

Energy Efficient Commercial Buildings Tax Deduction

**Build green,
Save energy,
Earn money,
Accelerated tax savings**
EPAct 2005-179D



The Commercial Building Tax Deduction of up to \$1.80 per sqft for energy efficient improvements to commercial buildings makes it easier and cheaper than ever to make green improvements to the Indoor Lighting System, HVAC/hot water system, and Building Envelope of your building.

Start with an all LEED AP+ (Leadership in Energy and Environmental Design) caste of employees, add in Commissioning Agents, Building Scientists, and Financial Analysts and you will understand why Environmental Building Strategies is readily equipped to help you reduce your energy consumption and realize your financial goals. In an effort to deliver financially savvy solutions to the Commercial Real Estate Industry, Sourcecorp and EBS have joined forces combining their green building know-how and their fiscal expertise.



Pay Less Tax.
Save More Money.™



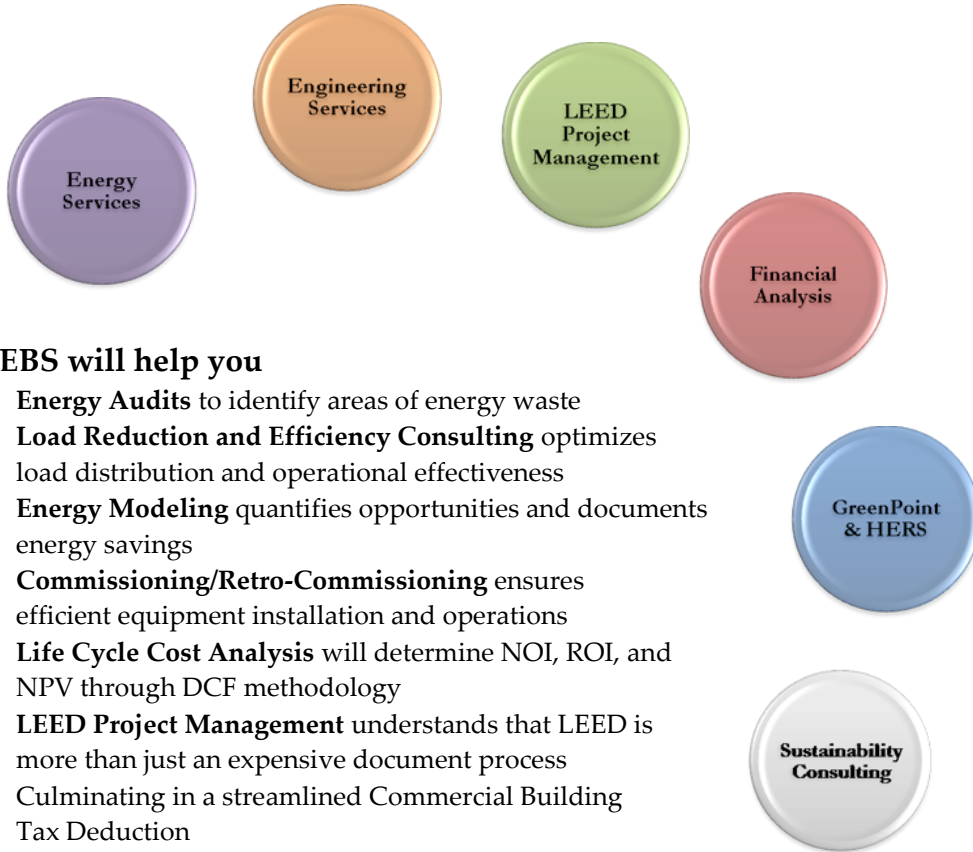
Is the CBTD for you?

- Buildings installed and located in the US within the scope of ASHRAE/IESNA 90.1-2001
- Any new construction or existing building retrofit
- Any building that is not a single-family house, multifamily structures three stories or fewer above grade, or a manufactured house (mobile or modular home)
- Property placed in service after December 31, 2005, and prior to January 1, 2014

Energy Efficient Improvements

- Interior Lighting Systems, HVAC and hot water systems, Building Envelope incentives available
- 20-50% reductions over ASHRAE/IESNA 90.1-2001 standards limits barriers to entry.
- Most upgrades are cash flow positive from day 1, why not add in some tax benefit?

For a 100,000 sqft Building		
Whole Building Maximum Deduction \$1.80 per sqft	Electric Utility Bills \$1.10 per sq ft/year energy savings	Net Present Value 10 years 10% discount rate
\$180,000	\$110,000 annually	\$500,000+ NPV



How EBS will help you

- **Energy Audits** to identify areas of energy waste
- **Load Reduction and Efficiency Consulting** optimizes load distribution and operational effectiveness
- **Energy Modeling** quantifies opportunities and documents energy savings
- **Commissioning/Retro-Commissioning** ensures efficient equipment installation and operations
- **Life Cycle Cost Analysis** will determine NOI, ROI, and NPV through DCF methodology
- **LEED Project Management** understands that LEED is more than just an expensive document process
Culminating in a streamlined Commercial Building Tax Deduction

Environmental Building Strategies "Optimizing the Value of Sustainability"

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