



<b>Sub Metering Water (tenant billing)</b>		Baseline - amount spent on utilities over a one year time period	Amount spent on utilities after sub metering	Difference between baseline expense and utilities expense after sub metering
Total number of apartments	108			
Occupancy % during baseline period	95%			
Occupied apartments during the billing period	103			
Estimated conservation savings on water and sewer due to sub metering		savings % >	30.0%	
Water and sewer dollars start date	4/30/2014	Yearly ESTIMATE		
Water and sewer dollars end date	1/5/2015	\$83,729		
Days	250	ESTIMATE		
	YEARLY	\$122,244		
Laundry Room water and sewer consumption	8%	\$9,780		
		ESTIMATE		
Yearly water and sewer dollars for apartments which can be sub metered		\$112,465	\$78,725	\$33,739
		Yearly ESTIMATE		
Total water consumed during billing period 5/3/14 through 1/5/15		5,938,000	gallons	
	YEARLY	8,669,480	gallons	
		ESTIMATE		
Laundry Room Usage consumption	8%	693,558	gallons	
		ESTIMATE		
Yearly water gallons for apartments which can be sub metered		7,975,922	5,583,145	gallons
Gallons per apartment per day during (estimated)	212.2	70 to 90 gallons standard	148.5	gallons
Potential gallons saved per apartment per day			64	

<b>Collections - CASH IN</b>	
Future occupancy % (after sub metering)	95%
Occupied apartments (after sub metering)	103
Water consumption billed to occupied apartments	\$78,725
Average monthly water bill per occupied apartment	\$63.69



Monthly billing fee per apartment (water- this fee assumes a billing company fee)	\$5.00			
Number of months in a year	12			
Total new yearly billing fees billed to apartment			\$6,180	
Collections (utility bills)			\$78,725	
Collections % (on utility bills)			94%	
Net collections on utility bills			\$74,002	
<b>TOTAL</b>			\$80,182	
<u>Metering Service fee - CASH OUT</u>				
Yearly billing fees billed to owner for all apartments			\$6,480	
		Baseline	Yearly spend after sub	Savings
<u>NET UTILITY EXPENSE WATER and ENERGY</u>	excludes common area	\$112,465	\$5,024	\$107,441
<b><u>RENT CONCESSION</u></b>				
Rent concession per apartment per month			\$0.00	
Rent concession per apartment per year			\$0	
Rent concession factored for occupancy rate per year			\$0	
		Baseline	Yearly spend after sub	Savings
<b>TOTAL</b>		\$112,465	\$5,024	\$107,441

<b>Sub Metering Water (tenant billing)</b>		
NET OPERATING INCOME	Estimate monthly	Estimated Yearly
Current amount spent on domestic water (excluding Laundry consumption) Estimate	\$9,372	\$112,465
Amount spent for domestic water after sub metering water	\$419	\$5,024
<b>NET operating income INCREASE (due to sub metering water)</b>	<b>\$8,953</b>	<b>\$107,441</b>
Amount saved on domestic water (due to conservation)	\$2,812	\$33,739
Amount collected from residents for domestic water	\$6,167	\$74,002
Amount of rent concession	\$0	\$0
Amount of domestic water billing fees (NET)	(\$25)	(\$300)
		<b>\$107,441</b>

Total investment for water sub metering and per apartment price	\$96,978	\$898
Return on Investment water sub metering	110.79%	
Simple payback	0.90	years
Capitalization rate	7.00%	
Increase in property valuation	\$1,534,875	