



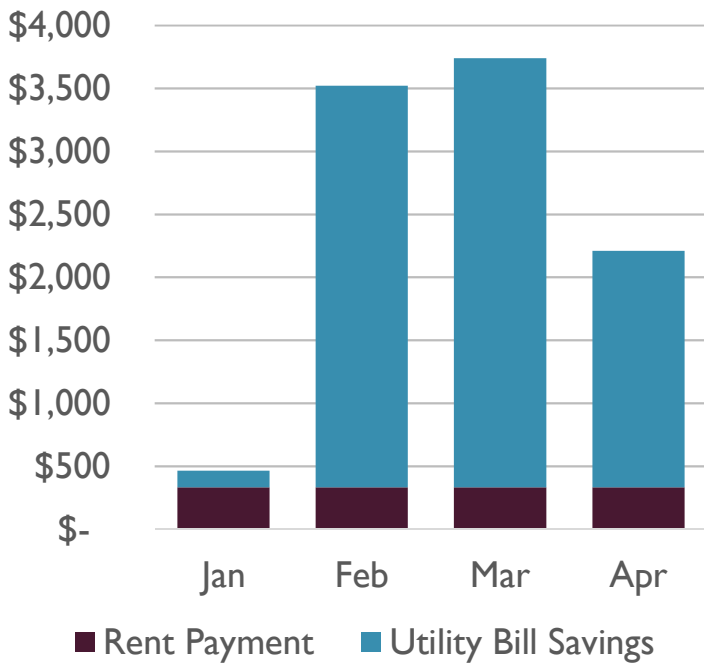
Livolt

PowerNYC Case Study: 2260 Bronx Park East

First Metropolitan Properties was excited about the PowerNYC programs' promise to improve the cash-flow and add rent to their Bronx multifamily portfolio. First Metropolitan decided to start with their 49-unit 6-story elevator building at 2260 Bronx Park East in the Bronx. After enrollment in June 2017 a Yanmar CP5 generator was fully commissioned by Livolt in December 2017. All permits with the NYC DOB, interconnection with ConEd gas/electric and installation, was directly managed, funded, and completed by Livolt. First Metropolitan is leasing a small portion of the rear yard of their property to Livolt for \$3,720 a year and is enjoying utility bill savings in addition to rent. In the first 3 months of operation First Metropolitan recovered more than \$5,000 in net utility bill savings.... all from a small generator that is quieter than a window air conditioner, was installed for free, and is maintained at zero cost. After the positive experience at 2260 Bronx Park East, First Metropolitan is proceeding to enroll in the PowerNYC program with the rest of their portfolio.



Rent & Utility Bill Savings (2018)

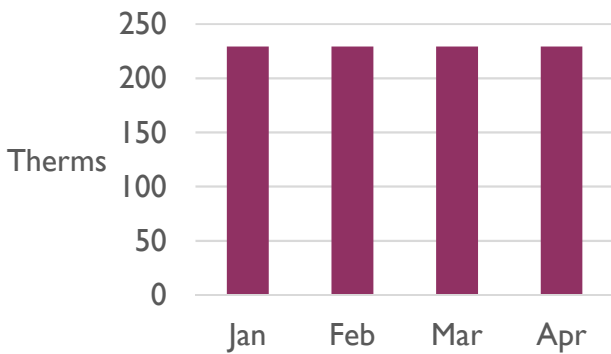


Lease the Rear Yard of Your Building to a Power Company!
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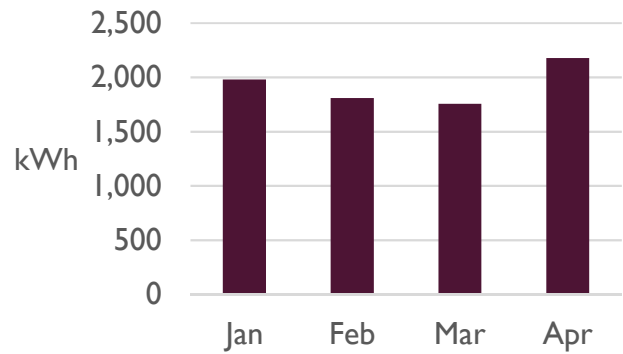


After Livolt commissioned the PowerNYC generator in December 2017, First Metropolitan began receiving lease payments from Livolt for the rear yard where the generator is installed and waited to see the impact on their utility bills. The first months post-commissioning shown below saw the predicted drop in electricity purchased from ConEd as First Metropolitan began buying electricity from the PowerNYC generator. The oil deliveries showed a very significant decline the previous 3 years as First Metropolitan bought domestic hot water from the generator, this was especially remarkable given that the winter in 2018 was one of the coldest NYC has experienced in the past few years. The net impact on the utility bills was savings for First Metropolitan, which was a nice bonus on top of the rent payment they were already receiving.

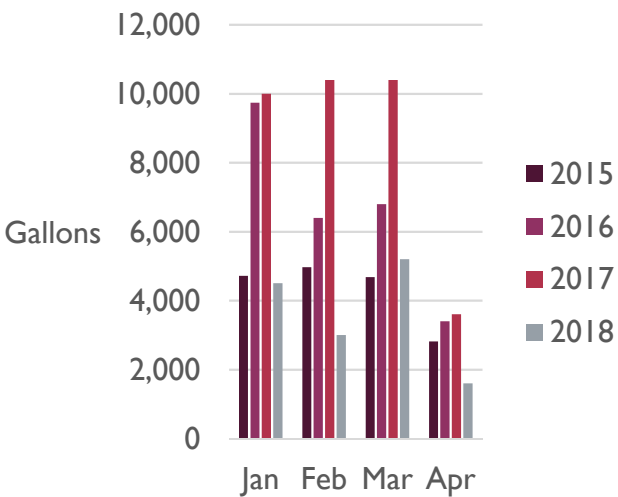
Domestic Hot Water Purchased from Livolt (2018)



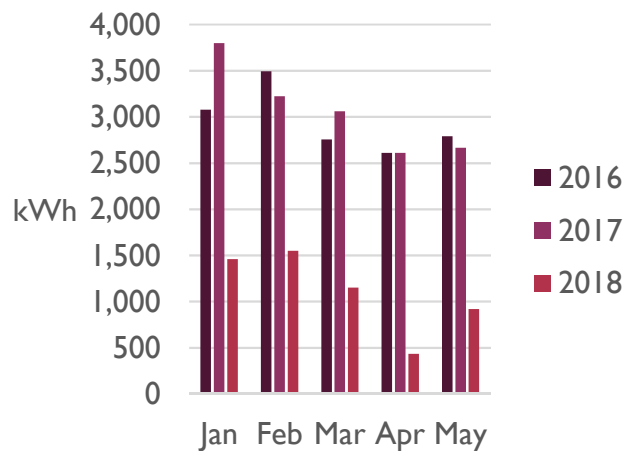
Electricity Purchased from Livolt (2018)



Main Boiler Oil Deliveries



Electricity Purchased from ConEd



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