CHP BUSINESS IMPACT SCENARIO

Captain Cook Hotel*

Anchorage, AK USA

Guest Rooms: 546
Estimated Square Feet: 450,000

Kilowatt Hours Intensity per SF: 11.4 [1]
Cubic Feet NG Intensity per SF: 53.9 [1]

	"As-Is" Utility-Sourced Electricity	"To-Be" Combined Heat & Power
Electricity Kilowatt Hours (kWh) [2]		
Total KwH Consumption	5,130,000	5,130,000
Cost per kWh	$0.208	-
Utility Service Charges	$213,528	$1,200
Total Electricity Costs	**$124,149**	**$1,200**
Natural Gas Dekatherms (DTH)		
Electricity Generation (DTH)	-	17,504
CHP Recapture (DTH)	-	(14,003)
Space & Water Heating (DTH) [3]	21,830	21,830
Cooking & Other (DTH)	2,426	2,426
Net DTH Consumption	24,255	27,756
Cost per DTH [4]	$10.38	$8.82
Total Natural Gas Costs	**$251,767**	**$244,890**
Total Energy Costs	**$1,586,3187**	**$246,090**
Impact in Year 1 (Cash Flow)		**$1,340,228**

Ten-Year Cash Flows from EBITDA, including maintenance costs	$14,461,328
Impact on Sell Price in Year 11 @ EBITDA Selling Multiple x 12	$19,893,988
Total Value Created from Ten-Year Cash Flows + Sell Price	**$34,355,316**
Internal Rate of Return (IRR), not including incentives/financing	82%

Metric Tons of Carbon Dioxide (CO_2) Reduced Annually [5]	**1,525 (69%)**

**Disclaimer: The 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.*

1. Source: US Energy Information Administration kWH and NG intensity for lodging facilities in climate Zone 7B
2. Source: US Energy Information Administration KwH average commercial prices 2023 in AK, plus estimated utility service charge from utilitySource: US Energy Information Administration average uses of natural gas in hotels
3. Source: US Energy Information Administration DTH average commercial prices 2023 in AK "To-Be" scenario assumes 15% discount from hedging
4. Source: US Environmental Protection Agency Greenhouse Equivalencies Calculator

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