

ENERGY TO POWER HOTEL PROFITS



Who We Are

Inn+elect is a management consultancy helping hotel investors boost profitability by cutting costs and unlocking new revenue from energy infrastructure. With hospitality and global consulting expertise, we focus on what investors care about most—profits. Backed by world-class technology partners, we offer turnkey solutions, including financing and grant writing, to make the transition simple and seamless.



Combined Heat and Power (CHP)

CHP generates low-cost, on-site electricity and recycles waste heat—cutting expenses and boosting cash flow. It's a smart, sustainable upgrade with fast payback in any economy, delivering \$500 to \$1,500 in net annual cash flow per room and increasing both NOI and asset value, while reducing CO2.



Solar Carport Systems

With 44% of travelers seeking visible sustainability, solar carports offer a smart solution—lowering energy costs, boosting curb appeal, and generating revenue from premium parking. Paired with CHP, they unlock incentives and drive asset value. Sustainability meets strategy.



Capital-Free Solutions

Hedging and power purchase agreements (PPAs) help hotels cut energy costs without upfront investment. Hedging secures long-term natural gas and electricity rates, protecting against price spikes. PPAs enable hotels to install on-site CHP and solar at no cost, buying discounted power from a third party.

Rooftop CHP Systems Power Hotels, Cut Costs and Carbon

The Opportunity

Combined Heat and Power (CHP) systems generate electricity and capture waste heat for use, achieving up to 80% efficiency. Ideal for hotels, CHP has been successfully installed on rooftops—making it perfect for urban settings where space is limited. It cuts energy costs, reduces emissions, and boosts resilience.

Location: San Juan, PR

Number of Rooms	200
Hotel Square Feet	150,000

Current State

Combined Heat and Power

Electricity Costs

Kilowatt Hours (KWh) Used	2,235,000
All-In Price per KWh	\$044
Total Electricity Costs	\$983,300

Kilowatt Hours (KWh) Used	2,235,000
All-In Price per KWh	\$0.00
Total Electricity Costs	\$0

Natural Gas Usage (MCF)

Electricity Generation	0
Space/Water Heating	3,200
Space/Water Heating Net	3,200
Other	565

Electricity Generation	24,513
Space/Water Heating	(3,200)
Space/Water Heating Net	0
Other	565

Natural Gas Costs

CHP Maintenance	\$0
Total NG Usage	\$3,765
Price per MCF of NG	\$10.52
Total Natural Gas Costs	\$39,608

CHP Maintenance	\$37.995
Total NG Usage	25,078
Price per MCF of NG	\$10.52
Total Natural Gas Costs	\$301,818

Energy Costs

Total Energy Costs	\$1,023,006
---------------------------	--------------------

Total Energy Costs	\$301,818
---------------------------	------------------

Value Creation

NOI Increase	\$0
Asset Value Increase (12x)	\$0

NOI Increase*	\$721,190
Asset Value Increase (12x)	\$8,654,280

*Capital costs not included

Solar Carports Cut Costs, Improve Guest Experience and Generate Revenue

The Opportunity

Solar carports transform underutilized parking lots into valuable income streams, with business travelers often willing to pay for covered parking that provides protection from the elements and reflects a visible commitment to sustainability.

Location: San Juan, PR

Number of Rooms	200
Hotel Square Feet	150,000
Premium Parking Spaces	100
Carport Square Feet	16,000

Current State

Solar Carport

Power Generation	Total Hotel KWh Usage	2,235,000	Total Hotel KWh Usage	2,235,000
	KWh Generated by Carport	0	KWh Generated by Carport	481,800
	Percent of Needs Met	0%	Percent of Needs Met	22%
	Solar Carport Value	\$0	Solar Carport Value	\$211,992
	Remaining KWh	2,235,000	Remaining KWh	1,753,200
Electricity Costs	All-In Price per KWh	\$0.44	All-In Price per KWh	\$0.44
	Total Electricity Costs	\$983,400	Total Electricity Costs	\$771,408
Natural Gas Costs (MCF)	NG Usage	3,765	NG Usage	3,765
	Price per MCF	\$10.52	Hedged Price per MCF	\$10.52
	Total Natural Gas Costs	\$39,608	Total Natural Gas Costs	\$39,608
Energy Cost Reduction	Total Energy Costs	\$1,023,008	Total Energy Costs	\$811,0165
	Total Cost Reduction	\$0	Total Cost Reduction	\$211,992
Carport Revenue	Premium Parking Sales	0	Premium Parking Sales (75%)	27,375
	Price per Premium Space	\$0	Price per Premium Space	\$15
	Premium Parking Revenue	\$0	Premium Parking Revenue	\$410,625
Value Creation	NOI Increase	\$0	NOI Increase*	\$611,617
	Asset Value Increase (12x)	\$0	Asset Value Increase (12x)	\$7,471,404

*Capital costs not included

Revenue from Carports, Energy from CHP

The Opportunity

Solar carports and CHP form a powerful duo—carports generate clean power and add revenue with preferred parking, while CHP covers remaining electricity and heat needs, cutting costs and boosting sustainability.

Location: San Juan, PR

Number of Rooms	200
Hotel Square Feet	150,000
Premium Parking Spaces	100
Carport Square Feet	16,000

Current State

Solar Carport and CHP

Carport Generation	Total Hotel Kwh Usage	2,235,000	Total Hotel Kwh Usage	2,235,000
	Kwh Generated by Carport	0	Kwh Generated by Carport	481,800
	Percent of Needs Met	0%	Percent of Needs Met	22%
	Solar Carport Value	\$0	Solar Carport Value	\$211,992
	Remaining Kwh	2,235,000	Remaining Kwh	1,753,200
Electricity Costs	All-In Price per Kwh	\$0.44	All-In Price per Kwh	\$0.00
	Total Electricity Costs	\$983,400	Total Electricity Costs	\$0.00
Natural Gas Usage (MCF)	Electricity Generation	0	Electricity Generation	19,229
	Space and Water Heating	3,200	Space and Water Heating	(3,200)
	Space and Water Heating Net	3,200	Space and Water Heating Net	0
	Other	565	Other	565
Natural Gas Costs	CHP Maintenance	\$0	CHP Maintenance	\$30,681
	NG Usage (MCF)	3,765	NG Usage (MCF)	19,794
	Price per MCF	\$10.52	Hedged Price per MCF	\$10.52
	Total Natural Gas Costs	\$39,608	Total Natural Gas Costs	\$238,912
Energy Cost Reduction	Total Energy Costs	\$1,023,00	Total Energy Costs	\$238,912
	Total Cost Reduction	8	Total Cost Reduction	\$784,096
Carport Revenue	Premium Parking Sales	\$0	Premium Parking Sales (75%)	27.375
	Price per Premium Space	\$0	Price per Premium Space	\$15
	Premium Parking Revenue	\$0	Premium Parking Revenue	\$410,625
Value Creation	NOI Increase	\$0	NOI Increase*	\$1,194,721
	Asset Value Increase (12x)	\$0	Asset Value Increase (12x)	\$14,336,648

*Capital costs not included