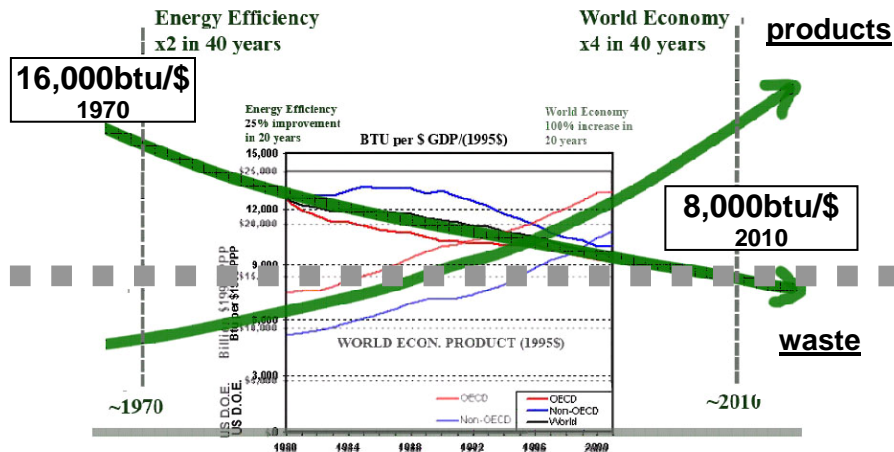


Dollars use a share of the economy's total energy use



ENERGY BALANCE: Prior - 30.5xSite Prop. - 161xsite Comp. - 61xsite

\$1 uses ~16 to 8kbtu, equiv ~0.2 to 0.1 SF/yr PV - www.synapse9.com/design/dollarshadow.htm

Building Footprint v. Area of PV for Total Energy Use

Prior Use -11,000 sf site, 3 fl brownstones 14@18'x30' +

Est. rent \$250/mo	\$0.042m
People \$ = rent * 3	\$0.126m
Inflation = x10	\$1.68m
\$ Shadow @16000btu/\$	26,880mbtu
\$ Shadow @ .2sf/\$	336ksf =580'sq
Balance	30.5xSite 125'x2688'ht

Proposed Use - 11,000 sf site w/ 55,000 sf bldg, \$1,400/sf proj

\$77m proj, amort @ 10%/yr	\$7.7m
Operations est	\$10m
\$ Shadow @8000btu/\$	141.6mbtu
\$ Shadow @ .1sf/\$	1.77msf =1330'sq
Balance	161xSite 125'x14,168'ht

ENVIRON
40 yr growth at
3 1/2% = x4\$
=>x2btu

TARGET
Prior + 50% growth
= 61xSite or 40%
Compensation
Prop - Target
= 100xSite

