



Toilet Monitoring and leak detection billing)		(NO	Baseline - amount spent on utilities over a one year time period	Amount spent on utilities after monitoring	Difference between baseline expense and utilities expense after monitoring
Total number of apartments	288				
Occupancy % during baseline period	95%				
Occupied apartments during the billing period	274				
Estimated Conservation savings on water and sewer due to monitoring		savings % >	10.0%		
Water and sewer dollars start date	11/1/2014	ACTUAL			
Water and sewer dollars end date	4/30/2015	\$57,892			
Days	181	ESTIMATE			
Yearly water and sewer dollars for apartments which can be monitored		\$115,784	\$104,205	\$11,578	
		ACTUAL			
Total water consumed during billing period 11/1/14 through 4/30/15		4,520,164	gallons		
		ESTIMATE			
Yearly water gallons for apartments which can be monitored		9,040,328	8,136,295	gallons	
Gallons per apartment per day during (estimated)	91.1	70 to 90 gallons standard	82.0	gallons	
Potential gallons per apartment per day saved			9		

Toilet Monitoring and leak detection (NO billing)		
NET OPERATING INCOME	Estimated Monthly	Estimated Yearly
Current amount spent on water	\$9,649	\$115,784
Amount spent on water (after monitoring)	\$8,684	\$104,205
Amount saved on water (conservation)	\$965	\$11,578

Total investment for water monitoring (and per apartment price)	\$46,000	\$160
Return on Investment water monitoring	25.17%	
Simple payback	3.97	years
Capitalization rate	7.00%	
Increase in property valuation	\$165,406	