



# Building Upgrade Value Calculator

## For Office Properties

Version 1.0

Use Sample

Glossary

Print

The Building Upgrade Value Calculator allows practitioners to analyze the financial value of capital investments in energy efficiency measures in commercial real estate. Enter the inputs below and select the "Calculate" button to determine the investment's financial and energy benefits. This tool presents the results in two ways: a printable report that summarizes the financial and energy results, and a letter that you can modify and use to make a compelling business case to fund the investment.

### Property Information

Property Name	FBI Chicago Regional Headquarters
Square Footage	429,728
Annual Utility Bill	\$826,440

### Financial Information

Analysis Term (years)	10
Discount Rate	8%
Capitalization Rate	6%

#### If Financing,

Loan Period (in years)	0
Number of Loan Payments (per year)	12
Interest Rate	8%

### Energy Project Information

Energy Efficiency Measure	Cost	Annual Savings
Garage Lighting Retrofit	\$273,191	\$46,197
<b>Sub Total</b>	<b>\$273,191</b>	<b>\$46,197</b>

Additional Annual Savings for Labor and Supplies

ENERGY STAR Rating

Rebates (if any)

For more information on the financial value of improving the energy performance of commercial real estate or to learn about other ENERGY STAR tools and resources, please visit ENERGY STAR at: <http://www.energystar.gov/>  
For questions or comments about this calculator, please email: [buildingscalculators@energystar.gov](mailto:buildingscalculators@energystar.gov)