



## Anchor Energy Group, Inc.

### Submetering and Controls in Multifamily Properties

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*Smart*Building  
Services™



# Anchor Energy Group - In Brief

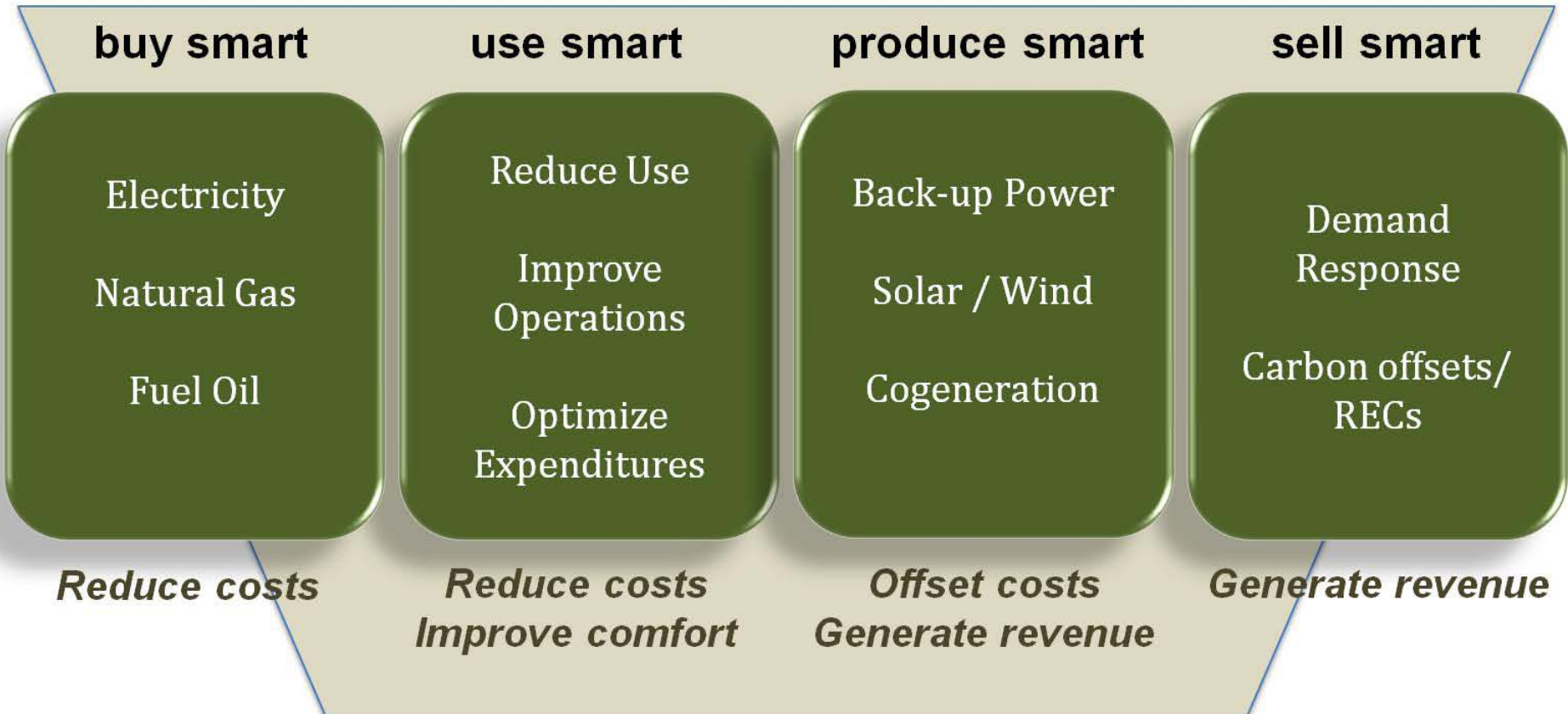
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- Specialized energy services company (ESCO)
- Unique model for optimizing energy and water resource management:
  - Licensed retail electricity and gas supplier (NY, PA)
  - “Wholesale-direct” power supply procurement solution
  - Facility utilities automation (submetering, thermostatic control, load management)
  - Heating and cooling plant retrofit and cogeneration development
  - Lighting system retrofits and control systems
  - Demand-Response services
- Creative project financing
- Multidisciplinary executive team from utilities, fuel oils, high-tech and Internet industries

# Anchor Energy assembles a 360° view of a facility operator's energy and water management challenges



## Our solutions help businesses to...



'Smart Building' Resource Optimization Model <sup>TM</sup>

# *Anchor Energy & H2Odegree Reducing Energy Use by 30 -50%*

**A manufacturer of wireless sensors that provides solutions for measuring and controlling utility commodities globally.**

R.O.I to The Property Owner



| Utility      | Baseline         | Actual          | Savings          | %          |                 |
|--------------|------------------|-----------------|------------------|------------|-----------------|
|              | Jan 08 - Dec 08  | Apr 09 - Mar 10 |                  |            |                 |
| Water/sewer  | \$73,319         | \$16,046        | \$57,273         | 78%        | decrease        |
| DHW          | \$14,810         | \$ 9,700        | \$ 5,110         | 34%        | decrease        |
| Electric     | \$81,265         | \$55,836        | \$25,429         | 31%        | decrease        |
| Gas heat     | \$43,583         | \$11,912        | \$31,671         | 72%        | decrease        |
| <b>Total</b> | <b>\$212,977</b> | <b>\$93,494</b> | <b>\$119,483</b> | <b>56%</b> | <b>decrease</b> |

**We provide solutions for our customers so they can achieve maximum value from their energy information, increase their NOI as well as reduce their operating expenses by utilizing our portfolio of products.**



Building Area Network ↔ Remote Data Center



### Water/Sewer and Hot Water

- Install water sub-meters (hot and cold supply lines)
- Enable wireless leak detection
- Install high-efficiency gas water heaters



### Heating/Cooling, System Controls

- Install smart, programmable thermostats
- Install remote-controlled valves on heating convectors
- Install remote-controlled plug-in switches on window-mount A/C units



### Electric Submetering

- Install electronic, smart electric sub-meters with 2-way radio communication capabilities

**High-Efficiency Boilers (Heating)**

**Capstone Micro Turbine Cogeneration Units**



## Smart Controls for Existing Multi-Occupant Buildings

### “Smart” Digital Thermostats

- Digital thermostats are far more efficient than their analog predecessors. Give residents freedom of control within limits you define, while deterring wasteful operation.



### Centralized Control

- The Control Center gives you complete flexibility in creating custom schedules for every area of your property.

### Optional Sensors

- In appropriate applications, motion overlays can allow our system to accommodate even more savings while a room is checked.



### Optional Demand Response Software

- We respond to Demand Response requests from your utility, and load shedding and shifting requirements to reduce peak KW loads.



### Proactive Alerts

- Our solutions will alert your staff to an inefficient appliance or system which would otherwise have continued to waste energy unnoticed.