



Project Name:

**Country Club Apartments**  
**2 Country Club Road**  
**Eatontown, New Jersey**

*Owned and Managed by The Kamson Corporation*



Number of Apartments	326
Number of Buildings	27

**Project Description:**

- Installation of AirTight Closed Cell Spray Foam Insulation in the attic and crawl spaces providing a seamless air barrier.
- Installation of High Efficiency Boilers and Hot Water Heaters.
- Installation of Building Controls and Thermostats, an energy automation solution for control and monitoring.
- Energy Efficient Lighting

**Design Engineering and Program Management:**  
 Energy Consulting Group LLC

**Energy Modeling:**  
 Karpman Consulting LLC

**Construction Management and Implementation:**  
 AirTight

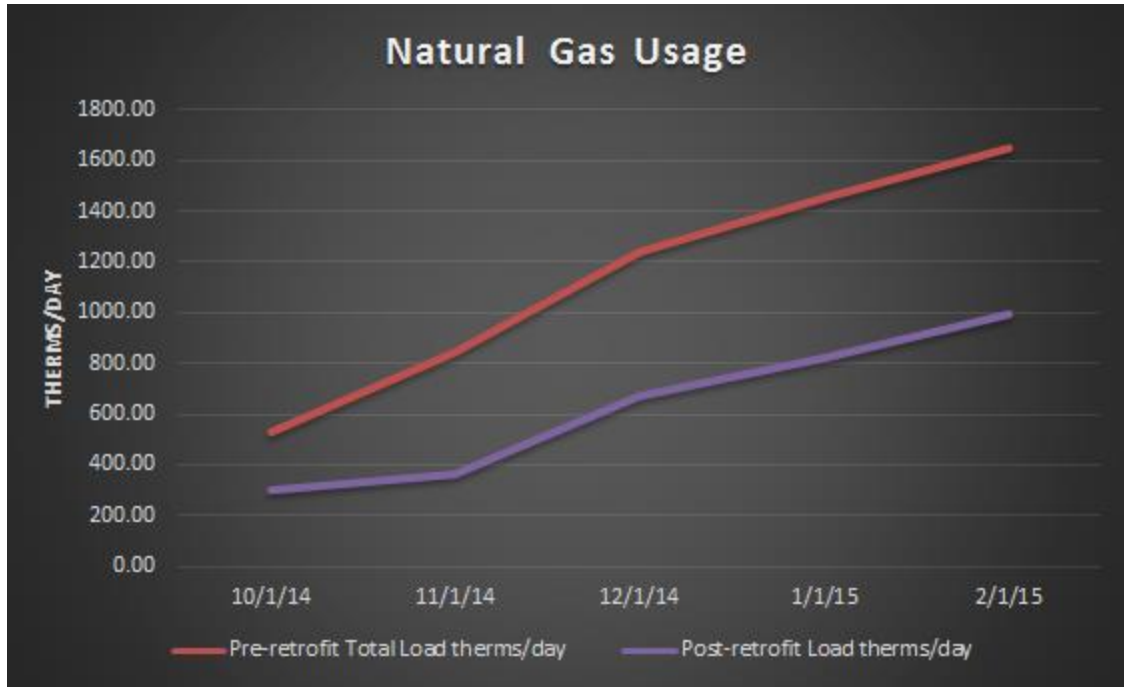
**Project Funding:**

Investment	\$1,620,240
Less New Jersey Incentives*	\$549,345
Total Net Investment	\$1,070,895
Projected Annual Savings	\$286,600
Internal Rate of Return (IRR)	26.8%
Simple Payback	3.76 yrs.

\*To date the program has returned \$288,632. The balance of anticipated incentive to be returned after completion of 12 months performance energy study.

## Natural Gas Usage Country Club Apartments

Post-Retrofit Bill Read Data	Pre-Retrofit Total Load Therms	Post-Retrofit Load Therms	Actual Savings Therms	% Improvement
10/15/2014	15,247	8,688	6,559	43.0%
11/13/2014	24,491	10,514	13,977	57.1%
12/17/2014	42,160	22,731	19,430	46.1%
1/19/2015	47,871	27,021	20,849	43.6%
2/19/2015	51,024	30,786	20,238	39.7%



The values are adjusted to account for weather.

Source: Karpman Consulting LLC

February 19, 2015