

Property Energy Report

Energy Saving Strategy.



SAMPLE CALIFORNIA BUSINESS

Opportunity for:

Immediate Cash Flow.

\$6.4 Million NOI gain by avoiding highest costs in US.

with

Small System Design.

Targets Peak and Demand charge reduction.

using

Simple 100% Financing.

Industry leading 1.4 year payback with no CapEx.

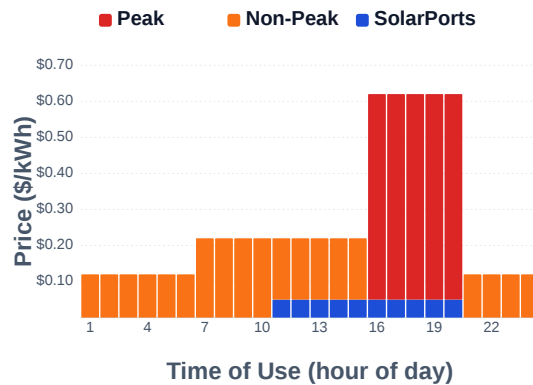
Target Peak and Demand charges. Eliminate inflation.

PEAK ~\$0.44 **NON-PEAK** ~\$0.15

DEMAND ~\$49.00

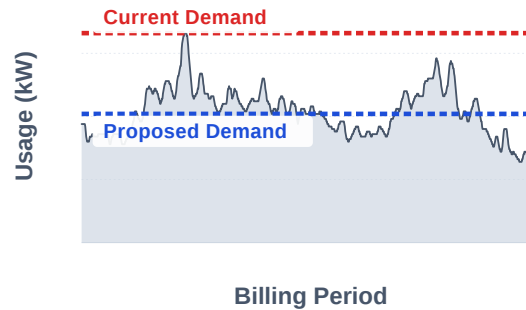
INFLATION ~7% -9%

"Peak" prices.
~3x non-peak.



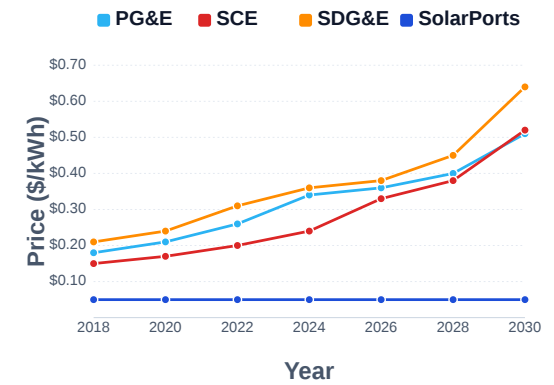
Source: Utility filings

"Demand" Charges.
~40% of most bills.



Source: Actual hotel usage, Company analysis

Electric Cost Inflation.
~7% CAGR



Source: Utility filings, Company analysis

Battery shifts your Time of Use away from high Peak prices.

Solar and Battery reduce your high Demand charges.

Self-generating Solar eliminates rapidly rising utility costs.

California has among the highest energy costs in the US.

SAMPLE CALIFORNIA BUSINESS is overpaying for electricity

California Energy Cost

\$0.55 / kWh

vs US average \$0.16/kWh — 344% higher than average.
Growing to \$1.44/kWh over lifetime.

Year 1 NOI Gain

\$86,500 / year

Direct, recurring NOI impact — your monthly \$6,800 bill works for you instead. Year 1 includes 6% estimated annual utility rate increase.

California businesses pay

3× US average

Driven by wildfires, lawsuits, and Investor-Owned Utility profits.

Lifetime NOI Gain

\$6,431,000

Total recurring savings captured over the system's operating life.

SolarPorts Cost

\$0.03 / kWh

Including stacked Federal and State incentives.

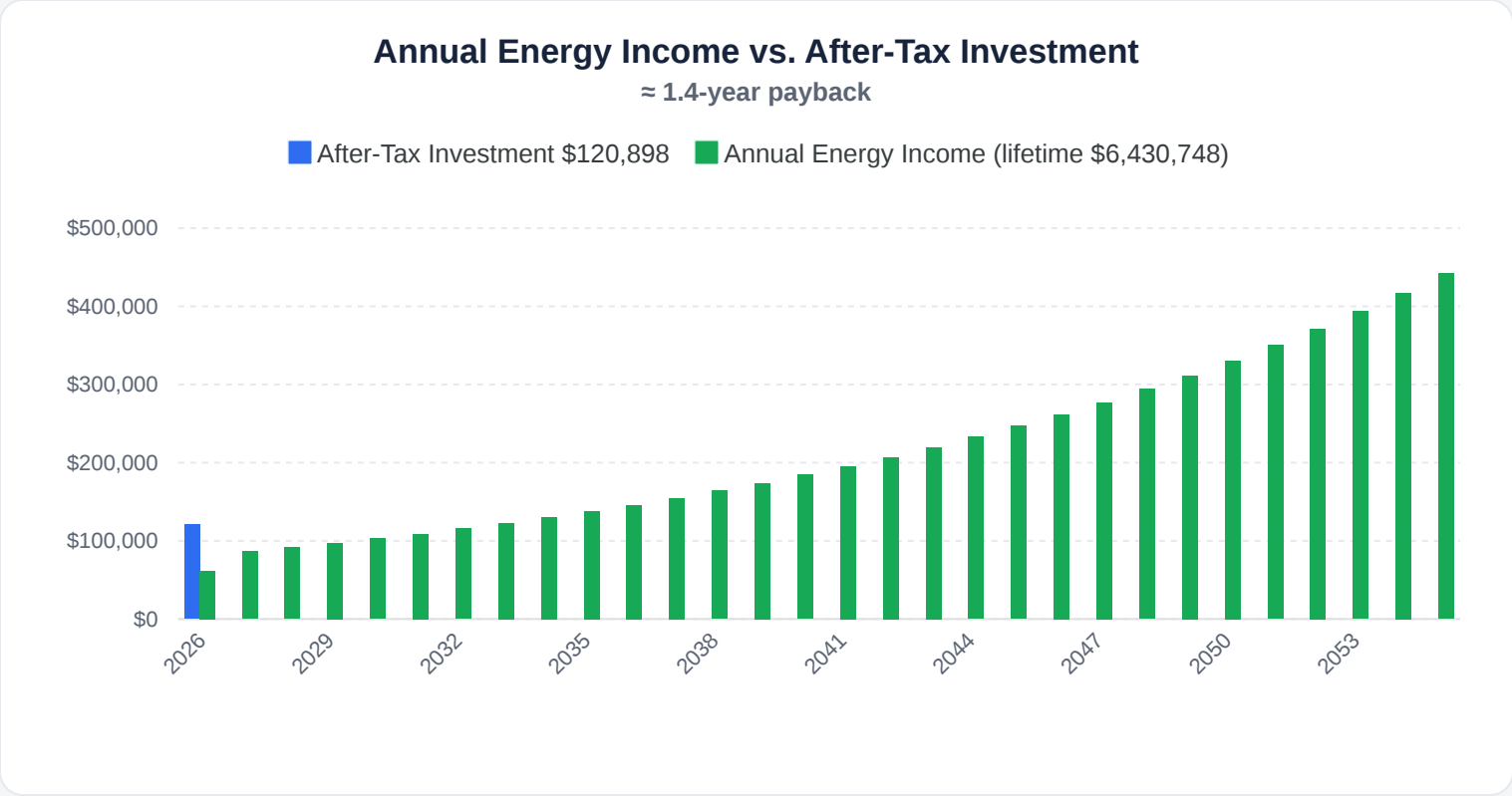
Business Value Gain

\$8,800,000 / site

Capitalized lifetime property value increase at a 5% cap rate.

30-year energy savings.

Electric Payments SAMPLE CALIFORNIA BUSINESS



	Annual income* (starting – increasing)	Cost / kWh (today)	Total cost (30-year after-tax)	Cost / kWh (LCOE)
	\$0	\$0.55	\$6,431,000	\$1.44
	\$86,500	\$0.03	\$120,898	\$0.03

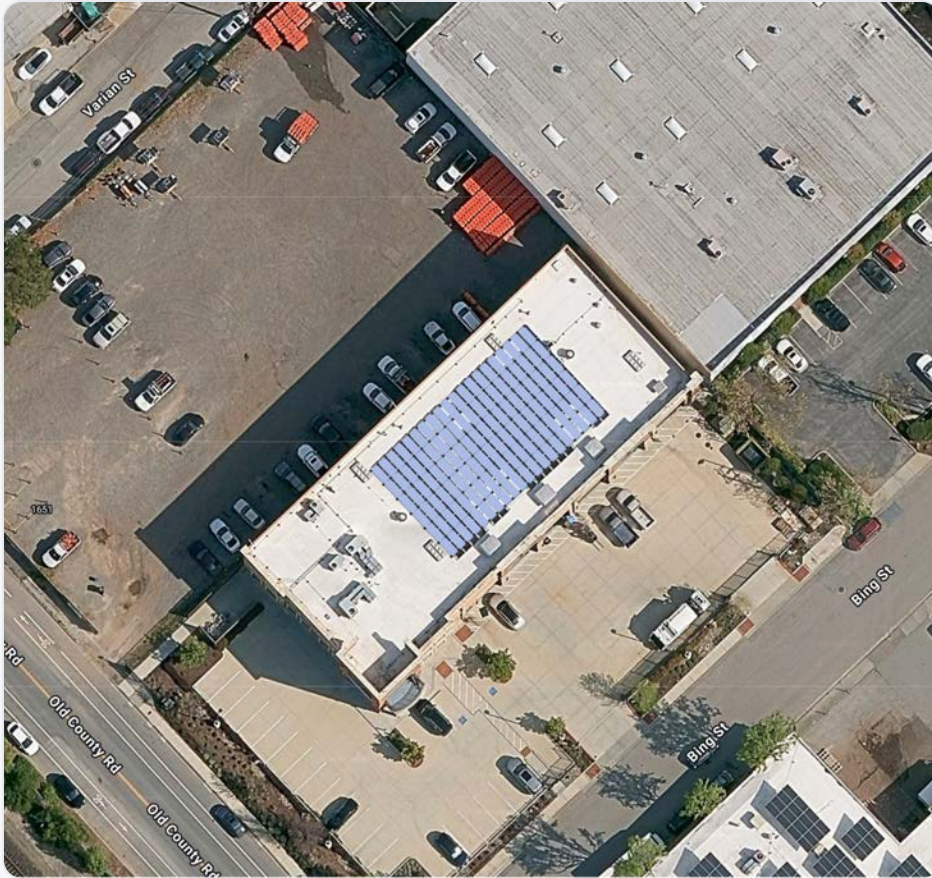
* Starting annual income. It grows every year with the 6% estimated annual utility rate increase, which is already applied to year 1.

Proposed System.

PANELS 120

PV 75 kW DC

BATTERY 1



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Annual Target Savings

\$86,500 / year

Year-1 cash-flow gain from your proposed system, including 6% estimated annual utility rate increase.

Estimated Monthly Savings

\$6,800

Estimated usage is easily adjusted for actual usage.

Business Value Gain

\$8,800,000

Lifetime property value increase, capitalized at a 5% cap rate.

Industry leading payback time.

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Investment Breakdown

After-Tax Investment (100% finance OAC) **\$120,898**

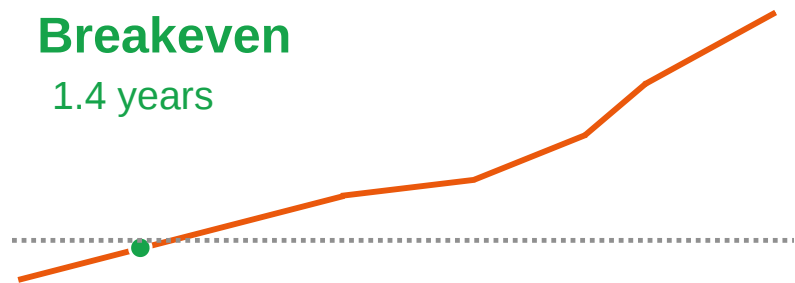
Total Incentives **\$301,602**

System Cost (amount to finance) **\$422,500**

Payback Formula **$\$120,898 \div \$86,500/\text{yr} \approx 1.4 \text{ years}$**

Cumulative Payback Timeline

Breakeven
1.4 years



Cumulative Income vs. Breakeven Line — Industry Leading Payback

Historically high incentives.

Secure your \$301,602 in incentives before they expire — SAMPLE CALIFORNIA BUSINESS

Current Incentives

Maximum stacked incentives available

Current solar incentives are the largest ever offered.

Investment Tax Credit (40%)	\$169,000
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MACRS depreciation, federal & state savings, RECs	\$132,602
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Total Incentives	\$301,602
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Big Beautiful Bill Deadlines

Time Running Out

Incentives reduce significantly after these deadlines.

Project Start Deadline	2026
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Must begin construction

Completion Deadline	Dec 2027
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Must be operational

Miss these deadlines = lose \$169,000 in incentives.

The Roadmap.

Four steps to lock **\$301,602** in ITC incentives.

Step 1: We analyze your energy usage and propose a custom system.

Step 2: Financial submission / one-day evaluation, using pre-approved lenders.

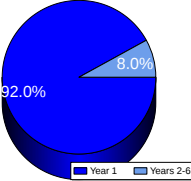
Step 3: You review and approve the economics.

Step 4: We file your plans, install your system, monitor your savings.

Stacked tax incentives.

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Tax Incentives Detail

Tax Incentives Detail							
Tax Basis	\$422,500	REC value	\$15	Invest Tax Credit	40%	ITC Sell rate	75%
Depr. Asset	\$338,000	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
\$277,498	\$277,498	\$31,342	\$200	\$169,000	\$70,980	\$5,976	20%
\$9,601	\$9,601		\$40			\$9,561	32%
\$5,777	\$5,777		\$40			\$5,737	19%
\$3,482	\$3,482		\$40			\$3,442	12%
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\$1,761	\$1,761		\$40			\$1,721	6%
\$301,602	\$301,602	\$31,342	\$400	\$169,000	\$70,980	\$29,879	100%

Domestic Content Bonus

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	\$156,125	\$422,500
		Total	Bonus	Before Bonus	
Tax Credit		\$169,000	\$42,250		\$126,750