

Phase 2 Energy Performance Project - 15 Year Lease

Yr	NYSED Building Aid	NYSED Building Aid less non-aidable measures (84.8%)	A Annual Energy Savings	B Annual Operational Savings	C LIPA Rebate Program	D=A+B+C Total Annual Savings	E Annual Lease Payment	G Net Annual Costs	D+G Annual Cash Flow	Cumulative Cash Flow
1	(\$318,134)	(\$269,778)	\$315,475	\$75,722	\$91,421	\$752,396	\$653,045	\$653,045	\$99,351	\$99,351
2	(\$318,134)	(\$269,778)	\$321,785	\$75,722	\$0	\$667,284	\$653,045	\$653,045	\$14,240	\$113,591
3	(\$318,134)	(\$269,778)	\$328,220	\$75,722	\$0	\$673,720	\$653,045	\$653,045	\$20,675	\$134,266
4	(\$318,134)	(\$269,778)	\$334,785	\$75,722	\$0	\$680,285	\$653,045	\$653,045	\$27,240	\$161,506
5	(\$318,134)	(\$269,778)	\$341,480	\$75,722	\$0	\$686,980	\$653,045	\$653,045	\$33,936	\$195,442
6	(\$318,134)	(\$269,778)	\$348,310	\$75,722	\$0	\$693,810	\$653,045	\$653,045	\$40,765	\$236,207
7	(\$318,134)	(\$269,778)	\$355,276	\$75,722	\$0	\$700,776	\$653,045	\$653,045	\$47,731	\$283,938
8	(\$318,134)	(\$269,778)	\$362,382	\$75,722	\$0	\$707,882	\$653,045	\$653,045	\$54,837	\$338,775
9	(\$318,134)	(\$269,778)	\$369,629	\$75,722	\$0	\$715,129	\$653,045	\$653,045	\$62,084	\$400,860
10	(\$318,134)	(\$269,778)	\$377,022	\$75,722	\$0	\$722,522	\$653,045	\$653,045	\$69,477	\$470,337
11	(\$318,134)	(\$269,778)	\$384,562	\$75,722	\$0	\$730,062	\$653,045	\$653,045	\$77,018	\$547,354
12	(\$318,134)	(\$269,778)	\$392,254	\$75,722	\$0	\$737,753	\$653,045	\$653,045	\$84,709	\$632,063
13	(\$318,134)	(\$269,778)	\$400,099	\$75,722	\$0	\$745,599	\$653,045	\$653,045	\$92,554	\$724,617
14	(\$318,134)	(\$269,778)	\$408,101	\$75,722	\$0	\$753,600	\$653,045	\$653,045	\$100,556	\$825,173
15	(\$318,134)	(\$269,778)	\$416,263	\$75,722	\$0	\$761,762	\$653,045	\$653,045	\$108,718	\$933,890
16	\$0	\$0	\$424,588	\$75,722	\$0	\$500,310	\$0	\$0	\$500,310	\$1,434,200
17	\$0	\$0	\$433,080	\$75,722	\$0	\$508,802	\$0	\$0	\$508,802	\$1,943,002
18	\$0	\$0	\$441,741	\$75,722	\$0	\$517,463	\$0	\$0	\$517,463	\$2,460,465
Total	(\$4,772,015)	(\$4,046,669)	\$6,755,041	\$1,362,996	\$91,421	\$12,256,135	\$9,795,670	\$9,795,670	\$2,460,465	\$2,460,465

Total Project Cost:	\$7,113,839	NYSED Capital Building Aid Rate:	53.7%
		NYSED Capital Building Aid Nominal Interest Rate:	3.00%
		NYSED Amortized Amount:	\$7,113,839
Net Financed Investment:	\$7,113,839	NYSED Aid Payment Period (yrs):	15.0
		NYSED Adjusted Payback (yrs):	17.94
Loan Interest Rate:	4.50%	Service Inflation Rate:	0.0%
Loan Term in Years:	15	Energy Inflation Rate:	2.0%
Loan Payments Per Year:	4	Operational Savings Inflation Rate:	0.0%
Total No. of Loan Payments in Arrears:	60		
Sum of Annual Loan Payments:	\$653,045	Total Program Cumulative Cash Flow:	\$2,460,465
		Net Present Value (at 5%):	\$1,269,094
Johnson Controls' Guarantee Period:	18		

Notes:

Approximately 84.8% of project is aidable

