

# CASE STUDY

## OFFICE BUILDING IN ELMHURST, IL BUILT IN 1972

### Office Building

Retrofit window replacements & upgrades

Approx. 14,000-square-foot building on over a half acre on one of the busiest main streets

Owner – Lawton Realty Group Inc.

Financing – \$94,019

Term – 25 years

Capital Provider – Inland Green Capital LLC

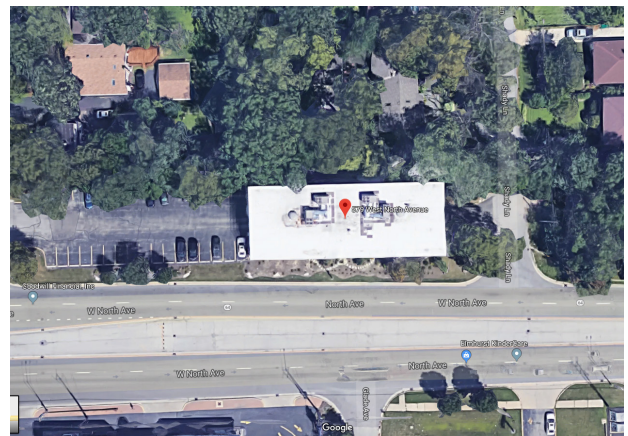
Contractor – Riggsby Companies, LLC

Anticipated annual utility savings aside from other grants, incentives and rebates: \$5,900,

conserving 2,700 therms/yr, and 38,500 KWh,

saving 36 metric tons of CO<sub>2</sub>e from the

environment (1,900 lbs of CH<sub>4</sub>, and 500 lbs of NO<sub>2</sub>) from the environment.



### Opportunity:

The owner of an aging office property recognized a need for a more weather-tight building and sought the implementation of cost-saving, energy efficient upgrades. A prime retrofit project, the owner's contractor, Riggsby Companies, called upon long-standing industry relationships to bring all parties together, including Inland Green Capital for financing, to execute the vision for the property.

