

Richard J. Lee Net Zero (Payback, IRR, and NPV)

(Assumes 1.5% per Year Increase in Electricity Cost after 14th Year)

(Assumes 32 Kbtu/sf at 95,000 sq ft and .046 per kWh)

Life of all sustainable equipment (including solar) is between 20 and 25 years

Oncor Rebate of \$400,000

Investment	\$1,600,000.00
Investment Rate	0.20%

	Annual Savings	Cumulative Savings
	-1,600,000.00	
1	140,000.00	140,000.00
2	140,000.00	280,000.00
3	140,000.00	420,000.00
4	140,000.00	560,000.00
5	140,000.00	700,000.00
6	140,000.00	840,000.00
7	140,000.00	980,000.00
8	140,000.00	1,120,000.00
9	140,000.00	1,260,000.00
10	140,000.00	1,400,000.00
11	140,000.00	1,540,000.00
12	140,000.00	1,680,000.00
13	140,000.00	1,820,000.00
14	142,100.00	1,962,100.00
15	144,231.50	2,106,331.50
16	146,394.97	2,252,726.47
17	148,590.90	2,401,317.37
18	150,819.76	2,552,137.13
19	153,082.06	2,705,219.19
20	155,378.29	2,860,597.47
21	157,708.96	3,018,306.44
22	160,074.60	3,178,381.03
23	162,475.72	3,340,856.75
24	164,912.85	3,505,769.60
25	167,386.54	3,673,156.14

20 year	
NPV	\$1,198,110.94
25 year	
NPV	\$1,972,582.21

20 year	
IRR	6.20%
25 year	
IRR	7.49%

Payback Period	11.4 Years
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