

611 Fifth Ave. Green Financing Achieves 40% Profit

For Certified Net-Zero / Climate Neutral Platinum Retrofit with Higher Credit Rating

	<u>Conventional</u>	<u>Green</u>	<u>Improvement</u>
Building Value	\$4 billion	\$4.64 billion	16%
Retrofit cost	\$1.2 billion	\$1.152 billion	4%
Annual finance costs	\$31,800,000	\$27,984,000	12%
Insurance and repairs	\$40,000,000	\$36,000,000	10%
Energy cost	<u>\$401,948,327</u>	<u>\$249,207,963</u>	38%
Total cost	\$473,748,327	\$313,191,963	66%
Retail Sales improvement	\$600,000,000	\$840,000,000	40%
Occupancy rate improvement	NA	NA	NA
Total revenue	<u>\$600,000,000</u>	<u>\$840,000,000</u>	40%
Net annual benefit	\$240,000,000 40%		
Building profit improvement			

Using higher-rating standardized consensus attributes increasing cash flow & reducing costs & risk, e.g., ANSI Integrative Process, commissioning, energy & water efficiency, onsite green power, net zero / climate neutral, public transportation access, daylighting, improved indoor air.

Highest rating is for net-zero / climate neutral platinum building.



Saks Fifth Ave. Bldg. (611 Fifth Ave.), built in 1924, owner - Hudson Bay Co., \$4 billion 2017 valuation, \$250 million renovation in 2015 of the main floor. One million ft². Investors are demanding conversion to higher cash flow including minority owner HSBC. Store (611 5th Ave.) reports \$600 million / yr. 2019 revenue.