PRESENTATION OUTLINE

• Introduction
• Project Team
• Timeline
• Green Design Components
  • Energy Efficiency
  • Water Efficiency
  • Green Construction
  • Green Lifestyle
• Finances
THE PROPERTY

Scripps Ranch

4 Acres

114 Units

Range: 741 SF to 1,127 SF
First Net-Zero Energy Apartment Complex in the Region

First to Give Residents the Ability to Monitor Their Energy Use in Real Time
PROJECT TEAM – OWNER/DEVELOPER

Current Portfolio includes over 3,000 apartment homes
PROJECT TEAM – ARCHITECT

Southern California Firm
40 Years of Experience across all Product Types
One of the First Construction Companies to Participate in the Living Building Challenge
35 Years of Solar Power Innovation
PROJECT TIMELINE

Acquired Site in 2008

Began Construction 2011

Completed June 2013
ENERGY SAVING FEATURES

1,380 Photovoltaic Cells

334 kW System

Optimized Site Layout
Solterra surpasses California’s 2013 building energy efficiency standards (title 24) by 19 percent.

Residents are protected from SDG&E’s electricity rates increases.
Instantaneous Data

Current Generation

- **Instantaneous Power**: 0.00 kW
- **Generated to Date**: 382,147 kWh

Total Generation

Environmental Benefits Today

- **Trees Saved**: 1.16 Trees
- **Miles Driven**: 1,082 Miles
- **Homes Powered**: 1,278 Homes

News

SOLTERA EcoLuxury Apartments
Control Nest from anywhere.
• Individual Metered Units – Rebates to residents for energy savings
• GE Energy Star Appliances, High Efficiency Washer/Dryer in units
• Ceiling Fans in every unit
• Dual-glazed, Low-E, vinyl windows
• High SEER Air Conditioning Units
WATER EFFICIENCY

Synthetic Turf
WATER EFFICIENCY

Drought Tolerant Native Landscaping

Drip Irrigation Systems
Recycled Water

Irrigation Controllers With On-Site Weather Stations
SUSTAINABLE CONSTRUCTION

• Use of low VOC paints
• Building insulation and HVAC system installed to HERS rating agency standards
• Garages pre-wired for electric vehicle charging stations
GREEN LIFESTYLE

- Community Recycling Program
- Bike Racks
- Saltwater pool reduces exposure to chemicals
- Reusable tote bags and water bottles supplied to residents
Estimated Cost of PV: $700,000
$300 Per Unit
<table>
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<th>Room Type</th>
<th>Rent Difference</th>
<th>SF Difference</th>
<th>Rent/SF Difference</th>
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<td>Comparable</td>
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<td>Higher</td>
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THANK YOU

Questions?