

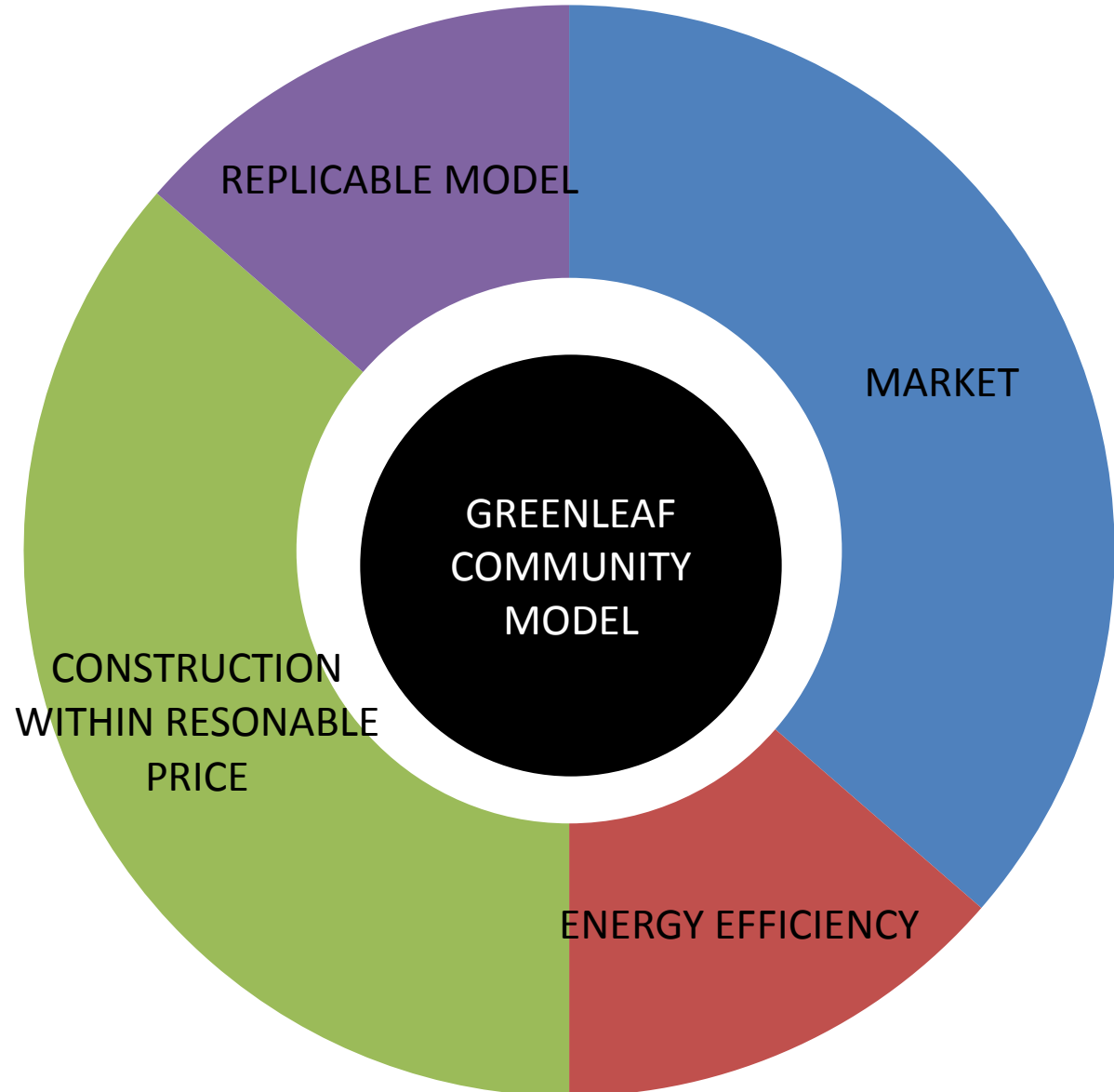
GREENLEAF COMMUNITY

An Energy Efficient Residential
Community



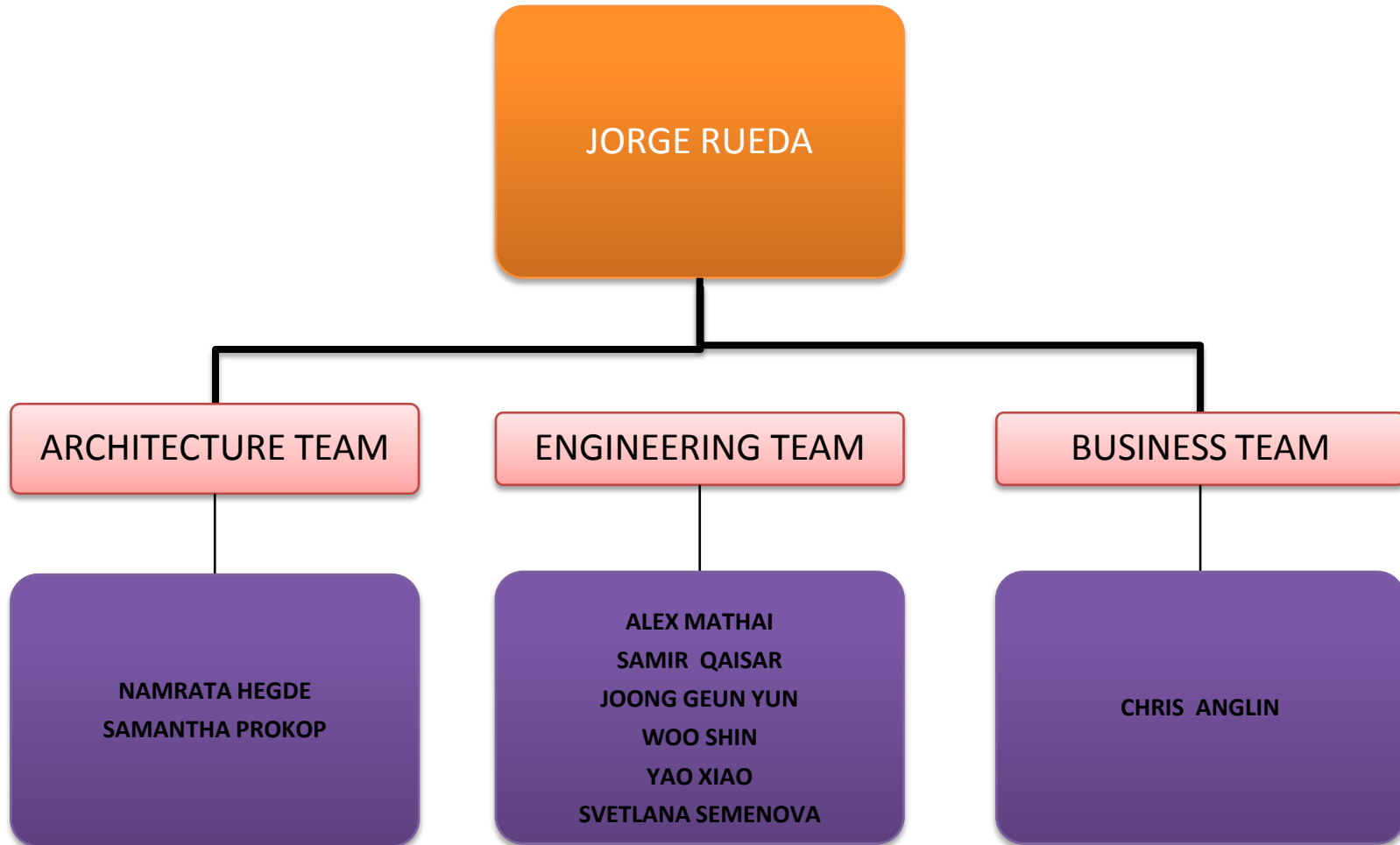
PRESENTERS
NAMRATA HEGDE
JORGE RUEDA

GOALS



GREENLEAF
COMMUNITY

ORGANIZATION



MARKET

Evanston Demographics	
Population	74,239
Number of Households	29,651
Avg Household Size	2.27
Avg Family Size	3.03
Households: Family	15,963
Households: Non-Family	13,688
Households: With Children	8,203
Median Age	32.50
Median Household Income	\$56,335
Average Household Income	\$29,675

SCOPE OF PROJECT

Scope of Development

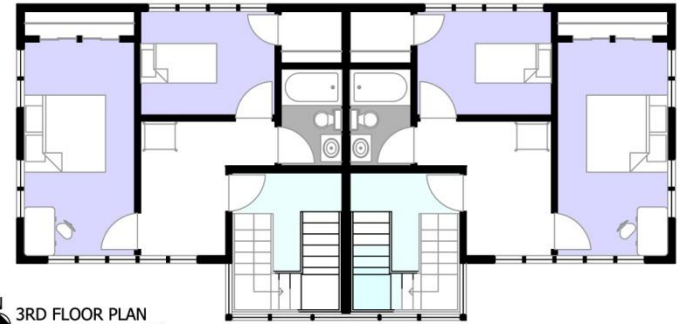
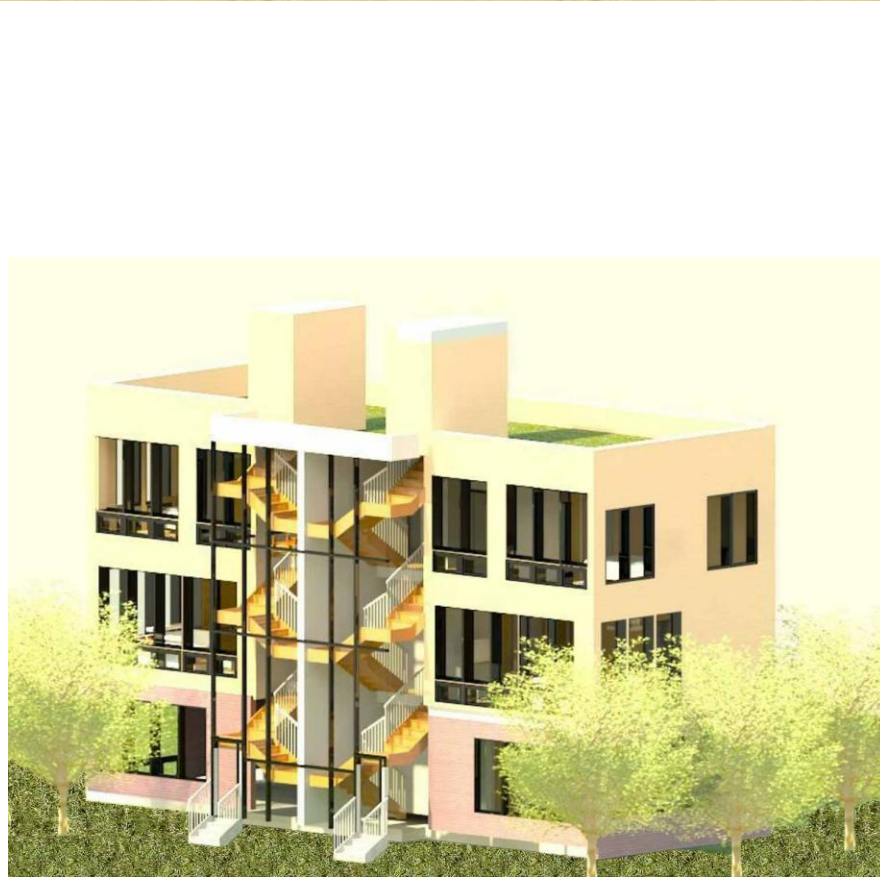
Size of the Lot	53,482 s.f.
Permittable Lot Coverage	80%
Permittable Square Footage	42,786 s.f.
No. of Allowable Units	10
Height Restriction	3 stories
Required Parking	2 spaces per unit

Proposed Development

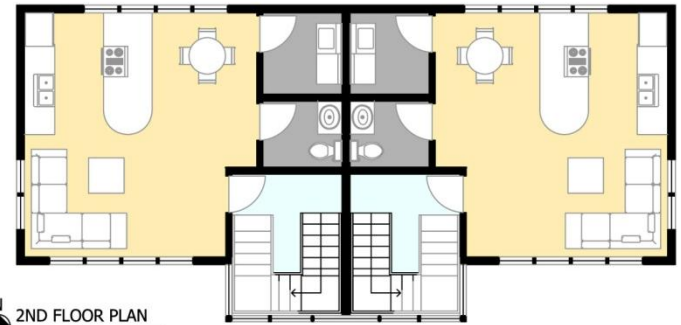
No. of Residential Units	7
Total Residential Square Foot.	24,792 s.f.
Average Residential Unit Size	3,542 s.f.
Height	3
No. of Parking Spaces	14 min.

2 BEDROOM UNIT

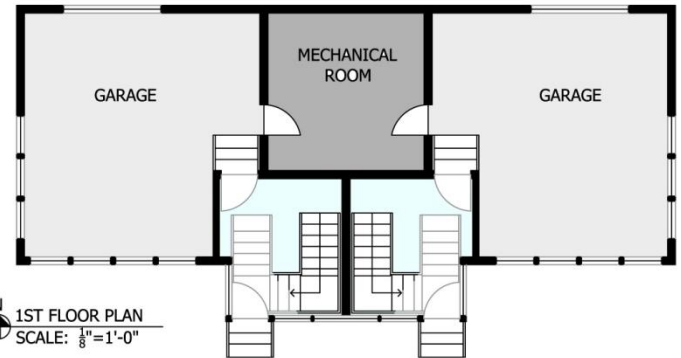
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N
3RD FLOOR PLAN
SCALE: $\frac{1}{8}$ "=1'-0"



N
2ND FLOOR PLAN
SCALE: $\frac{1}{8}$ "=1'-0"

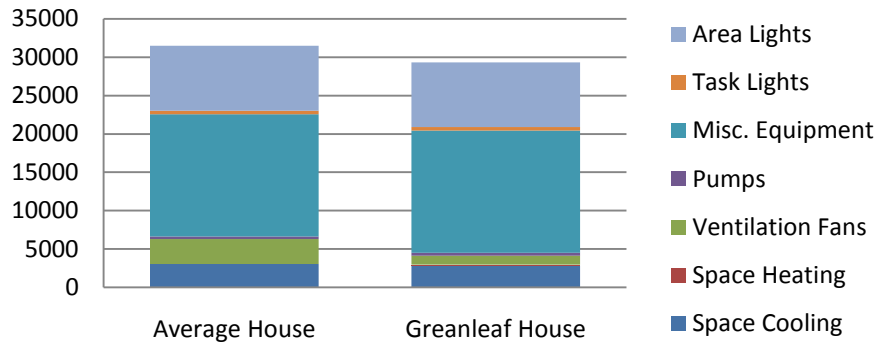


N
1ST FLOOR PLAN
SCALE: $\frac{1}{8}$ "=1'-0"

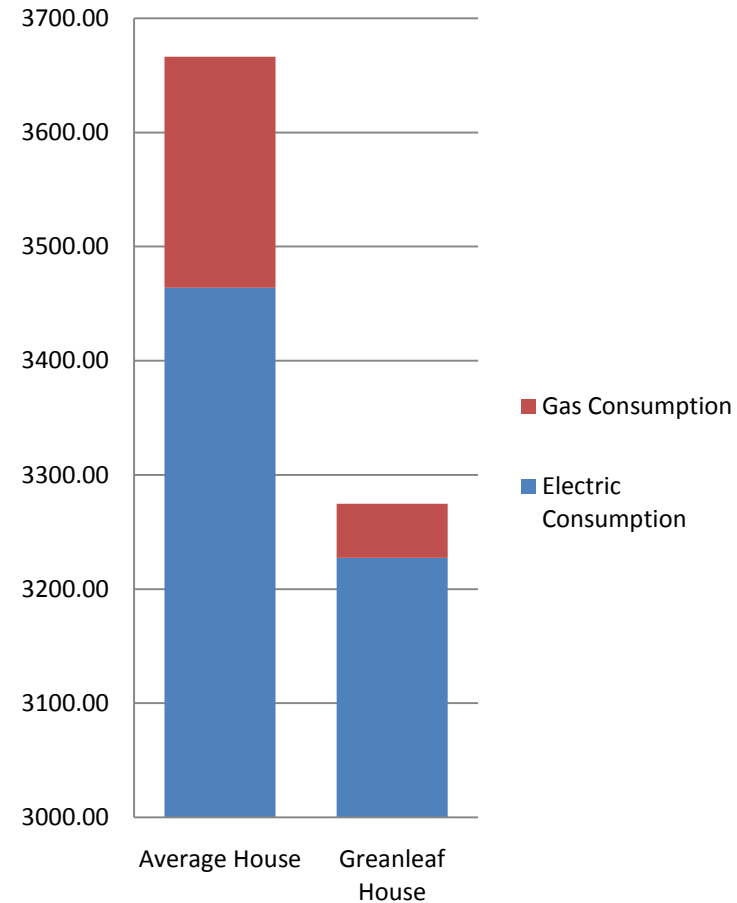
2 BEDROOM UNIT

GREENLEAF COMMUNITY

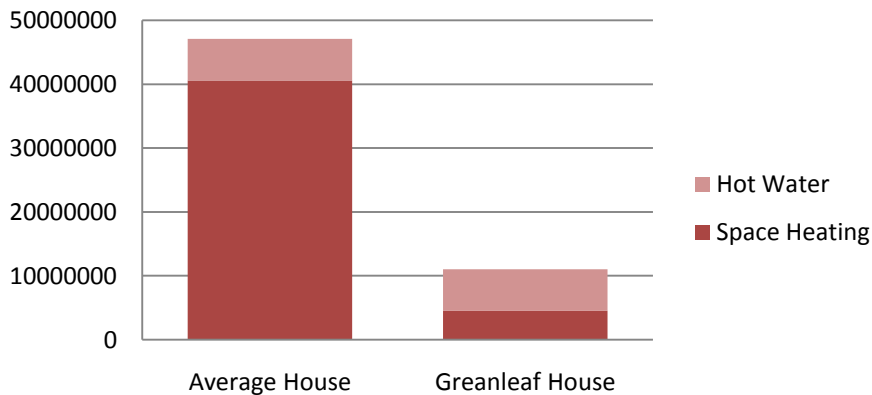
Electricity Consumption (kWh) 2 bdrm



Price for Energy (\$) 2 bdrm

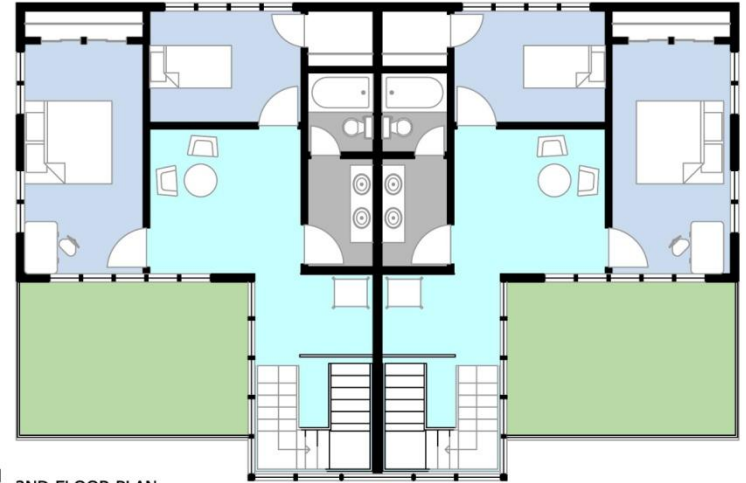


Gas Consumption (Btu) 2 bdrm

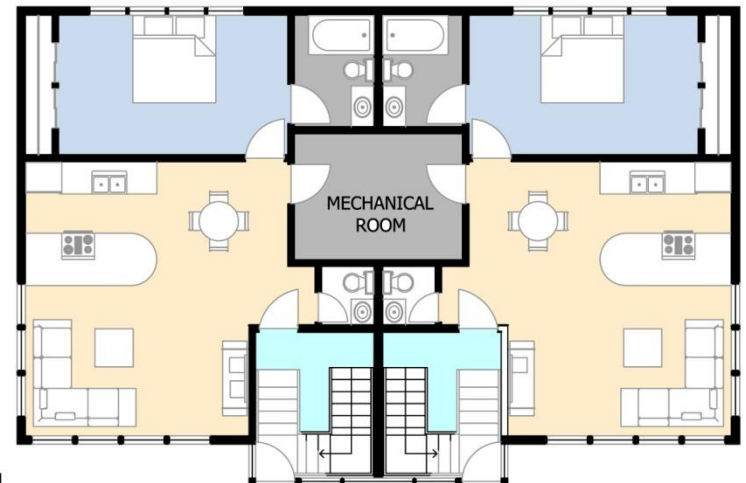


3 BEDROOM UNIT

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COMMUNITY



N
2ND FLOOR PLAN
SCALE: $\frac{1}{8}''=1'-0''$

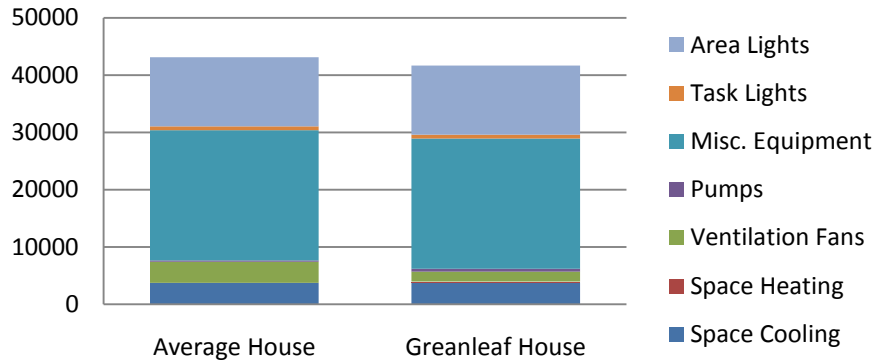


N
1ST FLOOR PLAN
SCALE: $\frac{1}{8}''=1'-0''$

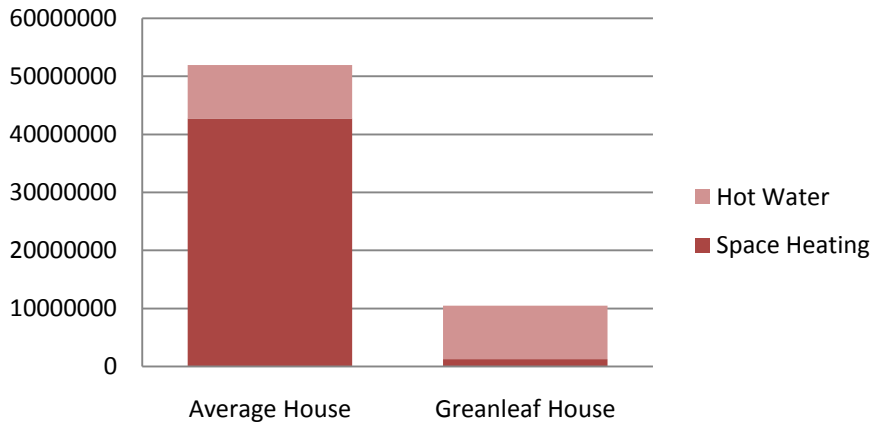
3 BEDROOM UNIT

GREENLEAF COMMUNITY

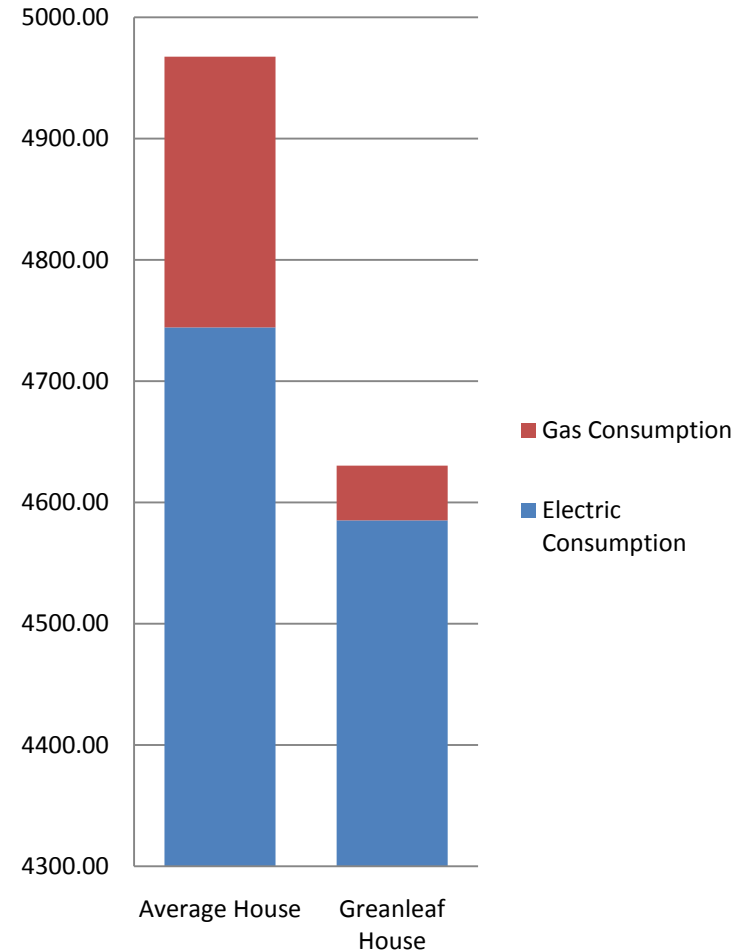
Electricity Consumption (kWh) 3 bdrm



Gas Consumption (Btu) 3 bdrm

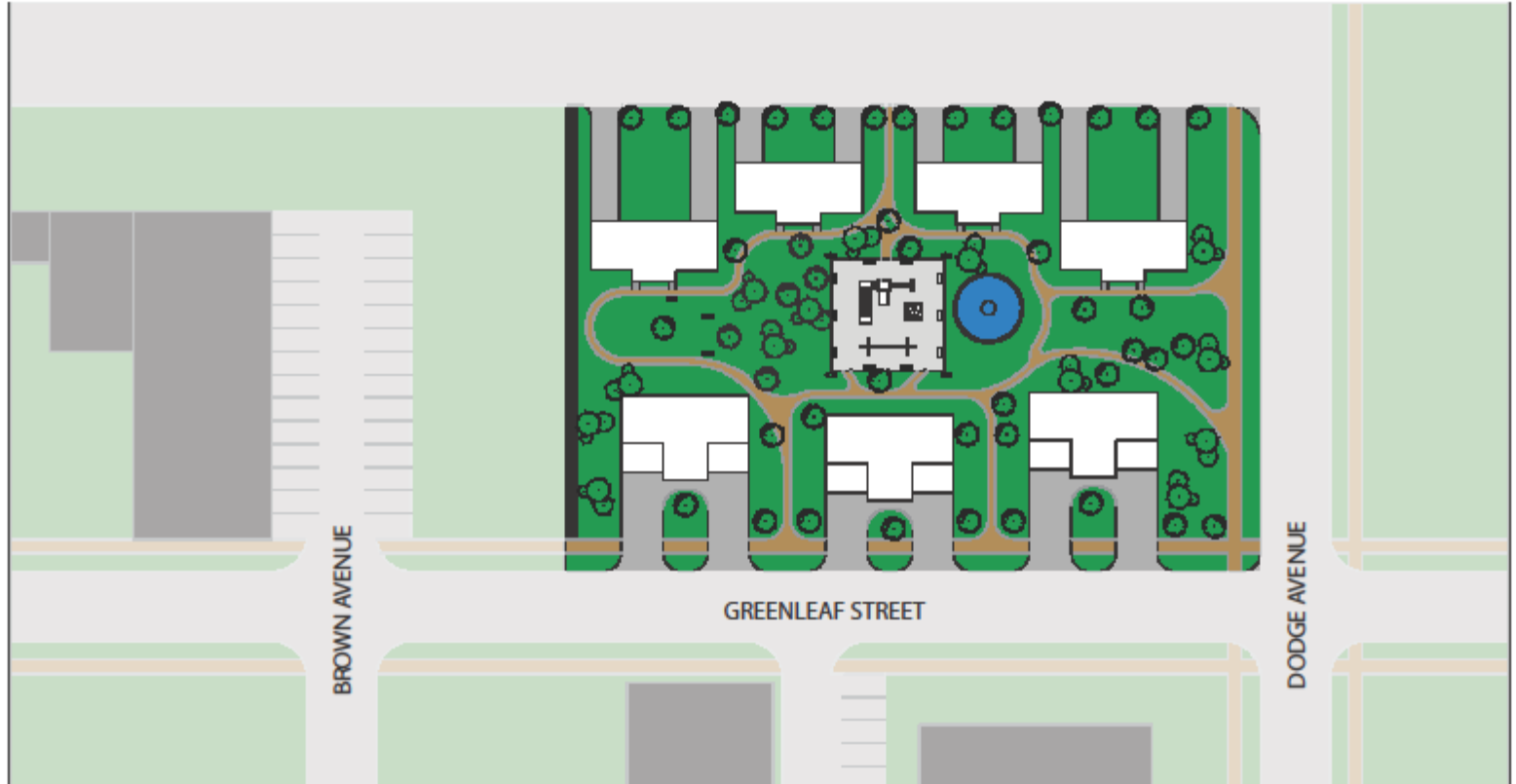


Price for Energy (\$) 3 bdrm



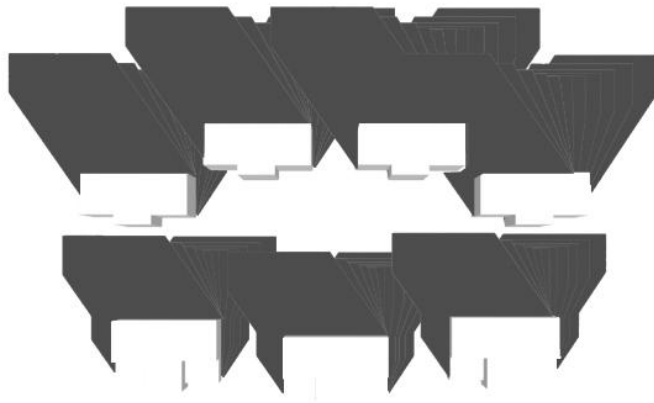
COMMUNITY

SITE PLAN

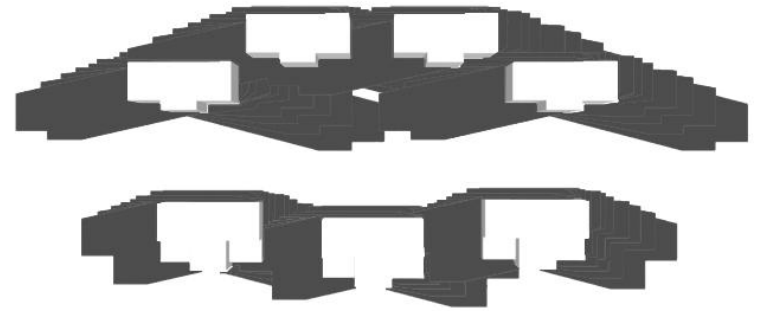


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WINTER SOLAR ENVELOPE



SUMMER SOLAR ENVELOPE

COMMUNITY

CHILDREN'S
PARK

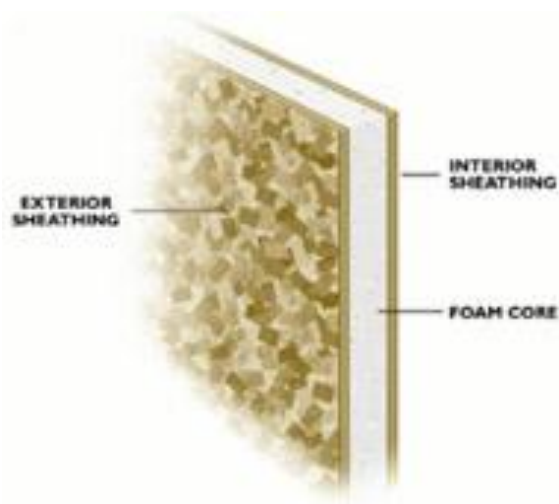


VIEW FROM THE QUIET
GARDEN

INNOVATIVE DESIGN

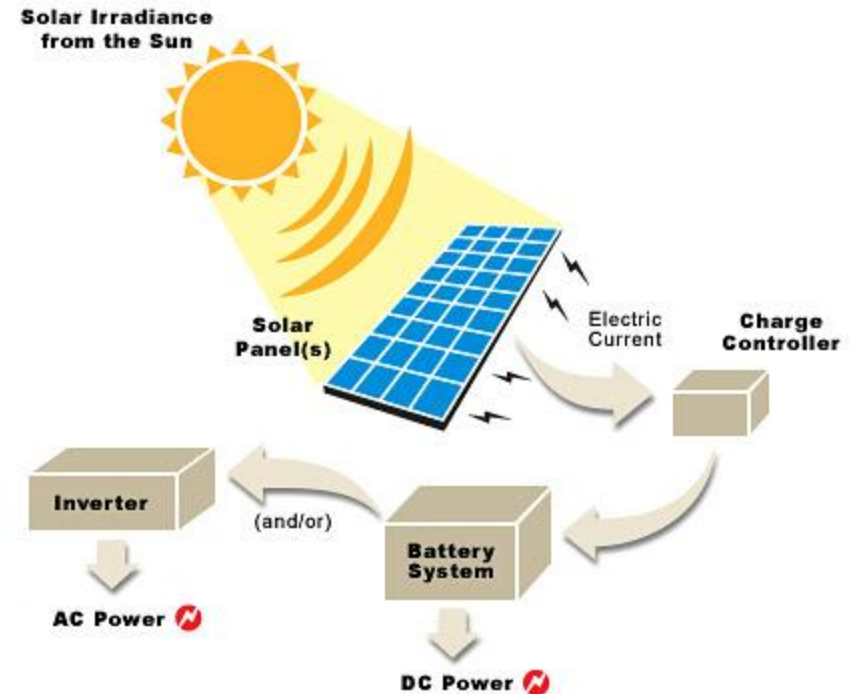
Structural Insulated Panels

- Improves energy efficiency
- Safe and strong
- Reduces labor costs



Solar Panels

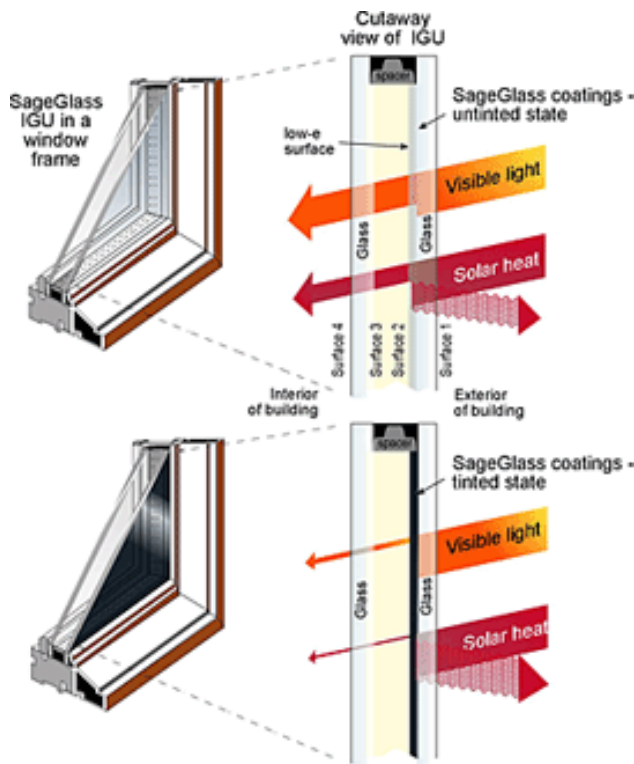
- Provides half of lighting power
- Clean and environmentally sound
- Short payback period



INNOVATIVE DESIGN

Sage™ Glass

- Reduces solar heat gain and UV transmission
- No need for shades or blinds



Geothermal Heat Pump

- Cost effective
- Durable
- Low maintenance
- Quiet
- Short payback period



FINANCIAL

	2 Bedroom	3 Bedroom
Sell Price	\$ 212,037	\$ 322,536
Constr. Cost	\$ 196,919	\$ 206,749
Profit	+ 15,118	+ 115,787

Project Profit	486,387
Capital	1,125,294
Rate of Return	43%
Annualized Return	26%

HOW THIS HOUSE IS AIMED AT CHANGING YOUR LIFESTYLE

- Sharing
- Space
- Community
- Safety
- Schools, transportation, amenities
- Cost/Energy savings



THANK YOU

INNOVATIVE DESIGN

Advanced Energy Saving Systems

		SageGlass	PV panels	Green roof
2-bedroom houses	Energy saving (kWh/yr)	1350	17810	1136
	money saving (\$/yr)	\$150	\$1,600	\$125
	Additional cost (\$)	\$2,800	\$6,600	\$2,400
	Pay back period (yr)	19	5	19
3-bedroom houses	Energy saving (kWh/yr)	1160	12720	1518
	money saving (\$/yr)	\$130	\$2,350	\$170
	Additional cost (\$)	\$7,000	\$9,400	\$3,200
	Pay back period (yr)	54	5	18

FINANCIAL

Expenses

1	Lot	1,000,000
2	Site Preparation	184,427
3	Construction	1,618,552
4	Lender Inspections	15,000
5	Architecture	62,602
6	Legal/Accounting	10,559
7	Financing/Appraisal	2,500
8	Title Insurance	15,000
9	Insurance	7,040
10	R.E. Taxes/Fees	13,300
11	Marketing	170,000
12	Survey/Testing	5,550
13	Contingency	5,000
14	Developer Fees	49,277
15	Interest	56,317
	Total	3,215,125