



HSRE has the REIT Stuff — and the energy efficiency to prove it

PORTFOLIO

GreenGen retrofits on just these three buildings equate to powering 235 homes annually or growing 940 acres of forest



Asset Facts

Dates Built	1996, 1999, 2012
Total Square Feet	269,230
Asset Type	Portfolio of 3 Medical Office Buildings

Project Facts

Annual Energy Savings	1,413,498 kWh
Annual Energy Reduction (%)	18.4
Annual Savings	\$199,245
Gross Investment	\$1,854,560
Rebates	\$581,349
Rebates as % of Total Project Cost	31.3
Net Investment	\$1,273,211
Net Payback	6.4 years

ROI 16%

Challenge

GreenGen was engaged by Harrison Street Real Estate Capital (HSRE) to assess a portfolio of recently-acquired medical office buildings in the MidAtlantic area. At the conclusion of the assessment process, the Maryland Energy Administration released the EmPower Maryland Energy Efficiency Challenge. Two of the three assessed buildings met and exceeded the 20% minimum energy reduction threshold across three major building systems. GreenGen applied for and secured over \$580k in state and utility incentives on behalf of ownership, which funded approximately 40% of the total project cost. The installation was coordinated with the building staff to minimize the impact on daily operations so most work was completed after hours and during the weekend.

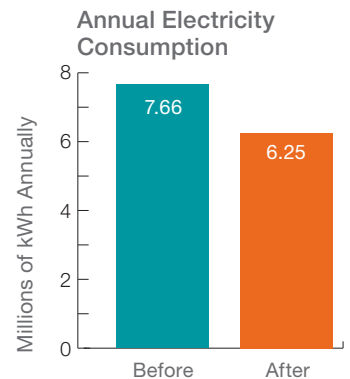
Our Solution

We installed all of the following:

- Interior LED lighting
- Exterior LED lighting
- Occupancy sensors
- Variable frequency drives
- High efficiency chillers
- Building Management Systems
- Predictive Energy Optimization System

Energy Savings – 18%

- Average reduction of energy consumption across the three buildings is 21%
- Annual savings exceed \$200k on annual basis
- Increased asset value by approximately \$3.5M



How can we help you? Please contact Green Generation Solutions at info@greengenerationsolutions.com or 301.202.2930