



BRAMAL LED

GROSS LEASE EXAMPLE



How "GREEN" are your buildings?

- Have you thought about how your facility could save a lot of energy (and money) by installing LED lighting?
- Have you heard that you lost tenants because they think you are costing them more than your competitors?

Your old lighting system is costing you and your tenants money and wasted energy

With an updated lighting system from Bramal LED you and your tenants will not only benefit from a financial standpoint, you will also **achieve** by implementing sustainability best practices:

- 60 percent of energy savings;
- Eligible for SaveOnenergy Custom Program **\$0.05/kWh** rebate;
- Increased Green rating and LEED Credits that will enhance leasing potential of your spaces;
- Reduce your total maintenance cost;
- Reduce cooling requirements;

About 95 percent of all operating costs tie into Utilities, Maintenance, Janitorial and security, with about 70 to 75 percent of those in the first two areas, it is important to track and improve for example on lighting that represents 35 to 40 percent of Utilities.

An easy and quick solution is with Bramal LED and you will **provide**:

- Clean, bright consistent lighting for your tenants;
- Lower monthly costs per SQ.FT;
- Improved employee wellbeing and safety



EX: You LEASE 100,000SF at \$17.00/SF (Net rent \$9 - Operating budget - \$5 -Utility \$3.00 of which lighting represents \$1.20/SF), well we can reduce those charges by up to **\$0.61/SF or \$61,000/ year**, therefore, you can lease the space for \$16.59/SF instead.

See below details of the range of direct savings you will experience

Old Technology	New Technology	Savings per SQ FT	Payback (years)	Lifetime savings
T8	Bramal LED tubes	\$0.42	2.25	\$1.1M
T12	Bramal LED tubes	\$0.44	2	\$1.1M
T5 HO	Bramal LED Fixtures	\$0.32	2.7	\$0.8M
MH 400W	Bramal LED Fixtures	\$0.61	1.5	\$1.5M

Assumptions for "typical" scenarios – 440 fixtures per 100,000 SQ FT, with estimated rebates and electrical installation costs

Contact Bramal LED marcb@bramalled.com or call me at 514-887-9371



How beneficial can this be for your situation? Let us tell you!