

# CHP BUSINESS IMPACT SCENARIO

## HILTON PARK PLAZA\*

### BOSTON, MA USA

**Guest Rooms:** 1,050  
**Estimated Square Feet:** 740,000

**Kilowatt Hours Intensity per SF:** 14.8<sup>1</sup>  
**Cubic Feet NG Intensity per SF:** 39.6<sup>1</sup>

	<b>“As-Is”</b>	<b>“To-Be”</b>
	Utility-Sourced Electricity	Combined Heat & Power
<b>Electricity Kilowatt Hours (kWh)<sup>2</sup></b>		
Total kWh Consumption	10,952,000	10,952,000
Cost per kWh	\$0.193	-
Utility Service Charges	\$422,332	\$1,200
<b>Total Electricity Costs</b>	<b>\$2,639,577</b>	<b>\$1,200</b>
<b>Natural Gas Dekatherms (DTH)</b>		
Electricity Generation (DTH)	-	37,379
CHP Recapture (DTH)	-	(23,443)
Space & Water Heating (DTH) <sup>3</sup>	23,443	23,443
Cooking & Other (DTH)	5,861	5,861
Net DTH Consumption	29,304	43,231
Cost per DTH <sup>4</sup>	\$15.52	\$13.19
<b>Total Natural Gas Costs</b>	<b>\$454,798</b>	<b>\$570,300</b>
<b>Total Energy Costs</b>	<b>\$3,094,375</b>	<b>\$571,500</b>
<b>Impact in Year 1 (Cash Flow)</b>		<b>\$2,522,875</b>
Ten-Year Cash Flows from EBITDA, including maintenance costs		\$27,007,094
Impact on Sell Price in Year 11 @ EBITDA Selling Multiple x 12		\$37,205,828
<b>Total Value Created from Ten-Year Cash Flows + Sell Price</b>		<b>\$64,212,922</b>
Internal Rate of Return (IRR), not including incentives		73%
<b>Metric Tons of Carbon Dioxide (CO2) Reduced Annually<sup>5</sup></b>		<b>2,376 (74%)</b>

\*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 Zone 5  
 2. Source: US Energy Information Administration kWh average commercial prices 2023 in MA, plus estimated utility service charge  
 3. Source: US Energy Information Administration average uses of natural gas in hotels  
 4. Source: US Energy Information Administration DTH average commercial prices 2023 in MA; “To-Be” scenario assumes 15% discount from hedging  
 5. Source: US Environmental Protection Agency Greenhouse Equivalencies Calculator