



**SUNRISE MANAGEMENT
ENERGY SOLUTION BY REWIRE**



SOLUTION ARCHITECTURE SERVICES TO PROVIDE PV AND RENEWABLE ENERGY RESOURCES ACROSS MULTIPLE LOCATIONS

PROJECT OVERVIEW

Sunrise Management is a multifamily housing business that engaged ReWire to incorporate renewable energy and efficiency measures into their business model. ReWire determined the viability of the 3MW solar system to export renewable energy credits to over 500 of Sunrise's tenant units at 6 locations across the Capital Region in Upstate New York. This was intended to be an expansion of Sunrise's solar pilot project at one of their newly built locations adjacent to their headquarters.

CUSTOMER GOALS

Sunrise needed to quickly investigate the impact of the integration of solar generation with its multifamily real estate model and wanted to meet the following objectives:

- Lower operation and maintenance costs
- Minimize Up-Front Costs
- Optimize PV Generation
- Generate Income through Renewable Energy Credits
- Increase Property Marketability and Lower Vacancy Rates
- Contribution to the Community and Environmental Sustainability

SOLUTION

The ReWire team provided a comprehensive analysis for solar structure and design. We modeled sensitivities to project the effect of varying incentive values on Net Present Value (NPV), Return on Investment and IRR. ReWire evaluated how these metrics are affected by monetary credit incentives, tax equity incentives and valuation, demand reduction and energy arbitrage options.

The analysis covered project schedules and delivery timeframes and we evaluated all vendor options, including solar, energy efficiency, submetering, EV charging stations and battery storage.

RESULTS

ReWire provided a Master Plan for potential structuring solutions and data transparency to arm Sunrise with the ability to make appropriate decisions. As part of a portfolio approach, ReWire defined a template that can then be applied and conformed to their vision for current and future properties.