



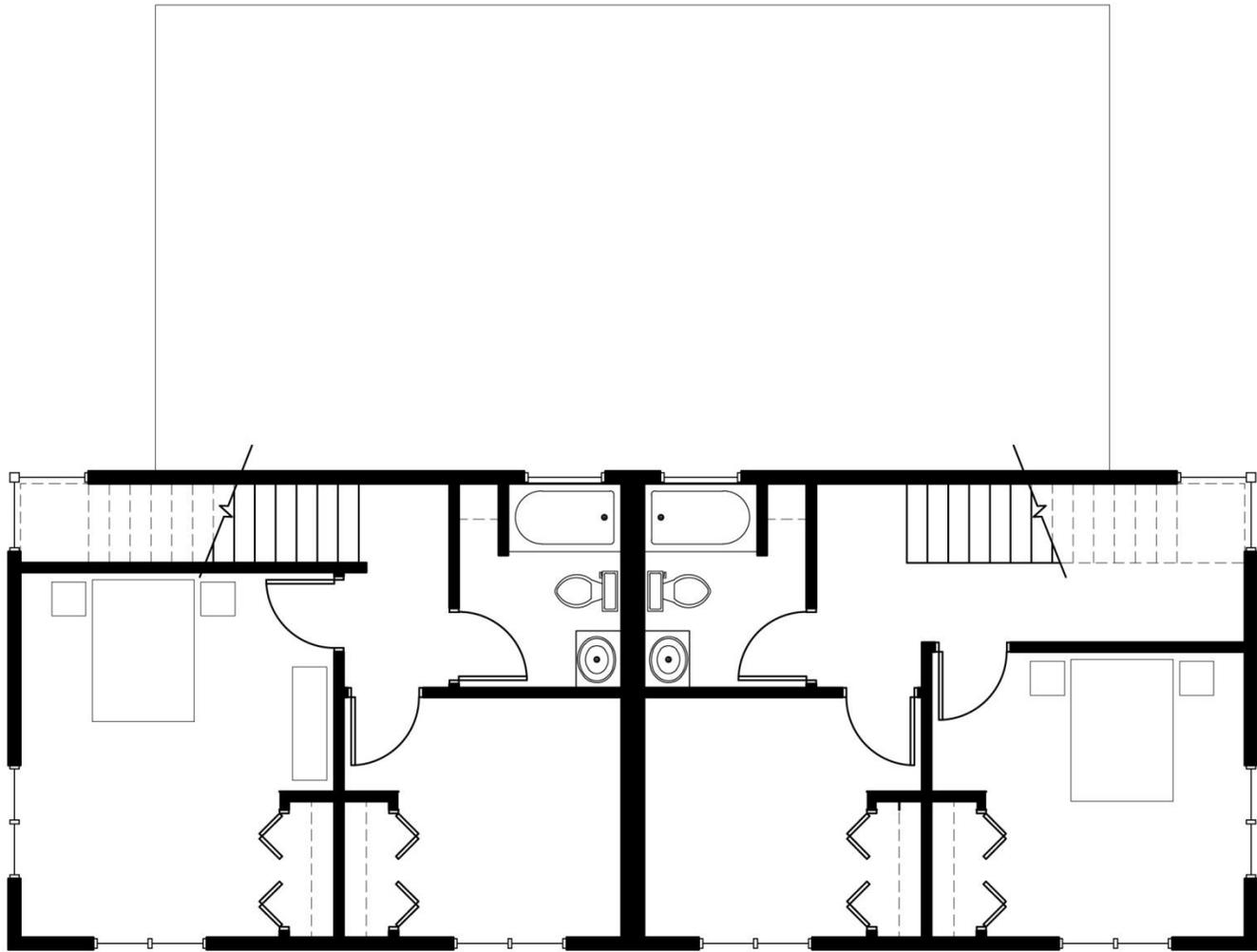
**AFFORDABILITY  
MEET  
SUSTAINABILITY**

**GREEN CLASS  
COMMUNITY**

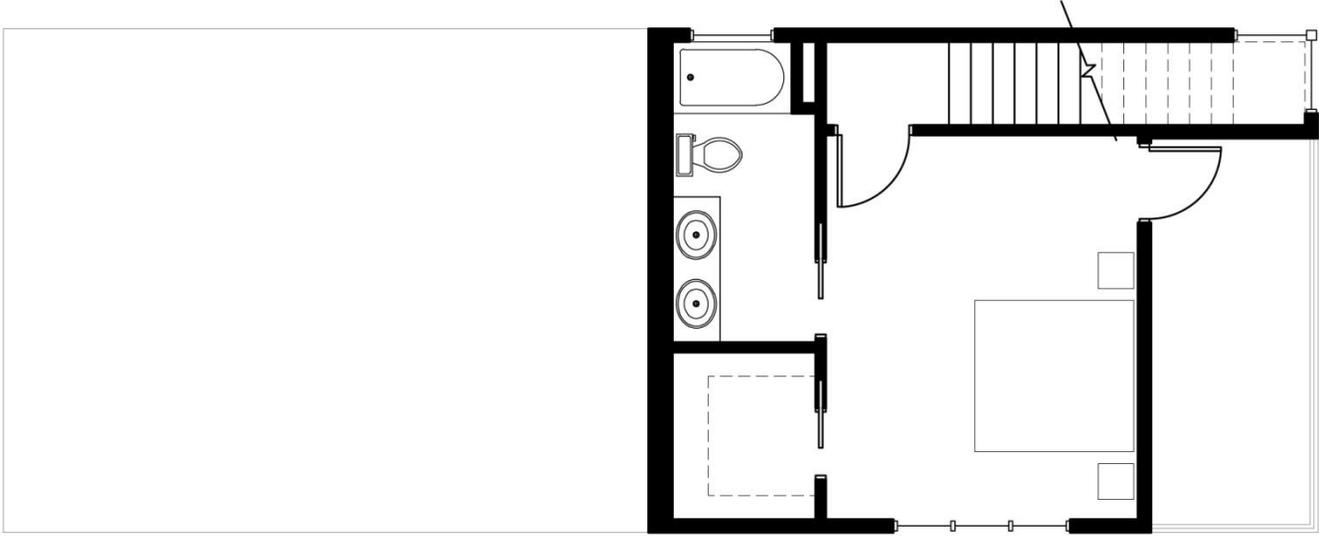


SITE PLAN

↑  
NORTH



SECOND FLOOR PLAN



THIRD FLOOR PLAN

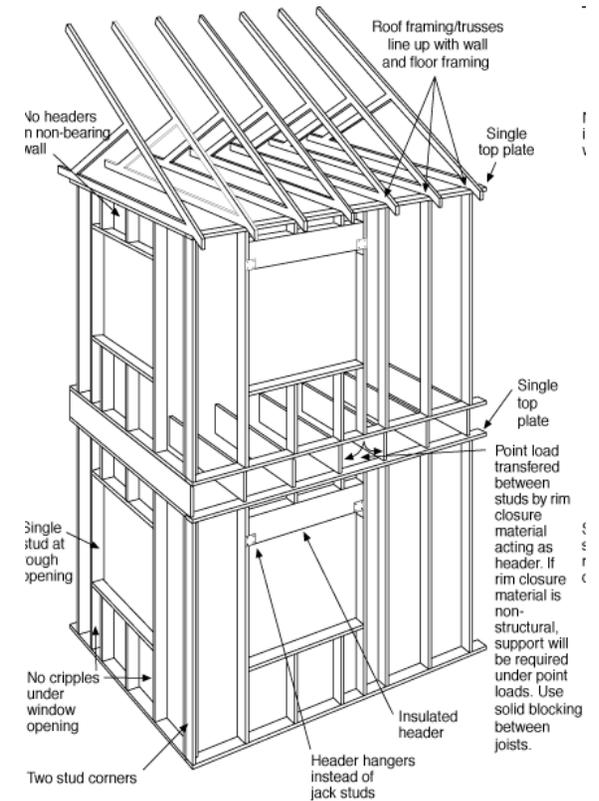
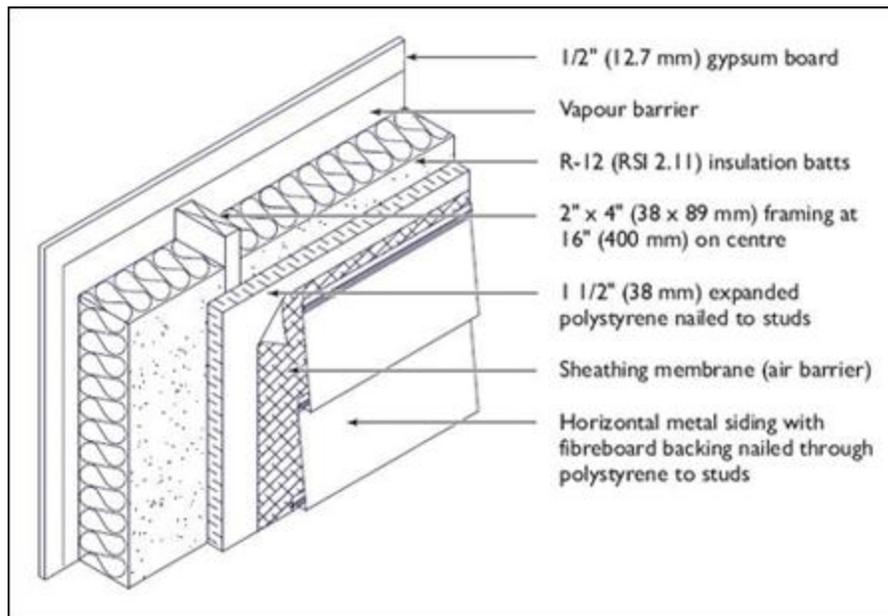


TRANSVERSE SECTION

# 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

|                 | Total (w/ cost index) |           |
|-----------------|-----------------------|-----------|
| <b>Unit 2-1</b> | \$90,004              | \$161,321 |
| <b>Unit 1-1</b> | \$71,317              |           |



# 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

