

# OFFICE LIGHTING UPGRADE: Equus Capital Partners



## OVERVIEW

Equus Capital Partners, Ltd. is a private real estate investment fund management firm focused on acquiring and developing high quality office, multi-family, industrial, R&D and retail assets in major U.S. markets. The Equus team appointed Evolution Energy Partners (EEP) to find a solution to improve light levels in their office buildings, parking garage, and fitness center.

## THE APPROACH

The EEP engineering team designed a customized plan that would significantly improve light quality while dramatically reducing energy consumption, maintenance costs, and the facility's carbon footprint. The Ellis Preserve location included more than 1450 existing fixtures comprised primarily of linear fluorescent, compact fluorescent, and metal halide, all of which are less efficient than LED technology. The project's scope included full fixture conversions to LED which managed upfront project costs while eliminating future ballast failures and replacement costs.

**\$85k**  
annual  
savings

**2.59 year**  
project  
payback

## THE RESULTS

The project produced a tremendous payback in terms of energy and maintenance savings, as well as performance and efficiency goals.

- Annual savings of \$85,000
- \$24,000 in free utility rebates.
- Equus utilized off-balance-sheet funding via their utility bill to pay for the project, which preserved capital and generated over \$31,000 in annual net positive cash flow during the financing term.
- The facility's carbon footprint was reduced by 1 million pounds of CO<sub>2</sub> annually

*"The EEP team was very professional and accommodating. The project included updates to our exterior and interior lighting which provided better light quality, reduced maintenance cost, and immediate savings on our electric bill. Our tenants are extremely happy with the project due to increased safety in lowlight areas and a better more consistent light in their work areas. I would wholeheartedly recommend EEP for any energy efficiency project."* - Jim Dunfee, President, BPG Management Company

**Drive your sustainability goals while saving money.**

For more information about our services, contact us at 877-280-4655 or at [info@evolutionep.com](mailto:info@evolutionep.com).



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# Before and After Photos of the LED Upgrade Project

