



CASE STUDY

Multi-Properties, Inc./Eagles Crest Apartments Harrisburg, Pennsylvania

Over the past year, Multi-Properties, Inc., a real estate investment and property management company, has launched energy efficiency projects throughout a number of its apartment complexes in Pennsylvania. At Eagles Crest apartments in Harrisburg, for example, GreenTech Energy Services was hired to retrofit the lights in public areas such as the fitness center, clubhouse, maintenance shop, building entrances and hallways. In addition, occupancy sensors were installed and aging thermostats in each apartment were replaced with programmable thermostats, which allow the tenants to program times and temperature for automatic operation.



The upgrade brought all the lights into compliance with federal energy standards, significantly lowered energy consumption, and slashed maintenance costs. Thanks to generous utility rebates and tax breaks, the project paid for itself in just a few months, while permanently lowering the complex's utility bills. At the same time, the aesthetics, comfort, safety and security in all the apartments and common areas were significantly improved.

SAVINGS

Program Cost	\$71,087
Utility Rebate	\$47,584
EPACT Tax Savings	\$17,772
Payback Period	0.3
KW Saved	47
KWH Saved	199,221
Energy Savings	\$19,922
Operational Savings	\$2,133
Total Savings	\$22,055

ENVIRONMENTAL IMPACT

Reduction in Carbon Dioxide (pounds)	298,831
Reduction in Sulfur Dioxide (grams)	1,115,636
Reduction in Nitrogen Oxide (grams)	498,052

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