

CHP BUSINESS IMPACT SCENARIO*

Best Western Swiss Clock Inn Pecos, TX USA

Guest Rooms: 104 **Kilowatt Hours Intensity per SF:** 14.2 ¹
Estimated Square Feet: 52,958 **Cubic Feet NG Intensity per SF:** 44.6 ¹

	“As-Is”	“To-Be”
	Utility-Sourced Electricity	Combined Heat & Power
Electricity Kilowatt Hours (kWh) ²		
Total kWh Consumption	752,004	752,004
Cost per kWh	\$0.090	-
Utility Service Charges	\$13,477	\$1,200
Total Electricity Costs	\$84,232	\$1,200
Natural Gas Dekatherms (DTH)		
Electricity Generation (DTH)	-	2,566
CHP Recapture (DTH)	-	(2,008)
Space & Water Heating (DTH) ³	2,008	2,008
Cooking & Other (DTH)	354	354
Net DTH Consumption	2,362	2,920
Cost per DTH ⁴	\$9.86	\$9.86
Total Natural Gas Costs	\$23,289	\$28,794
Total Energy Costs	\$107,520	\$29,994
Impact in Year 1 (“Cash Flow”)	\$77,527	
Ten-Year “Cash Flows” from EBITDA, minus investment (REAP incl.)	\$643,705	
Impact on Sell Price in Year 11 @ EBITDA Selling Multiple x 6	\$533,784	
Total Value Created from Ten-Year “Cash Flows” + Sell Price	\$1,177,489	
Internal Rate of Return (IRR), not including incentives/financing	50%	
Metric Tons of Carbon Dioxide (CO2) Reduced Annually ⁵	160 (75%)	

*Disclaimer: CHP Business Impact Scenarios are hypothetical examples based on publicly available data, primarily from the U.S. Energy Information Administration (EIA). Findings and calculations are independently derived without direct input from property owners. Actual results may vary. Data Sources: inntelect.com/sources

1. Source: US Energy Information Administration kWh and NG intensity for lodging facilities in climate Zone 3B
2. Source: US Energy Information Administration kWh average commercial prices 2023 in TX plus estimated utility service charge
3. Source: US Energy Information Administration avg uses of natural gas in hotels
4. Source: US Energy Information Administration DTH average commercial prices 2023 in TX
5. Source: US Environmental Protection Agency Greenhouse Equivalencies Calculator