

# PNM Multifamily Energy Efficiency Program



## Camino Real Apartments Homes, Albuquerque



Camino Real Apartments Homes

### Using a Trade Ally Affords Unexpected Opportunities

Camino Real's original energy efficiency project was limited to common area and exterior lighting. However, after working with a PNM Multifamily Trade Ally (ICAST), Maxus Properties, Inc. found additional energy and cost saving options such as in-unit LED lighting, water/energy-saving showerheads, and faucet aerators. The resulting retrofits have led to reduced costs for both owners and tenants!

### Project Financials

<b>Project Cost:</b> .....	\$66,624
<b>PNM Rebate:</b> .....	\$34,965
<b>Annual Energy Savings (kWh):</b> .....	386,730 kWh
<b>Annual Water Savings (Gallons):</b> ..	193,365
<b>Annual Utility Cost Savings:</b> .....	\$42,540
<b>Annual CO<sub>2</sub> Savings (Metric tons):</b>	272
<b>Project Completed:</b> .....	2016

### Award Winner:

The International Center for Appropriate and Sustainable Technology (ICAST) won a PNM Multifamily Trade Ally Energy Saver Award for saving the most energy of any 2016 multifamily improvement project.

### Upgrades with a Surprising Return on Investment

Dependable energy-savings from the installation of long-life equipment leads to a return on investment (ROI) of over 500% for Maxus Properties, Inc, far exceeding what most owners/managers expect from any investment. In addition, the retrofit also decreases maintenance costs and increase property value.



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## Energy Efficiency Improvements Implemented

Highlights of the Camino Real energy efficiency retrofit:

- LED exterior site lighting
- LED common area lights
- LED in-unit lighting
- Efficient showerheads
- Water-saving aerators

### Why improve energy efficiency?

- 1 Cuts your operating costs and improves profitability.
- 2 Reduces maintenance demands.
- 3 Distinguishes your business as being eco-friendly or “green.”
- 4 Allows you to use energy savings to finance business growth.
- 5 You get money from PNM when you do it.

### Additional Benefits:

- Reduced lighting maintenance improves operational efficiency
- With improved lighting comes increased safety for residents
- Increased tenant comfort and lower energy bills reduces turnover

### Annual Energy Savings

The installed energy efficiency measures at Camino Real will provide estimated annual energy savings of 386,730 kWh for the apartment complex. For this effort, Camino Real will achieve full payback in less than four years, with a return on investment of 527%! In addition, the energy savings correspond to a reduction of 272 metric tons of carbon dioxide, and 193,365 gallons of water.

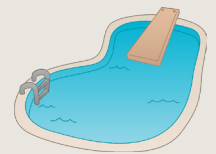
#### Annual CO2 savings equivalent

34 cars off the road



#### Annual water savings equivalent

8 swimming pools



### Customer Raves

“Residents love the new exterior lighting.”

– **Michael McRobert, Maxus Properties, Inc.**

To learn more about the PNM Retrofit Rebate Program, please visit [www.PNMenergyefficiency.com](http://www.PNMenergyefficiency.com)

For information on all PNM Business Energy Efficiency Programs, please visit [PNM.com/bizrebates](http://PNM.com/bizrebates)



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