

CHP BUSINESS IMPACT SCENARIO

Sheraton Inner Harbor Hotel Baltimore, Maryland USA

Guest Rooms:	196	Kilowatt Hours Intensity per SF: 14.2 ¹
Estimated Square Feet:	145,693	Cubic Feet NG Intensity per SF: 44.6 ²

	“As-Is” Utility-Sourced Electricity	“To-Be” Combined Heat & Power
Electricity Kilowatt Hours (KWH)		
Total KWH Consumption	2,068,841	2,068,841
Cost per KWH ³	\$0.093	\$0.000
Utility Service Charges ³	38,522	\$1,200
Total Electricity Costs	240,761	\$1,200
Natural Gas Dekatherms (DTH)		
Electricity Generation (DTH)	-	7,059
CHP Recapture (DTH)	-	(5,588)
Space & Water Heating (DTH) ⁴	5,588	5,588
Cooking & Other (DTH)	910	910
Net DTH Consumption	6,498	7,969
Cost per DTH ⁵	\$11.44	\$9.72
Total Natural Gas Costs	\$74,336	\$77,490
Total Energy Costs	\$315,097	\$78,690
Impact on Year 1 EBITDA (Cash Flow)		\$236,408
Ten-Year Cash Flows from EBITDA, including maintenance costs		\$3,073,953
Impact on Sell Price in Year 11 @ EBITDA Selling Multiple x 12		\$4,140,347
Total Value Created from Ten-Year Cash Flows + Sell Price		\$7,214,300
Internal Rate of Return (IRR), not including incentives		47%
Metric Tons of Carbon Dioxide (CO2) Reduced Annually⁶		814 (65%)

1. Source: US Energy Information Administration KWh intensity for lodging facilities in mild climates

2. Source: US Energy Information Administration Natural Gas intensity for lodging facilities in mild climates

3. Source: US Energy Information Administration KWh average commercial prices 2023 in MD, plus estimated service charge from utility

4. Source: US Energy Information Administration; Space & Water Heating composes 86% of a hotels NG use

5. Source: US Energy Information Administration DTH average commercial prices 2023 in MD; "To-Be" scenario assumes 15% discount from hedging

6. Source: US Environmental Protection Agency Greenhouse Equivalencies Calculator