



District Estates
Mason, MI

Dear Board of Directors of District Estates,

At the direction of the Board that recognizes the need for proper energy planning, we have conducted an Energy Benchmarking report for District Estates in Mason, MI and submit our findings in this report. The effective date of this report is May 1, 2023.

The scope of this Energy Benchmarking report adheres to the guidelines established by the local governing body and utilizes Energy Star Portfolio Manager to provide the results of the benchmark. This benchmark report is intended to track and analyze your energy consumption and establishes a baseline performance that can be compared to similar buildings when establishing long-term energy efficiency goals.

An ongoing review by the Board and an update of this Energy Benchmarking Report is necessary to continually monitor and measure energy performance. We recommend the Board budget for annual updates to the Energy Benchmark report. We look forward to continuing to help District Estates plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this benchmark.

Respectfully submitted on May 24, 2023 by

Reserve Advisors, LLC

Analysis and Report by: Nicholas Julia, Certified Energy Manager

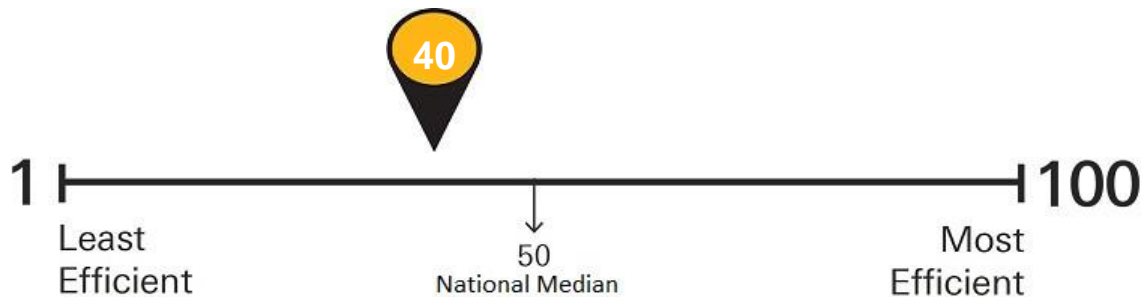
Review by: Fred Alatalo, P.E., Director of Energy Services

ENERGY STAR[®] Energy Performance Scorecard

40
out of 100

District Estates

For Year Ending	December 31, 2022
Property Address	123 Anywhere Mason, Michigan 48854
Primary Function	Multifamily Housing
Gross Floor Area (ft ²)	1,200,000
Year built	2000
Energy Use per sq. ft.*	94.6 kBtu



What is the ENERGY STAR Score?

The ENERGY STAR score rates commercial building's energy performance relative to similar buildings nationwide. Expressed as a number on a simple 1-100 scale, the score rates performance on a percentile basis: a building with a score of 50 performs better than 50% of its peers. Higher scores mean better energy efficiency, resulting in less energy use and fewer greenhouse gas emissions. If a 1-100 score for a specific building type has not been developed, Site Energy Use Intensity (EUI) will be displayed on this scorecard.

Learn more at:

energystar.gov/scorecard

*Site energy use



ENERGY STAR Progress & Goals Report

40

ENERGY STAR®
1
Score

Gross Floor Area (ft²): 1,200,000

Primary Property Type: Multifamily Housing

Built: 2000

For Year Ending: December 31, 2022

Date Generated: July 08, 2023

District Estates

Property Address:

123 Anywhere
Mason, Michigan 48854

Property ID: 23981875

1. The ENERGY STAR score is a 1-100 assessment of a building's energy efficiency as compared with similar buildings nationwide, adjusting for climate and business activity.

Performance Comparison

	Progress			Performance Goals		
	Baseline (Ending Date 11/30/2022)	(Ending Date 12/31/2022)	% Change	Property's Target	National Median	ENERGY STAR Score of 75
ENERGY STAR Score	34	40	17.6	N/A	50	75

Energy

Site EUI (kBtu/ft²)	97.3	94.6	-2.8	N/A	89.1	74.5
Source EUI (kBtu/ft²)	112.4	109.5	-2.6	N/A	103.1	86.3
Energy Cost (\$)	312,600.01	308,251.62	-1.4	N/A	290,182.96	242,864.27
Energy Cost Intensity (\$/ft²)	0.26	0.26	-1.4	N/A	0.24	0.2

Total (LocationBased)

GHG

Emissions

Total (Location-Based) GHG Emissions (Metric Tons CO2e)	6,912.6	6,735.4	-2.6	N/A	6,340.6	5,306.6
Total (Location-Based) GHG Emissions Intensity (kgCO2e/ft²)	5.8	5.6	-2.6	N/A	5.3	4.4

Water

All Water Use (kgal)	17,502.4	17,941.9	2.5	*	*	*
Indoor Water Use (kgal)	17,502.4	17,941.9	2.5	*	*	*
Indoor Water Use Intensity (gal/ft²)	14.59	14.95	2.5	*	*	*
Total Water Cost (\$)	88,700	89,709.67	1.1	*	*	*

*Setting and managing water targets is not yet available in Portfolio Manager.



WATER SCORECARD

67

out of 100

District Estates

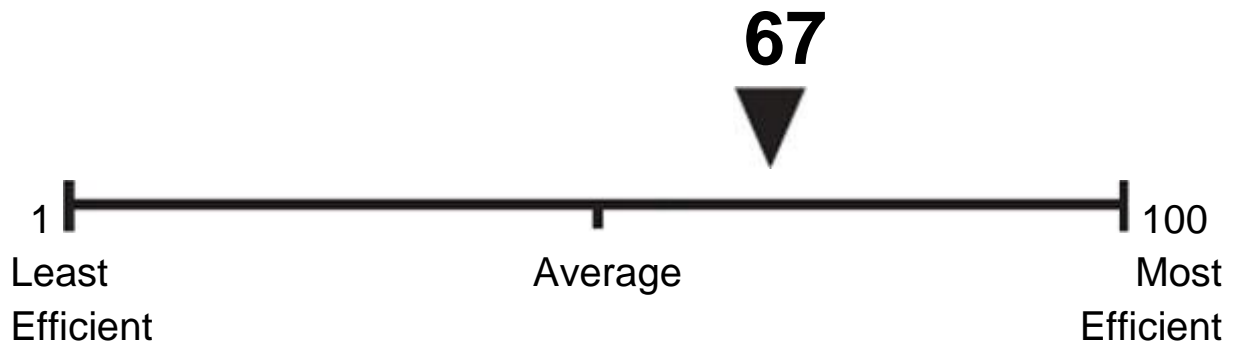
Primary Function: Multifamily Housing
Gross Floor Area (ft²): 1,200,000 **Built:** 2000

For Year Ending: December 31, 2022

Property Address:
123 Anywhere
Mason, Michigan 48854

Date Generated: July 08, 2023

For the year ending December 2022, this building used **14.95 gallons of water per square feet**. Here's how that compares to similar buildings nationwide:



About this Score

The U.S. Environmental Protection Agency's (EPA) Water Score is generated by the ENERGY STAR® Portfolio Manager® tool and supported by WaterSense®. The Score offers a 1 - 100 measurement of how efficiently this property uses water, compared to similar properties nationwide, when normalized for climate and operational characteristics. Learn more at www.epa.gov/WaterSense.



VERIFICATION (Optional)

I, _____, verify that the information regarding water use and property use details is true and correct to the best of my knowledge.

Signature

Date

Credentials

Founded in 1991, Reserve Advisors provides engineering consulting services including, but not limited to, reserve studies, insurance appraisals, developer turnover transition studies, expert witness services and energy services. The **engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range plan for capital projects and property wellness.

Reserve Advisors has conducted inspections for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems from as simple as electric heat, to complex systems with air handlers, chillers, cooling towers and boilers.

As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects. **Our goal** is to help our clients fulfill their fiduciary responsibilities, recommend energy savings opportunities, and to maintain the property in good condition.

FRED ALATALO

Director of Energy Services

CURRENT CLIENT SERVICES

As Director of Energy Services, Mr. Alatalo is responsible for leading the firm's energy strategy, including product development and go-to-market, for multifamily properties.



PRIOR RELEVANT EXPERIENCE

Fred has spent the bulk of his career in energy efficiency program management including serving as the Director of Operations for all of the business energy efficiency programs for Consumers Energy (\$100 million budget and 150 staff). He has supervised several programs that were responsible for completing over 35,000 energy audits for all types of customers including multi-family, small business, large commercial and industrial. In addition, Fred managed a variety of technical service programs including retro-commissioning, energy star, new construction, small business, multi-family and pilot programs. Fred has also served as VP of C&I Innovation and VP of Engineering Services Strategy for Franklin Energy where he managed the development and promotion of new energy services.

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineer (PE) - Michigan

NICHOLAS JULIA

Regional Engineering Manager, Northeast Region

CURRENT CLIENT SERVICES

Nicholas R. Julia, a Civil Engineer, is an Advisor for Reserve Advisors, LLC. Mr. Julia is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to increase energy efficiency or prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports and Energy Audits for multifamily communities, condominiums, townhomes and homeowner associations.

**EDUCATION**

Marquette University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Engineer in Training (E.I.T.) – Washington D.C.

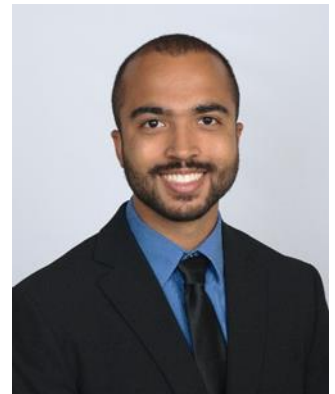
Reserve Specialist (RS) - Community Association Institute

JOSEPH COFFEE

Engineer

CURRENT CLIENT SERVICES

Joseph Coffee, is an engineer for Reserve Advisors, LLC. Mr. Coffee is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to increase energy efficiency or prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports and Energy Audits for multifamily communities, condominiums, townhomes and homeowner associations.

**EDUCATION**

Embry-Riddle Aeronautical University - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Reserve Specialist (RS) - Community Association Institute