

Property Energy Report

*Simple energy improvement strategy
that's working for Bay Area PG&E customers.*

Sample CA Business



Opportunity for:

Annual cash flow: \$20,000 + per year.

- * Up to \$5M extra cash (lifetime) by avoiding PG&E costs.
- * Fund your projects, improvements, early retirement.

how

Target PG&E's highest Peak rates.

- * With a small battery + solar system design.

using

Your choice to control PG&E costs:

- * You purchase outright, or
- * 100% financing (you buy & operate), or
- * 100% done for you (we buy & operate).

California charges are among the highest commercial energy rates in the country.

Sample CA Business

**Do nothing /
status quo:**

**Install sustainable
battery + solar system:**

Cost of Electricity:

California avg Peak cost
\$0.55 / kWh
vs Us average \$0.16/kWh
344% higher than average

Levelized Cost of Electricity
\$0.03 / kWh
including stacked Federal
and State incentives

Annual Cost / Extra Cash:

Year 1 PG&E overpayment
\$51.8 k+
Direct, recurring NOI impact.

Year 1 Extra Cash
\$69.0 k+
Direct, recurring NOI impact.

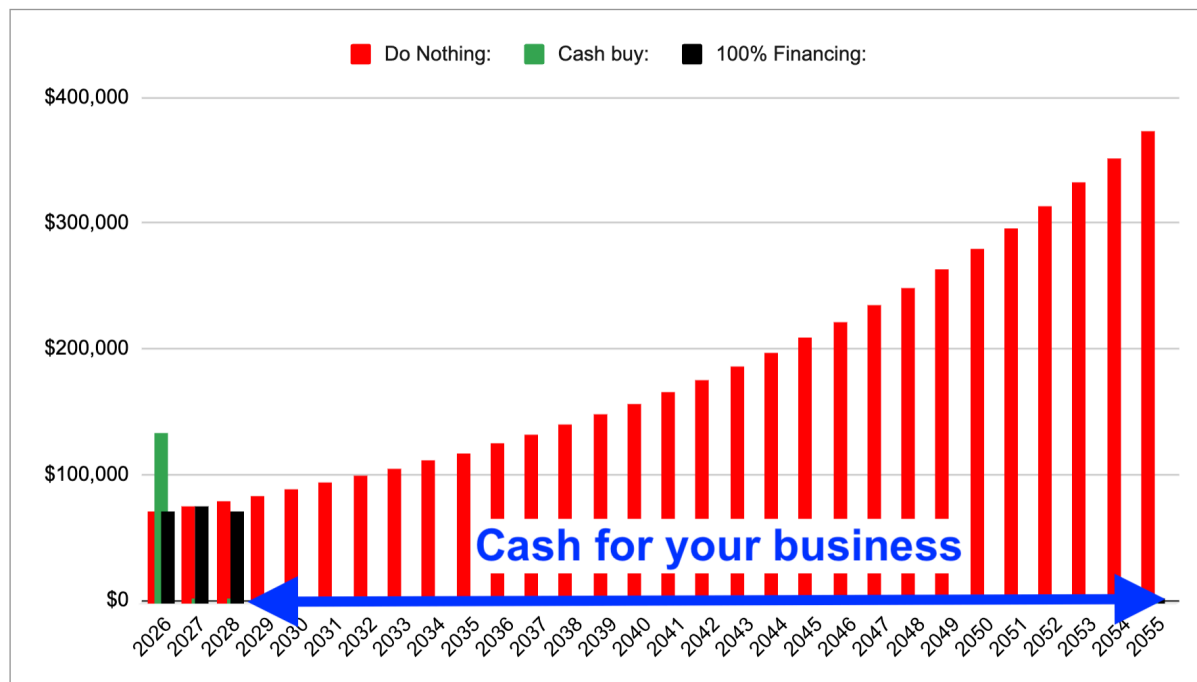
Lifetime Cost / Extra Cash:

PG&E cost over 30 years
\$5.4 M
Lifetime of a solar system.

Extra Cash for your Organization
\$5.3 M
Not paid to PG&E.

Keep your cash, instead of overpaying PG&E.

Sample CA Business



Do nothing: You will pay PG&E about **\$5,422,000** over the life of a battery and solar system.

Cash purchase: Your upfront cost is **\$452,500** and after-tax cost is **\$132,000**.

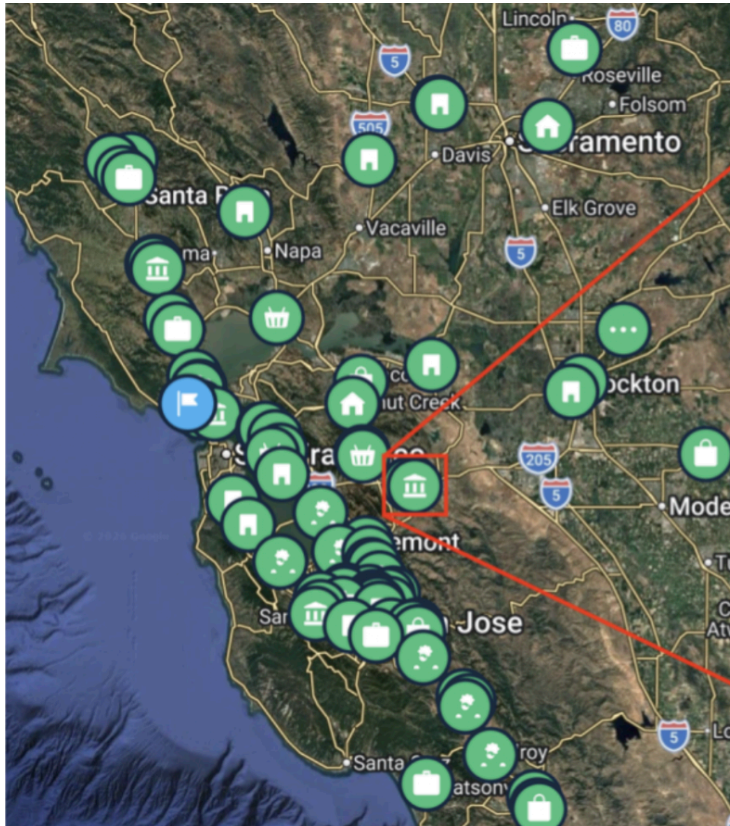
100% finance: Your upfront cost is \$0 and we will assist you with our lending partners. Your total payments will be about **\$211,000** over **3.1** years.

		Cost / kWh (LCOE)	Years until no pmts	Total Cost (30-yr after tax)	Cash for your business
Do nothing:		\$1.34	never	\$5,422,000	\$0
Cash purchase:		\$0.03	1.9	\$132,000	\$5,290,000
100% finance:		\$0.05	3.1	\$211,000	\$5,210,000
We buy for you:		\$0.95	never	\$3,843,000	\$1,580,000

We buy the system for you: Your upfront cost is \$0 and you receive a 30% discount to PG&E Peak rates for 30 years, plus EVC income, totalling about **\$1,580,000**

Many of your neighbors are already saving.

SolarPorts innovative designs offer recurring cash flow.



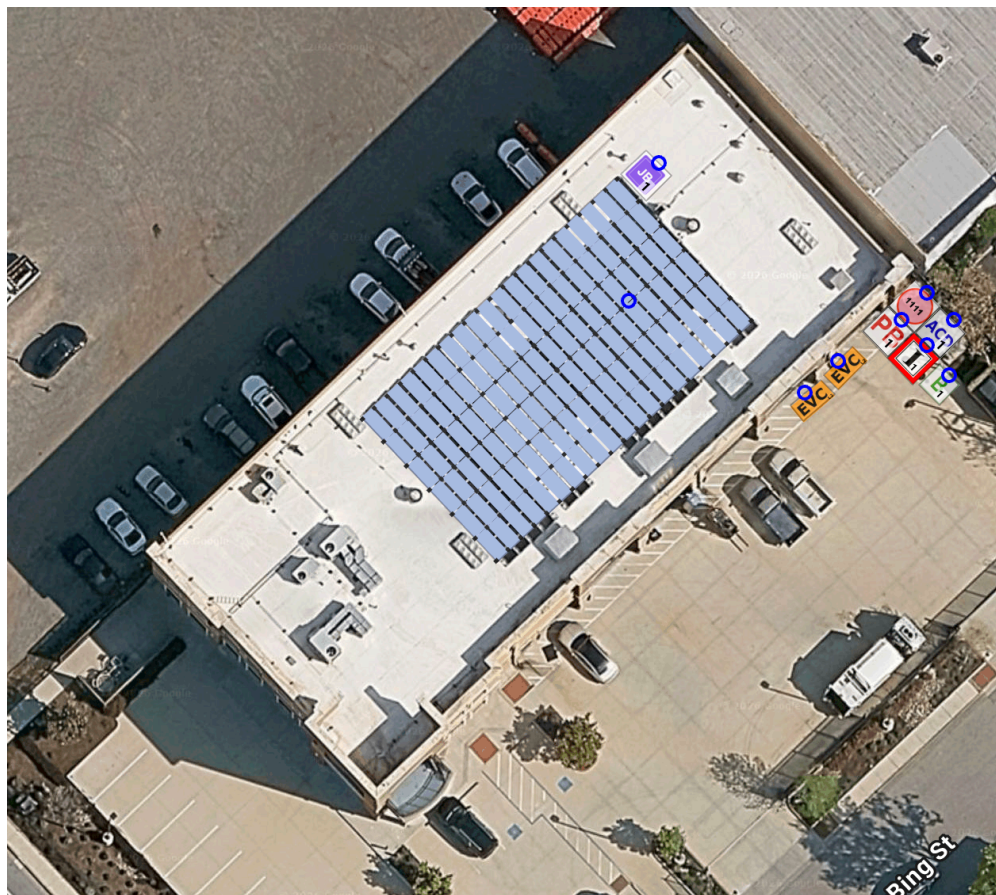
Hilton Extra Cash (est): Year 1: 375k, Life: \$28M

Proposed Property Improvement:

Battery + SolarPorts + EV Chargers.

Sample CA Business

Panels: 120 PV: 75 kW Battery: 1 EVCs: 2



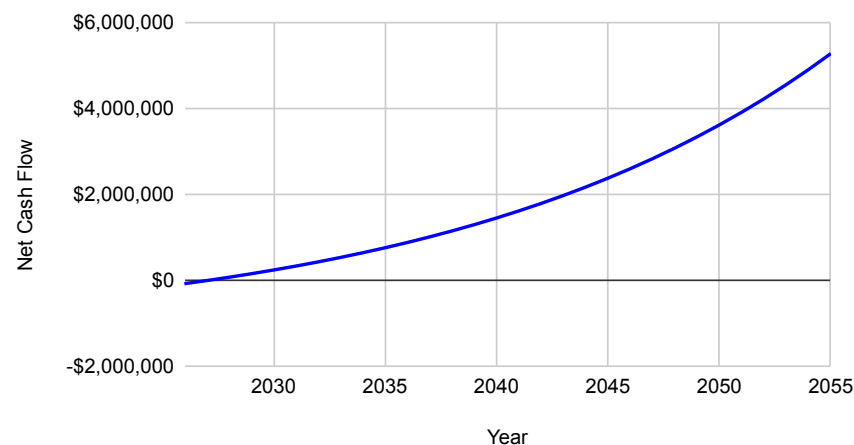
Target Cash Flow - Year 1

\$69,000

Target Cash Flow - Total

\$5,290,000

Breakeven - Net Cash Flow



Investment Breakdown

After-Tax Investment	\$131,737
(100% Finance OAC)	
Total Incentives	\$320,763
System Cost	\$452,500
(amount to finance)	
Payback formula	\$131,737
	/ \$69,000
	1.9 yrs

Current Incentives

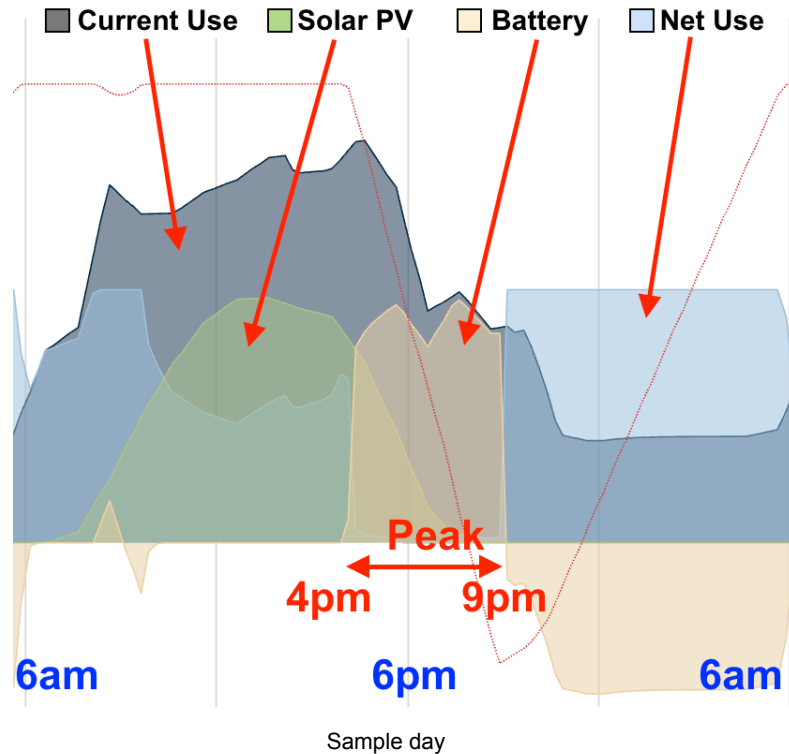
Investment Tax Credit (40%)	\$181,000
MACRS depreciation, federal & state savings, RECs	\$139,763
Total Incentives	\$320,763

Energy analysis detail.

Sample CA Business

Estimated Cash Flow:	\$68,600
Energy Savings:	\$51,800
EVC Income:	\$16,800

Estimated usage: 344,368 kWh		
Building	EV Chargers	
40,000 sf building	2 EVC	19.2 kW
16 kWh/sf/year	3 hrs / day usage	
302,368 kWh / year	42,000 kWh / year	



Bill Date Ranges			Energy Before B+PV		Energy After B+PV		Before B+PV	After B+PV
Start Date	End Date	Season	On Peak	Total (kWh)	On Peak	Total (kWh)	Total \$	Total \$
1/1/2025	2/1/2025	W1	6,467	25,256	6,130	19,776	\$9,710	\$7,623
2/1/2025	3/1/2025	W1	5,802	22,766	5,305	16,910	\$8,752	\$6,518
3/1/2025	4/1/2025	W2	6,346	25,442	4,358	14,965	\$9,678	\$5,744
4/1/2025	5/1/2025	W2	5,997	24,439	3,399	11,871	\$9,294	\$4,563
5/1/2025	6/1/2025	W2	6,242	25,395	3,139	10,050	\$9,657	\$3,871
6/1/2025	7/1/2025	S	7,012	25,515	3,314	9,334	\$10,836	\$4,028
7/1/2025	8/1/2025	S	7,275	26,469	3,408	9,870	\$11,241	\$4,248
8/1/2025	9/1/2025	S	7,337	26,611	4,005	11,487	\$11,302	\$4,937
9/1/2025	10/1/2025	S	6,248	25,026	4,087	13,102	\$10,587	\$5,590
10/1/2025	11/1/2025	W1	6,458	25,691	5,148	16,280	\$9,875	\$6,272
11/1/2025	12/1/2025	W1	6,293	24,456	6,066	18,528	\$9,403	\$7,147
12/1/2025	1/1/2026	W1	6,513	25,302	6,321	20,055	\$9,728	\$7,734
Total			77,990	302,368	54,680	172,228	\$120,063	\$68,276

EVC Usage: 42,000

Total Usage: 344,368

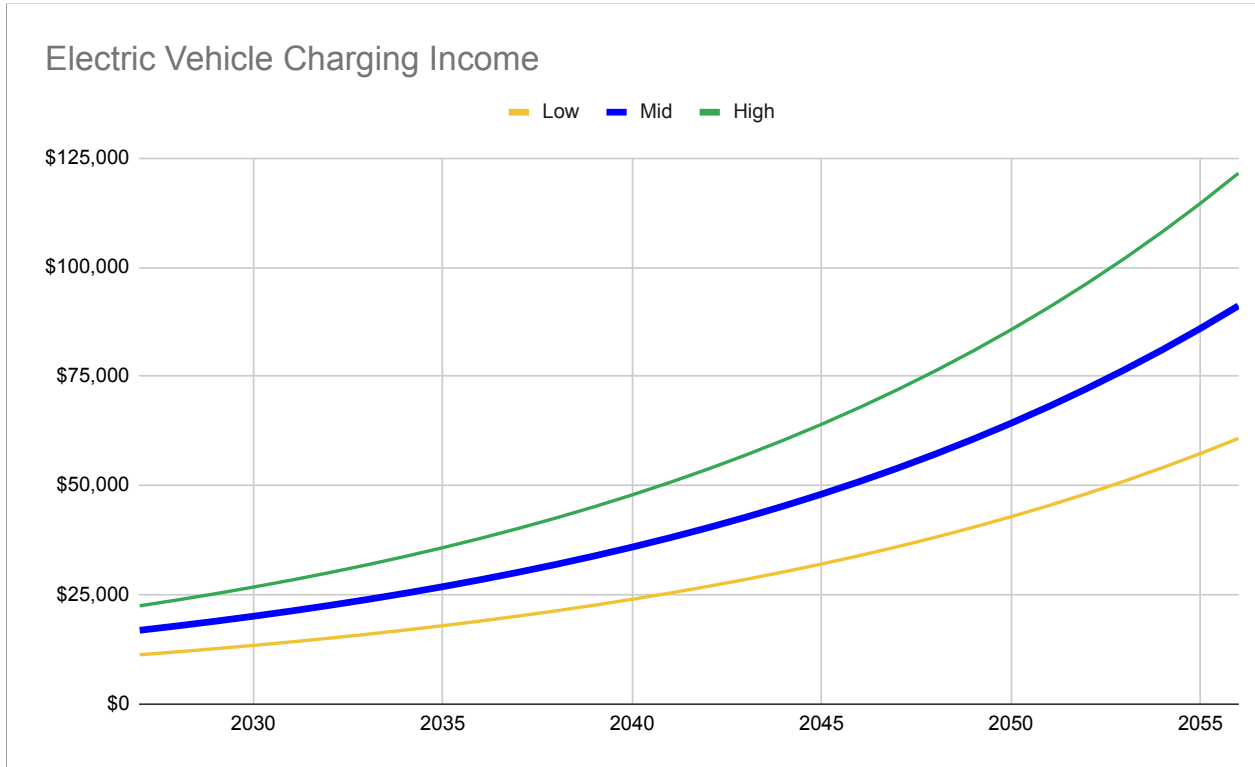
Savings:	\$51,787
EVC Income:	\$16,800

Electric Vehicle Charger (EVC) analysis.

Sample CA Business

Estimated EVC income			
	<u>Low</u>	<u>Mid</u>	<u>High</u>
Year 1:	\$11,200	\$16,800	\$22,400
Lifetime:	\$900,000	\$1,300,000	\$1,800,000

Assumptions		
2 EVCs	Level 2	19.2 kWh \$0.40 / kWh
3.0 hours / day usage	6.0% PG&E rate increase	
1.0 hours (+/- high/low)	Location quality: Excellent	

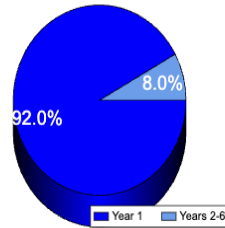


Tax incentives detail

Sample CA Business

Current incentives				
	Total	ITC	MACRS	Other
Year 1:	\$294,962	\$181,000	\$82,420	\$31,542
Lifetime:	\$320,763	\$181,000	\$108,021	\$31,742

Tax Incentives Detail							
Tax Basis	\$452,500	REC value	\$15	Invest Tax Credit	40%	ITC Sell rate	75%
Depr. Asset	\$362,000	SGIP rate	25%	Federal Tax Rate	21%	Fed MACRS sell rate	75%
Use Tax Incentives?	Keep			State Tax Rate	8.84%	State MACRS sell rate	75%
Incentives Value	Total Incentives	CA RECs	PG&E SGIP	Investment Tax Credit	Federal Savings	State Savings	MACRS Rate
\$294,962	\$294,962	\$31,342	\$200	\$181,000	\$76,020	\$6,400	20%
\$10,280	\$10,280		\$40			\$10,240	32%
\$6,184	\$6,184		\$40			\$6,144	19%
\$3,726	\$3,726		\$40			\$3,686	12%
\$3,726	\$3,726		\$40			\$3,686	12%
\$1,883	\$1,883		\$40			\$1,843	6%
\$320,763	\$320,763	\$31,342	\$400	\$181,000	\$76,020	\$32,001	100%



Domestic Content Bonus				
Product	Products Manufactured in USA	ALL Manufactured Products	Labor & Non Manufactured Products	System Total
Solar Panels	\$0	\$23,625	\$15,750	\$39,375
Purlins/Racking	\$105,000	\$105,000	\$26,250	\$131,250
Inverters	\$0	\$10,500	\$2,625	\$13,125
BOS	\$47,250	\$47,250	\$31,500	\$78,750
US Steel	\$0	\$0	\$0	\$0
Labor, conc, etc	\$0	\$0	\$0	\$0
Hardware	\$0	\$0	\$0	\$0
Level 2 EVC	\$0	\$0	\$0	\$0
Level 3 EVC	\$0	\$0	\$0	\$0
Batteries	\$0	\$80,000	\$80,000	\$160,000
Adjustment	-	-	-	\$0
TOTAL	57.2%	\$152,250	\$266,375	\$422,500
Total		Bonus		Before Bonus
Tax Credit		\$181,000	\$45,250	\$135,750

Select your cash flow.

If you do nothing, your electric costs are estimated at: **\$5,422,000**

There are three strategies to improve your property and significantly increase your Net Operating Income.

1. Buy.

Primary benefit:

Lowest cost / most cash flow

*Estimated recurring (increasing)
ANNUAL cash flow:*
\$68,587

Estimated TOTAL cash flow:
\$5,290,000

Total after-tax cost:
\$132,000

Initial investment:
\$452,500

2. 100% financed.

Primary benefit:

\$0 up front / large cash flow

*Estimated recurring (increasing)
ANNUAL cash flow:*
\$68,587

Estimated TOTAL cash flow:
\$5,210,000

Total after-tax cost:
\$211,000

Initial investment:
\$0

3. Done for you.

Primary benefit:

**Simple - No risk - Immediate
(and recurring) cash flow.**

*Estimated recurring (increasing)
ANNUAL cash flow:*
\$21,000

Estimated TOTAL cash flow:
\$1,580,000

Total after-tax cost:
\$3,843,000

Initial investment:
\$0