

Multifamily Program

Selah Realty LLC

SELAH REALTY LLC — 476 East 95th Street

Selah Realty owns and manages \$25 million worth of various real estate holdings. They strive to maximize returns and improve tenant comfort by utilizing the available energy-saving incentives from National Grid.

The multifamily dwelling located at 476 E 95 Street, located in Brooklyn's East Flatbush section is no exception. Built in 1930, this low rise, 7,760 sq. ft., three story building contains eight apartments. The manager and owners were looking to reduce natural gas consumption for water heating and found assistance from AEA implementation contractor who worked with them from start to finish to recommend no-cost upgrades for faucet aerators, low-flow shower heads and more. They also worked with Energy Plus to install thermostatic radiator valves, which has helped to balance out the heating in the house and reduced no-heat complaints.

Why use less water?

Selah Realty took advantage of free installation of low-flow shower heads, faucet aerators and thermostatic radiator valves.

With the National Grid Direct Install program, they were able to reduce natural gas consumption for water heating by up to 30 percent which not only helps to save money but also helps to preserve our precious water resources.

Installing Thermostatic Radiator Valves (TRVs) lead to greater comfort for occupants, less wear and tear on their boiler, lower room humidity and convenient temperature control.

Strategic partner:



Result:

Total Project Cost	Free National Grid Program
National Grid Incentive	\$1,950
Annual Therm savings	727
Annual cost savings	\$872
Estimate Annual Saving %	16%

6 Big Benefits of TRVs

Thermostatic radiator valves are self-regulating valves that make it easy to control room temperature. But that's just one way they can help your facility. Take a look at all the important benefits of TRVs.

Energy savings



Greater occupancy comfort



Less wear-and-tear on the boiler



Convenient temperature control



Quick, easy and low-cost installation



Lower room humidity



Want to add TRVs to your radiators? National Grid can help!

We have financial incentives that can make your upgrade easier. Email Laura.McNeill@nationalgrid.com to get started.

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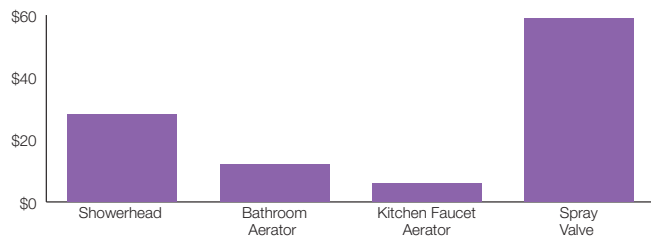
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The program only uses high-efficiency water conservation measures certified by the WaterSense program of the U.S. Environmental Protection Agency (EPA). WaterSense certified products are carefully tested and verified to make sure you are not sacrificing water flow quality to save money.

How much will I save on my annual water heating costs with these upgrades?

Average annual dollar savings on water heating costs



Average annual dollar saving based on August 2014 average firm block rates cost of natural gas and excludes all taxes of \$0.74.

Saving based on average annual dollar savings per no-cost measure installed.

Strategic partner:



To learn how you can lower your utility costs, call **800-787-1706** or email **efficiency@nationalgrid.com**