GREEN CLASS
COMMUNITY

AFFORDABILITY
MEET
SUSTAINABILITY
SECOND FLOOR PLAN
THIRD FLOOR PLAN
Structure

Stick Framing with AFT

• R20
• Benefit:
  - Well known
• Disadvantages
  - Time
• Cost = $17,500
Average Household

Traditional HVAC Equipment
  Furnace:
  $688 Equipment
  $1,158.22 Annually

  Central Air Condenser
  $1,405 Equipment
  $1,086 Annually
Our Model

Alternative HVAC
Geothermal System
$14,000 Equipment
$612 Heating
$253 Cooling

Payback in 9 Years
Housing Market

• Average household size: 2.3 people
• Median household income: $76,306
  – Bachelor's degree or higher: 62.4%
• Mean prices in 2008
  – Townhouses or other attached units: $508,022
  – In 2-unit structures: $409,791
• Avg price/sq ft = $200

Price: $175,000
Bedrooms: 2
Bathrooms: 1 full, 1 partial
Property type: Townhome
Days on market: 132
## Cost Estimate

<table>
<thead>
<tr>
<th>Total (w/ cost index)</th>
<th>Unit 2-1</th>
<th>Unit 1-1</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$90,004</td>
<td>$71,317</td>
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<tr>
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<td>$161,321</td>
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</tbody>
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Payment Model

• Rent To Own
• Attract Investors – Consistent Return
• Attract Tenants – Try before you buy.
• Monthly Payment – 80% Rent, 20% Down Payment
• 3 Years – Option to buy
• Mutually Beneficial
Set Goals

- Researching feasibility of additional innovative systems (installation price vs. saving costs)
- Discussing our proposal with significant members of the Evanston community and governing bodies