…G2B gets its name from the notion of Green to Blue – Applying green values and methods in business to achieving blue seas, blue skies, and blue chip returns.

Introducing…

The Efficient Real Estate Investment Fund

Aaron Fairchild, Managing Partner
Seattle, Washington

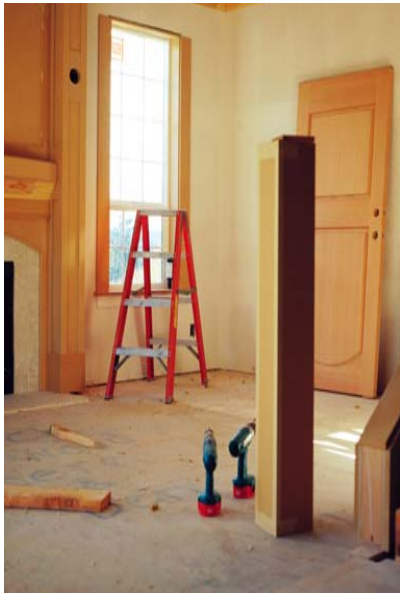
The Efficient Real Estate Investment Fund

- Model:$50m
  - Acquire roughly 500 properties in Seattle
  - Energy efficient retrofit **(PRE AND POST AUDITS)**
  - Reposition as energy efficient homes for rent
  - 50% - 60% Leverage
  - Measure, Manage, Monitor
- Exit based on market conditions

Real Estate Markets

Program Channels

Acquisition



Construction

Property Management

Finance

Louisville Real Estate Market

Market indicators suggest that Louisville has a fundamentally sound real estate market for patient capital investment…

- Stable housing market
- Affordable housing prices
- Active distressed market with 30+% discounts to retail market
- Healthy employment base
  - GE, Wal-Mart, Citi Group, Toyota, Hitachi, Siemens

2007 or Later Certified Built Green, Energy Star, and LEED For Homes: SEATTLE (Sept. 2007 through May 2009)

	Non Certified	Certified Homes	Percentage Change
# of Homes Sold	1,411	627	30.8%
Median Square Ft	1,500	1,455	-3.0%
Median Sold Price	$ 399,990	$ 417,000	***4.3%***
Median Days on Market	50	38	-24.0%
Price/SF	$ 267	$ 287	***7.5%***

Transparency

properties | overview | investors

EFFICIENT REAL ESTATE INVESTMENT FUND
LOGGED IN AS HOLLAND | LOGOUT

4316 36th Ave NE Seattle

G2B: Case Study 3

Purchase Price: $247,000
(purchased on 2009-01-22)
Construction Cost: $105,000
Total Cost: $352,000
Estimate of Completed Market Value: $525,000
% Cost to Value Ratio: 67%

Bed/Bath: 2/1.0
Sq Ft: 1,040
Style: 1+Basement

Pre Construction EPS: 138
Post Construction EPS: 66
Appraisal: cs3 appraisal.pdf

Play > ‹ Prev Next ›

cs3 demo'd back

Acquisition Narrative

G2B Ventures was given a first look at this hypothetical case study the first day it was listed on the NWMLS. The property was listed for eleven days before a cash buyer out it under contract and closed after 30 days. Estimate of current repaired market value is

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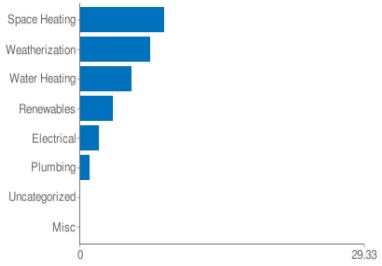
Overview of Fund Values

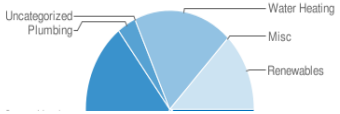
5	68%	76.3	29.33
PROPERTIES	COST TO VALUE RATIO	AVERAGE POST-CONSTRUCTION EPS SCORE	ESTIMATED TONS OF GREENHOUSE GASES MITIGATED

5
NUMBER OF CARS REMOVED EACH YEAR BASED ON ESTIMATED CARBON OFF-SET

ESTIMATED TONS OF GREENHOUSE GASES MITIGATED PER MEASURE CATEGORY



PERCENTAGE OF TOTAL ESTIMATED GREENHOUSE GASES MITIGATED PER MEASURE CATEGORY



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Questions?

Kentucky: Finance Cabinet - Clean Energy Corps - Internet Explorer provided by Dell
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Why Energy Efficient Retrofits?

1. PROSPERITY

   "More efficient communities are more prosperous communities"

2. JOB CREATION

   "When people associate their livelihood with what is good for the planet, they value the health of the planet…"

3. GREENHOUSE GAS EMISSIONS

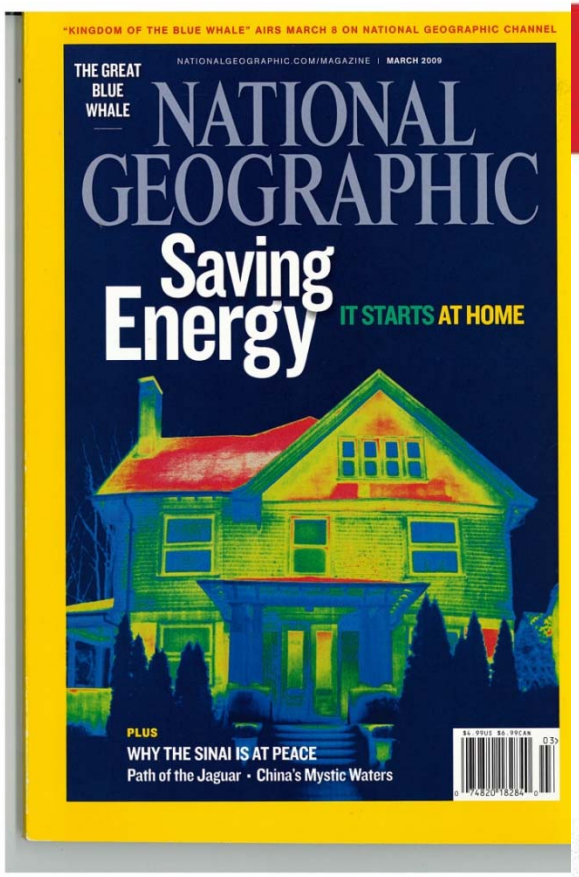
   "Coal and Cars"

Today's technology…

According to EPA car = 12,100 lbs. GHG

Installed Measure	Total Cost	kWh Savings/Year	Carbon Savings / lbs	Dollar savings per kWh
CFL Fixtures "lamp"	$ 500	490	760	$ 31.85
CFL Lamps "bulb"	$ 60	660	1,023	$ 42.90
Air Sealing	$ 1,000	1,250	1,938	$ 81.25
Insulation	$ 2,000	350	543	$ 22.75
Faucets/showerheads	$ 60	272	422	$ 17.68
Furnace	$ 4,500	2,600	4,030	$ 169.00
Tankless Water Heater	$ 2,400	2,100	3,255	$ 136.50
Duct Sealing	$ 800	1,750	2,713	$ 113.75
Totals	**$ 11,320**	**9,472**	**14,682**	**$ 615.68**

Timing…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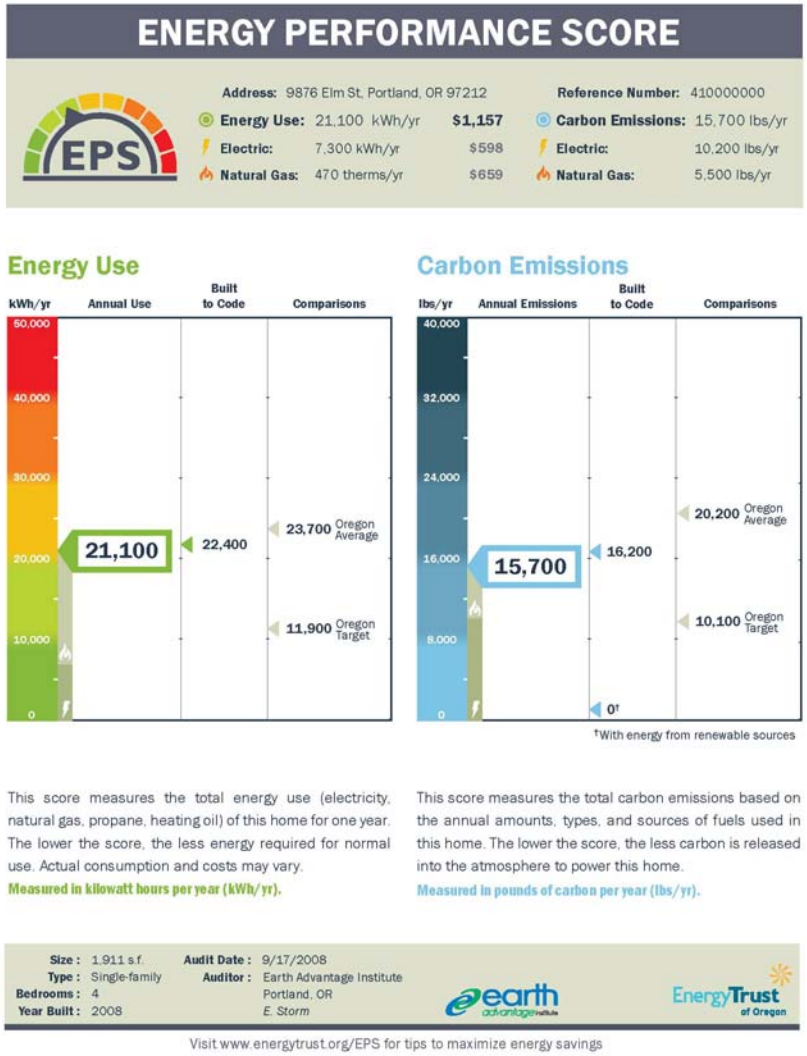
What is an EE Retrofit?