

Green Leaf is a community oriented neighborhood which results in a much more exciting backyard.

### Landscape Features

- Community park
- Pond
- Playground
- Walking path
- Shared garden
- Pavilion
- Rear porches for every unit
- Fencing for security

### Housing Features

- Near zero energy bills
- 3 bedroom, 3 bath units
- 2 car garages
- Over 2,000 sq ft
- Open plan living space
- Abundant natural light
- Elegant interiors
- Private laundry in each unit

### Our Target Market

Largely small families or expecting couples  
Looking for bigger houses and more rooms  
3 bed-room houses are the most popular

### Survey

We fielded a survey in Evanston area

- Garage
- Central park
- Garden
- Size and number of rooms
- Home Control System



Experience the joy of near zero bills for energy and incredibly low emission rates.

Green Leaf is a neighborhood that achieves near zero energy.



### Industry Information

Housing market is currently poor – price sensitive consumers  
Although price sensitive, consumers are still willing to pay considerable money for these kinds of houses  
Average listing price of a 3 bed-room house in Evanston: \$428,768

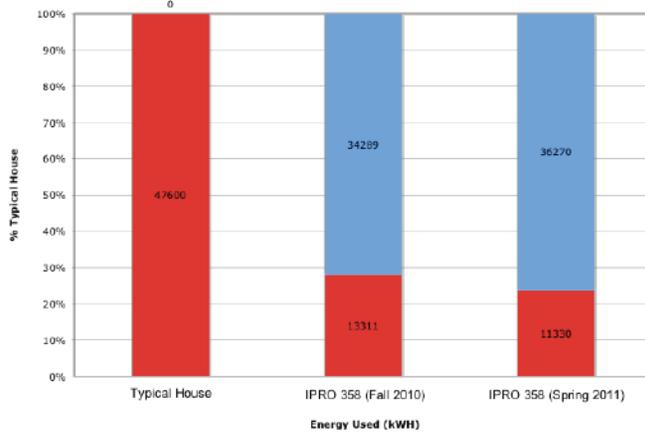
## Energy Use

Average annual energy use: 47,600 kWh

Prototype annual use: 11,330 kWh

Energy saved: 36270 kWh or \$3990/year @ \$0.11/kWh

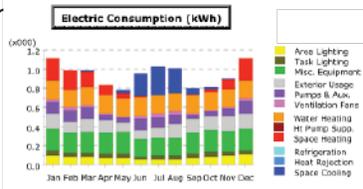
Energy Use Comparison



## Systems

Each component of the structure is chosen to reduce the energy usage.

- The 2x6" advanced framing allows for extra insulation.
- The double-paned low-e windows allow sunlight but limit heat transfer.
- The air supply is tightly controlled through an Energy Recovery Ventilator.
- The geothermal system is very efficient and can be used for both heating and cooling.
- Hot water comes from the geothermal and solar hot water heaters.
- Electricity is kept low by using efficient lighting and appliances.
- All energy usage is controlled by a home automation system that can give instant



## Welcome to Green LEAF Park



## IPRO 358 Near Zero Energy Community



a near zero energy community  
by IPRO 358