

CHP BUSINESS IMPACT SCENARIO

HYATT REGENCY* SAN FRANCISCO, CA USA

Guest Rooms:	804	Kilowatt Hours Intensity per SF: 14.2 ¹
Estimated Square Feet:	863,400	Cubic Feet NG Intensity per SF: 44.6 ¹

	“As-Is” Utility-Sourced Electricity	“To-Be” Combined Heat & Power
Electricity Kilowatt Hours (kWh)²		
Total kWh Consumption	12,260,280	12,260,280
Cost per kWh	\$0.239	-
Utility Service Charges	\$586,304	\$1,200
Total Electricity Costs	\$3,664,400	\$1,200
Natural Gas Dekatherms (DTH)		
Electricity Generation (DTH)	-	41,834
CHP Recapture (DTH)	-	(32,731)
Space & Water Heating (DTH) ³	32,731	32,731
Cooking & Other (DTH)	5,776	5,776
Net DTH Consumption	38,508	47,610
Cost per DTH ⁴	\$15.34	\$13.04
Total Natural Gas Costs	\$590,707	\$620,788
Total Energy Costs	\$4,255,107	\$621,988
Impact in Year 1 (Cash Flow)		\$3,633,119
Ten-Year Cash Flows from EBITDA, including maintenance costs		\$39,505,841
Impact on Sell Price in Year 11 @ EBITDA Selling Multiple x 12		\$54,314,479
Total Value Created from Ten-Year Cash Flows + Sell Price		\$93,820,321
Internal Rate of Return (IRR), not including incentives		93%
Metric Tons of Carbon Dioxide (CO2) Reduced Annually⁵		2,616 (75%)

*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 3
2. Source: US Energy Information Administration kWh average commercial prices 2023 in CA, 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 CA "To-Be" scenario assumes 15% discount from hedging
5. Source: US Environmental Protection Agency Greenhouse Equivalencies Calculator