

CHP BUSINESS IMPACT SCENARIO*

Holiday Inn Selma-Swancourt Selma, CA USA

Guest Rooms: 115 **Kilowatt Hours Intensity per SF:** 14.2 ¹
Estimated Square Feet: 58,473 **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	830,317	830,317
Cost per kWh	\$0.239	-
Utility Service Charges	\$39,707	\$1,200
Total Electricity Costs	\$248,168	\$1,200
Natural Gas Dekatherms (DTH)		
Electricity Generation (DTH)	-	2,833
CHP Recapture (DTH)	-	(2,217)
Space & Water Heating (DTH) ³	2,217	2,217
Cooking & Other (DTH)	391	391
Net DTH Consumption	2,608	3,224
Cost per DTH ⁴	\$15.34	\$15.34
Total Natural Gas Costs	\$40,005	\$49,462
Total Energy Costs	\$288,173	\$50,662
Impact in Year 1 (“Cash Flow”)	\$237,512	
Ten-Year “Cash Flows” from EBITDA, minus investment (REAP incl.)	\$2,453,790	
Impact on Sell Price in Year 11 @ EBITDA Selling Multiple x 9	\$2,670,942	
Total Value Created from Ten-Year “Cash Flows” + Sell Price	\$5,124,733	
Internal Rate of Return (IRR), not including incentives/financing	174%	
Metric Tons of Carbon Dioxide (CO2) Reduced Annually ⁵	177 (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 CA 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 CA
 5. Source: US Environmental Protection Agency Greenhouse Equivalencies Calculator

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