

# **GEMM** GEMM Project Example

*GEMM Modified this project example to protect the proprietary information of our client. We modified it proportionally so that the performance is identical.*

**Square Footage: 110,000**

**Year Built: 1988**

**The building 30 year old infrastructure and was underperforming with high per foot energy and maintenance costs. Our team uncovered an opportunity that included:**

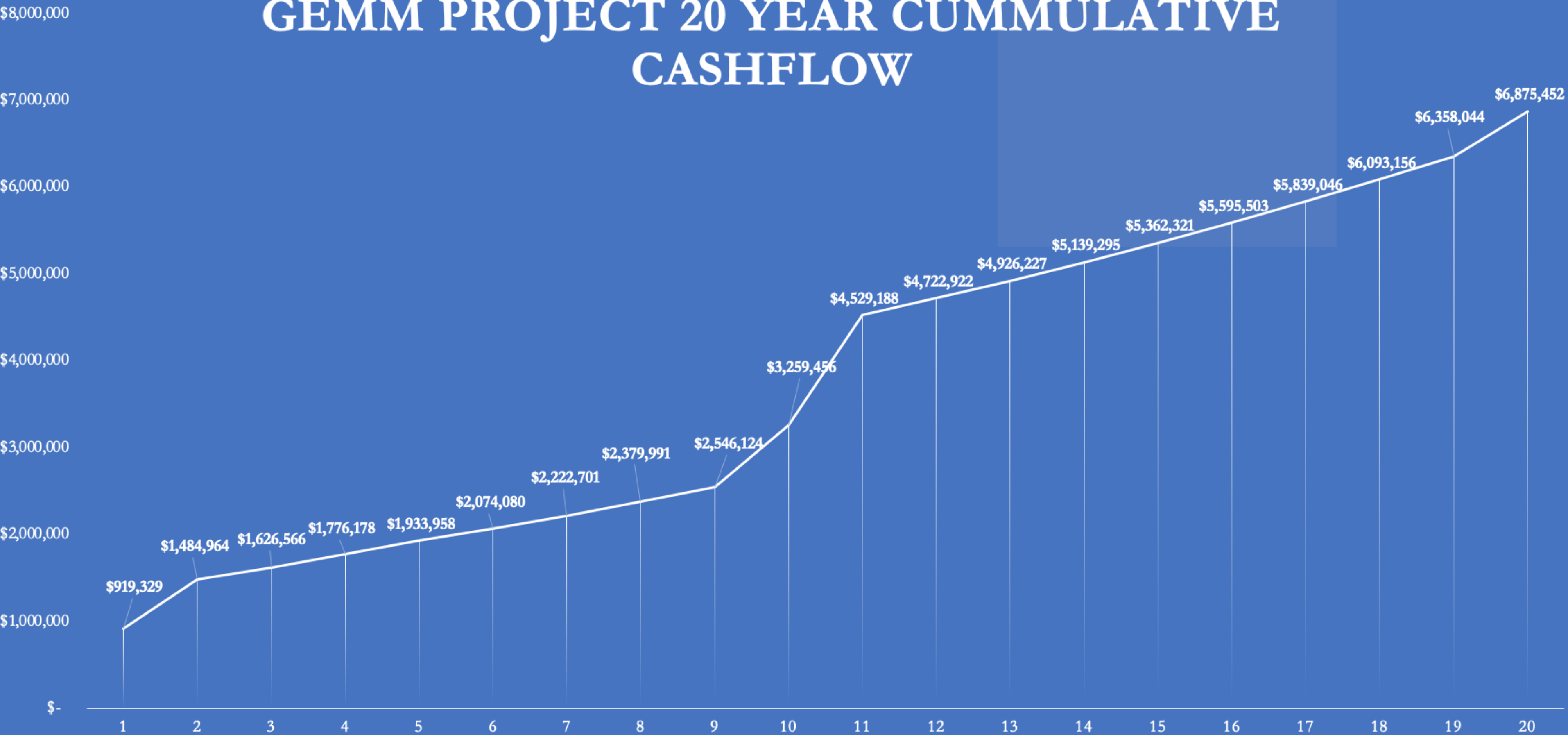
- **Net Zero Energy Performance**
- **Upgrades to the building systems**
  - **Lighting**
  - **Control Systems**
  - **Cooling Towers**
- **Addition of Parking Lot Solar**
- **Addition of Demand Response System**
  - **Advanced Energy Storage**
  - **Demand Controls**
  - **Generator**
- **Almost \$1M in Incentives**
- **Backup Power - Resilience**



## Summary of Benefits

1. Near Net Zero buildings garner National attention
2. The tenants pay for the upgrades through their savings
3. Value of the building goes up with no investment from Client
4. Over \$800,000 first year cash from depreciation
5. 100% Business continuity even through weather issues with backup power
6. Flagship of corporate energy savings guidelines for entire portfolio
7. EV Chargers will help employees as EV increases in popularity
8. DG capable generator will bring maximum flexibility when state starts subsidizing
9. Average 40% of today's bill savings netted to Client
10. Flexibility in sell of leases and flexibility in charging for utilities
11. \$5,000,000 of net cash flow is created throughout the project
12. No long term liability on balance sheet

# GEMM PROJECT 20 YEAR CUMMULATIVE CASHFLOW



**To see the full project example, provide us with your email and we'll get back to you right away!**