

# 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: Galveston, TX

Number of Rooms 100  
Hotel Square Feet 75,000

### Current State

### Combined Heat and Power with Hedging

#### Electricity Costs

Kilowatt Hours (Kwh) Used 1,117,500  
All-In Price per Kwh \$0.13  
**Total Electricity Costs \$140,917**

Kilowatt Hours (Kwh) Used 1,117,500  
All-In Price per Kwh \$0.00  
**Total Electricity Costs \$0**

#### Natural Gas Usage (MCF)

Electricity Generation 0  
Space/Water Heating 1,600  
Space/Water Heating Net 1,600  
Other 282

Electricity Generation 12,257  
Space/Water Heating 1,600  
Space/Water Heating Net 0  
Other 282

#### Natural Gas Costs

CHP Maintenance \$0  
Total NG Usage 1,883  
Price per MCF of NG \$9.78  
**Total Natural Gas Costs \$18,411**

CHP Maintenance \$18,998  
Total NG Usage 12,539  
Hedged Price per MCF of NG \$8.31  
**Total Natural Gas Costs \$123,235**

#### Energy Costs

**Total Energy Costs \$159,328**

**Total Energy Costs \$123,235**

#### Value Creation

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

**NOI Increase\* \$36,093**  
**Asset Value Increase (12x) \$433,110**

\*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: Galveston, TX

Number of Rooms	100
Hotel Square Feet	75,000
Premium Parking Spaces	50
Carport Square Feet	8,000

### Current State

### Solar Carport with Hedging

#### Power Generation

Total Hotel KWh Usage	1,117,500
KWh Generated by Carport	0
Percent of Needs Met	0%
Solar Carport Value	\$0
Remaining KWh	1,175,000

Total Hotel KWh Usage	1,175,000
KWh Generated by Carport	240,900
Percent of Needs Met	22%
Solar Carport Value	\$30,337
Remaining KWh	876,600

#### Electricity Costs

All-In Price per KWh	\$0.13
<b>Total Electricity Costs</b>	<b>\$140,917</b>

All-In Hedged Price per KWh	\$0.11
<b>Total Electricity Costs</b>	<b>\$93,958</b>

#### Natural Gas Costs (MCF)

NG Usage	1,883
Price per MCF	\$9.78
<b>Total Natural Gas Costs</b>	<b>\$18,411</b>

NG Usage	1,883
Hedged Price per MCF	\$8.31
<b>Total Natural Gas Costs</b>	<b>\$15,649</b>

#### Energy Cost Reduction

Total Energy Costs	\$159,328
<b>Total Cost Reduction</b>	<b>\$0</b>

Total Energy Costs	\$109,608
<b>Total Cost Reduction</b>	<b>\$49,7202</b>

#### Carport Revenue

Premium Parking Sales	0
Price per Premium Space	\$0
<b>Premium Parking Revenue</b>	<b>\$0</b>

Premium Parking Sales (75%)	13,688
Price per Premium Space	\$15
<b>Premium Parking Revenue</b>	<b>\$205,313</b>

#### Value Creation

<b>NOI Increase</b>	<b>\$0</b>
<b>Asset Value Increase (12x)</b>	<b>\$0</b>

<b>NOI Increase*</b>	<b>\$255,033</b>
<b>Asset Value Increase (12x)</b>	<b>\$3,060,390</b>

\*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: Galveston, TX

Number of Rooms	100
Hotel Square Feet	75,000
Premium Parking Spaces	50
Carport Square Feet	8,000

### Current State

### Solar Carport and CHP with Hedging

Carport Generation	Total Hotel Kwh Usage	1,117,500	Total Hotel Kwh Usage	1,117,500
	Kwh Generated by Carport	0	Kwh Generated by Carport	240,090
	Percent of Needs Met	0%	Percent of Needs Met	22%
	Solar Carport Value	\$0	Solar Carport Value	\$30,377
	Remaining Kwh	1,117,500	Remaining Kwh	876,600
Electricity Costs	All-In Price per Kwh	\$0.13	All-In Price per Kwh	\$0.00
	<b>Total Electricity Costs</b>	<b>\$140,917</b>	<b>Total Electricity Costs</b>	<b>\$0.00</b>
Natural Gas Usage (MCF)	Electricity Generation	0	Electricity Generation	9,615
	Space and Water Heating	1,600	Space and Water Heating	(1,600)
	Space and Water Heating Net	16,00	Space and Water Heating Net	0
	Other	282	Other	282
Natural Gas Costs	CHP Maintenance	\$0	CHP Maintenance	\$15,341
	NG Usage (MCF)	1,883	NG Usage (MCF)	9,897
	Price per MCF	\$9.78	Hedged Price per MCF	\$8.31
	<b>Total Natural Gas Costs</b>	<b>\$18,411</b>	<b>Total Natural Gas Costs</b>	<b>\$97,614</b>
Energy Cost Reduction	Total Energy Costs	\$159,3288	Total Energy Costs	\$97,614
	<b>Total Cost Reduction</b>	<b>\$0</b>	<b>Total Cost Reduction</b>	<b>\$61,714</b>
Carport Revenue	Premium Parking Sales	0	Premium Parking Sales (75%)	13,688
	Price per Premium Space	\$0	Price per Premium Space	\$15
	<b>Premium Parking Revenue</b>	<b>\$0</b>	<b>Premium Parking Revenue</b>	<b>\$205,313</b>
Value Creation	<b>NOI Increase</b>	<b>\$0</b>	<b>NOI Increase*</b>	<b>\$267,027</b>
	<b>Asset Value Increase (12x)</b>	<b>\$0</b>	<b>Asset Value Increase (12x)</b>	<b>\$61,714</b>

\*Capital costs not included