



# SOLAR INCOME STRATEGY FOR COMMERCIAL PROPERTY OWNERS

## BASE SCENARIO

Building Size = 70,000 sq. ft. (NNN Lease)  
Annual Electricity Consumption : 750,000 kWh  
Utility Rate: \$0.24 / kWh  
Tenant Electricity Cost: \$180,000



## NEW SCENARIO

Based on space available, a 290 kW solar system is installed.

### Building Electricity Effect:

Old Bill	\$180,000
New Bill	- \$102,000
Total	\$78,000 electricity savings*

\*Increases annually.

EVA Green Power is committed the goal of energy independence, reduced costs and improved operations.

Are you a commercial property owner looking to increase profitability?

Call us at  
(760) 279-8890

Email us at  
info@evagreenpower.com

5927 Balfour Ct. Suite 213  
Carlsbad CA 92008

www.evagreenpower.com





## INCOME STRATEGY 1: POWER PURCHASE AGREEMENT

- EVA Green Power Installs Solar System at no upfront cost to owner.
- EVA Green Power maintains solar system for 20 years.



Tenant Economics*			
Old		New	
Electricity Cost	\$180,000	Electricity Cost	\$102,000
		Rent Increase	\$71,500
<b>Total</b>	<b>\$180,000</b>	<b>Total</b>	<b>\$173,500</b>
<b>Tenant Saves \$6,500 Annually</b>			

Property Owner Economics*		
Rent Increase	\$71,500	<b>Property Owner earns additional Net Operating Income of <u>\$19,500</u> annually.</b>
PPA Cost	-52,000	
<b>Total</b>	<b>\$19,500</b>	

\*Assumes electricity solar profit is split 75/25 between owner and tenant respectively.

## INCOME STRATEGY 2: CASH PURCHASE

- **Owner purchases system.** Maintenance is done by the owner, or a maintenance agreement is made with EVA Green Power.



Tenant Economics*			
Old		New	
Electricity Cost	\$180,000	Electricity Cost	\$102,000
		Rent Increase	\$58,500
<b>Total</b>	<b>\$180,000</b>	<b>Total</b>	<b>\$160,500</b>
<b>Tenant Saves \$19,500 annually</b>			

Property Owner Economics*			
<b>System Setup Costs</b>		Break-even	4.4 years
Solar System Cost	\$580,000	<b>Property Owner earns additional Net Operating Income of <u>\$58,500</u> annually after break-even.</b>	
Federal Tax Credit	-174,000		
Federal-MACRS Bonus	-147,900		
<b>Net Costs</b>	<b>\$258,100</b>		

\*Assumes electricity solar profit is split 75/25 between owner and tenant respectively.