

# Microgrids for New York Strengthening Real Estate Properties

Microgrids empower real estate developers and property owners to reduce energy costs, secure reliability for their properties, and meet stringent emission standards through the integration of distributed energy resources.

After Superstorm Sandy, many residential and office buildings throughout New York were left without power for days on end. The monumental costs to real estate developers and property owners extended beyond material damage to litigation and lost revenue, as some buildings were declared uninhabitable due to extended loss of power.

What is a microgrid? A microgrid is a localized power system that is tailored to achieve a host's specific energy goals. Microgrids provide property owners the resiliency required to compete in New York's real estate market. In addition to securing the level of energy reliability required to attract and retain tenants, microgrids enable hosts to reduce energy costs and improve the sustainability of new and existing developments.

## Benefits for Real Estate



**COST SAVINGS**



**RELIABILITY**



**GREENER BUILDING**



**ENERGY INNOVATION**

### Our Vision

Responding to calls from policymakers, developers, and residents for microgrid development in New York, **Anbaric and Exelon have created a new initiative** that will establish large-scale microgrids at strategic locations throughout the state.

Our vision for microgrids is not to isolate or "island" hosts, but rather to complement and transact with the macrogrid in a way that creates **long-term economic and environmental value** for New York real estate properties.

We provide a unique combination of financing, technical expertise, and development prowess to successfully integrate microgrid projects with real estate developments. A remarkable value to all types of real estate, our business model only works when our customers save. **The alliance will finance upfront capital costs**, recouping this investment as a percentage of energy cost savings achieved from the microgrid.



Anbaric has helped develop two 660 MW High-Voltage Direct Current transmission projects in New York over the last decade, and is currently developing more than \$4 billion in energy infrastructure across the Northeast and New England. In the microgrid arena, Anbaric was co-founder of Viridity Energy, which creates controls for microgrids. Anbaric invests in projects that will have long life spans, such as electric transmission assets and large microgrids.



Exelon is the nation's leading competitive energy provider, with 2014 revenues of approximately \$27.4 billion. Exelon is one of the largest competitive U.S. power generators, with more than 32,000 MW of owned capacity comprising one of the nation's cleanest and lowest-cost power generation fleets. The company's Constellation unit provides energy products and services to more than 2.5 million residential, public sector, and business customers, including more than two-thirds of the Fortune 100.

# How It Works

At its heart, the microgrid provides a localized source of power that can serve as a beacon of light if the macrogrid fails. But a microgrid is much more.

For New York's real estate industry, microgrids are poised to become a **new paradigm for modern development**. The microgrid equips hosts with a highly efficient, on-site combined heat and power generation (co-gen) plant. Through real-time interface with the surrounding macrogrid, hosts will be empowered to produce or sell energy based on **real-time economic conditions**. The result is an ecosystem that reduces energy costs, secures reliability, and integrates sustainable practices and distributed energy technologies like PV solar, energy storage, and smart meters.

