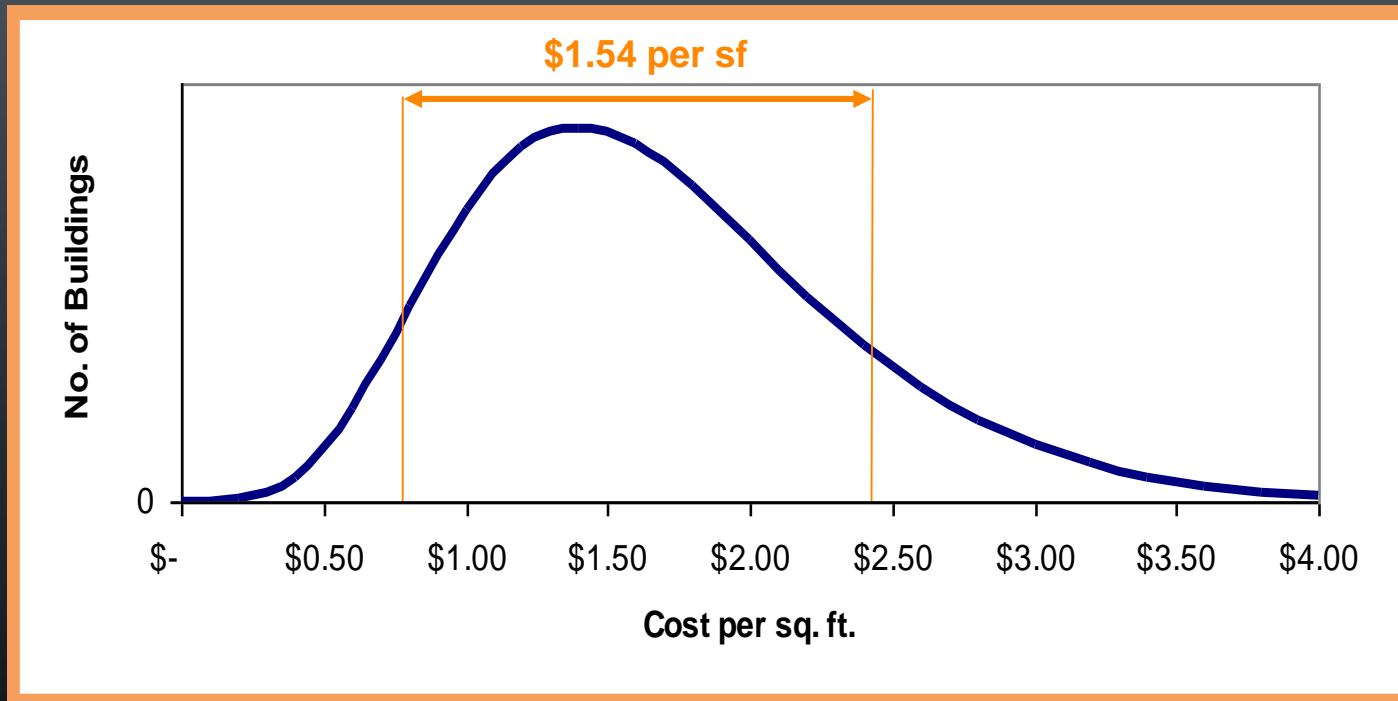
- Need to reduce operating costs
- Improve cash flow
- Pressure from tenants to go green



# Controllable Operating Costs



# Energy Star\* Building Efficiency Range 25<sup>th</sup> – 75<sup>th</sup> Percentile



**25<sup>th</sup> % = \$0.85/sq. ft.**

**75<sup>th</sup> % = \$2.39/sq. ft.**

\* Data from the US Environmental Protection Agency (EPA)

# Reducing Energy Costs

<b>MEASURES</b>	<b>Savings Estimate</b>	
	<b>%</b>	<b>\$</b>
Preventive Maintenance	7.0%	\$15,171
Occupant Behaviors	3.5%	\$7,585
Lighting	9.4%	\$20,372
Controls	7.3%	\$15,821
Equipment	3.5%	\$7,585
<b>T O T A L S</b>	<b>27.3%</b>	<b>\$59,089</b>

Savings assume 100,000 sf building with initial Energy Star rating of 50 with energy costs at \$0.09/per kWh. *Source: BOMA*

# Increased Value for Your Buildings

<b>Per Square Foot</b>	<b>Before</b>	<b>After</b>
Total Income	\$25.24	\$25.24
Less: Total Expenses	-12.95	-12.36
Equal: NOI	\$12.29	\$12.88
Capitalization Rate	8.18%	8.18%
Equal: Building Value per Square Foot	\$150.24	\$157.46
Value Created per Square Foot		\$7.22
Total Value Created (100,000 SF Building)		\$722,000

Using the hypothetical building in the previous slide, reducing building energy expenses by \$59,000 or \$0.59/SF, and using an 8.18% capitalization rate, a 100,000 SF building would increase in value by \$722,000.

# Next Steps

## eCO Zero has:

- ...benchmarking software to gauge your building's efficiency
- ...audit software to identify potential energy efficiency retrofits
- ... attractive price points

## Your next steps:

- ...run our eQuickCheck audit to determine your building's ranking
- Conduct more detailed audits to uncover energy retrofits with attractive returns on investment



# Contact Us



## eCO Zero LLC

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If you have the motivation, we look forward to working with you. Call us at 855-eCO-Zero (855.326.9376) or email us at [buildingowners@myecozero.com](mailto:buildingowners@myecozero.com) to start the process.

Please feel free to explore our website, [www.myecozero.com](http://www.myecozero.com), to learn more about our company and the many auditing products we provide.