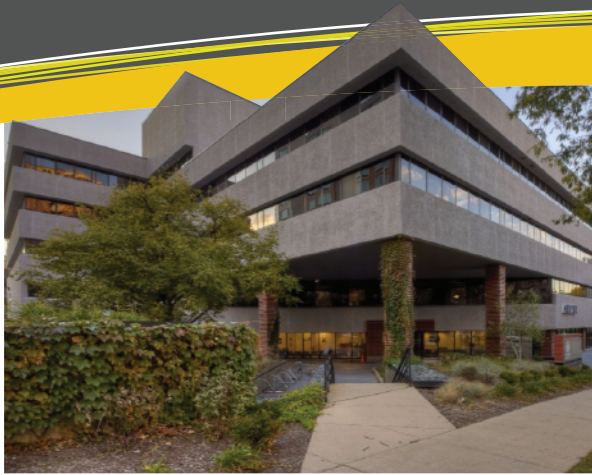


Commercial Real Estate Portfolio LED Lighting Upgrade

e3 LIGHTING

CASE STUDY



"Gathering and analyzing the information and data needed to make high quality decisions about energy savings is difficult and time consuming at best. Knowing E3's track record we were so confident that we made the decision to do the upgrade without a second thought."

– Nic Alexander
Director of commercial
Portfolio Management

Customer Needs

Turn Key Partner
Comprehensive Lighting Assessment
Precise Financial Pro Forma
Reduce Energy & Maintenance
Costs – Increase NOI
Financing

Scope

All common area lighting
including interior, underground
and surface parking lots

10 Facilities
421 Exterior Fixtures
555 Interior Fixtures



WI: 608-637-2499
MN: 612-888-9599

504 C East Decker Street
Viroqua, WI 54665

e3lighting.com

your LED expert

Project Description

Energy and maintenance cost reduction were the top priority for the Alexander Company a Madison, WI based CRE group. E3 brought together a project that increased the Net Operating Income while eliminating maintenance for 7 years using E3's extended service warranty.

The project consisted of all common areas including interior lighting along with underground and surface parking lighting for 10 facilities. E3 pre-paid and guaranteed all utility incentives and provided 2.5% on-bill financing to allow for a cashflow positive project from day 1.

Results

Investment Summary

Project Cost	\$ 255,755
Net Project Cost After Incentives	\$ 218,049
Return on Investment (10 Year)	304%
IRR	36.2%
Simple Payback (Years)	2.87

Total Savings (NPV, 5% Discount)	\$ 680,432
Energy (10 Year)	\$ 516,401
Replacement Costs (10 Year)	\$ 164,031

First Year Total Savings	\$ 75,912
Energy	\$ 57,612
Replacement Costs	\$ 18,300

6 Month Cost of Waiting	\$ 37,956
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