Exhibit II: Sample Scenario Comparison Report: EPIC enables users to create, in real time, a one-page report including a side-by-side comparison of the key cost and savings differences between two project scenarios.

EPIC™ Scenario Comparison Report

This report was prepared using the Energy Performance Improvement Calculator (EPIC™) app to compare estimated cost and savings differences between two project scenarios for 4550 S Macadam Ave, Portland, OR.

	Base Case RTU Code Min. + EMS + LED	Alternate Case RTU High Eff. + EMS + LED	Difference Alternate Case Better/(Worse) than Base Case	% Difference Alternate Case Better/(Worse) than Base Case
Project Energy Savings [1]				
Total Energy Savings (MMBtu/yr)	1,233	1,278	45	3.6%
Electricity Savings (kWh/yr)	317,968	331,217	13,249	4.2%
Natural Gas Savings (CCF/yr)	2,120	2,120	0	0%
Peak Demand Reduction (kW)	133.2	155.7	22.5	16.9%
Project Cost				
Gross Installed Cost	$551,738	$596,620	($44,882)	(8.1%)
Incentives/Rebates	$59,563	$89,563	$30,000	50.4%
Net Installed Cost	$492,175	$507,057	($14,882)	(3%)
First Year Savings ($)	$41,728	$44,937	$3,209	7.7%
Lifetime Savings ($)	$641,367	$700,510	$59,143	9.2%
Net Gain	$149,192	$193,453	$44,261	29.7%
Key Financial Metrics				
Savings to Investment Ratio [2]	1.3	1.4	0.1	7.7%
Property Value Increase [3]	$570,834	$614,733	$43,899	7.7%
Present Value of Lifetime Savings [4]	$454,841	$494,693	$39,852	8.8%

Base Case: RTU Code Min. + EMS + LED (view report)

This scenario includes code minimum roof top air conditioning units, a whole building energy management system, and an LED lighting upgrade. Assumes self-funding.

Alternate Case: RTU High Eff. + EMS + LED (view report)

This scenario includes high efficiency roof top air conditioning units, a whole building energy management system, and an LED lighting upgrade. Assumes self-funding.

1 Project Energy Savings equal the estimated savings over the estimated useful life of the improvements.

2 Savings to Investment Ratio equals the ratio of project's estimated lifetime savings to its net installed cost.

3 Property Value Increase is calculated by dividing the estimated first year savings by the property's estimated capitalization rate.

4 Present Value of Lifetime Savings is the estimated current worth of your project's future stream of cash flows.