







USD CoStar Study Buildings CoStar's Green Database • Energy Star---1,198 Buildings, 321,905,688 SF • LEED---580 Buildings, 99,450,834 SF • Totals---1,778 Buildings, 421,356,522 SF • 70% Office, 20% Retail, 10% hospitality, Industrial, Other

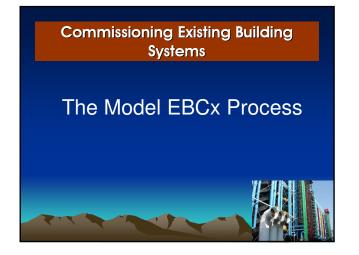
USD CoStar Study Buildings CoStar's Green Database Class A 350,000 SF, 5 stories average 20 years old average Multi-Tenant, Leased \$30/SF/Yr Rental Rate

USD CoStar Study Buildings Occupancy Rates • 2005 2% Higher Occupancy Rates for Energy Star Buildings • 2007 3% Higher Occupancy Rates



USD CoStar Study Buildings Sales Price per SF • 2005--30% Higher for Energy Star Buildings (\$300/SF for ES) • 2007--15% Higher for ES Buildings (\$340/SF for ES)















Pre Investigation Information Gathering Existing Documents Baseline Energy and Operations Data Budget for O&M Repairs Budget for Capital Repairs Operational Problems Safety Security

