



Green Real Estate

www.FirstCarbonSolutions.com

Reduce the Environmental Impact of New and Existing Buildings

FirstCarbon Solutions' (FCS) green real estate practice helps property developers, managers, builders, owners, brokers and real estate investment trusts (REITs) realize financial, social and environmental benefits.

Various industry sources report that on average, improving the environmental impact of buildings results in a:

- 3.5 percent improved occupancy rate with up to 10 percent increase in property value
- 8-9 percent reduction in operating costs and 25-50 percent reduction in energy consumption
- 30-40 percent reduction in GHG emissions, 40 percent reduction in water usage and 70 percent reduction in waste
- Employer benefits
 - Lowered health care costs and reductions in absenteeism
 - Improved employee satisfaction and improved employee productivity

Overview of FCS' Most Popular Offerings

FCS' green real estate solutions leverage our environmental expertise, software technology, carbon asset management, outsourcing capabilities and in-depth knowledge of the real-estate market. Our most popular offerings include:

- **LEED planning and implementation services** to help you qualify for the U.S. Green Building Council's certification program. We assist you with LEED applications for new construction and existing buildings, as well as with portfolio assessments and studies that improve LEED scores across multiple holdings. FCS has LEED-accredited professionals on staff.



- **Energy assessments** that identify energy demand and consumption patterns, as well as recommended practices, technologies and infrastructure improvements. We also evaluate energy supply and self-generation alternatives, such as green power purchases and small-scale renewable energy technologies. We maximize your return on investment by helping you qualify for government grants, rebates and other incentives.
- **Energy-efficiency audits** that determine how your buildings consume electricity, natural gas and other resources. Proven simulation models evaluate HVAC, lighting and other efficiency measures. You can then implement cost-effective behavioral changes that result in energy, emission and cost savings.
- **Carbon footprints** that calculate total greenhouse gas emissions across the structures in your real-estate portfolio. FCS analyzes whether state or federal regulations require you to report these carbon emissions, and, if necessary, presents the data in the format required by regulatory schemes.

- **Environmental footprint analysis** that quantifies water and other resource consumption. FCS recommends practical mitigation activities, such as implementing low-flow water systems.
- **Analyses of green building practices** to determine the cost-effectiveness of using green building materials and methodologies in place of traditional alternatives. Simulation models consider costs, brand value and environmental considerations.
- **REITS portfolio analyses** that identify hidden risks and unknown value in holdings. FCS identifies compliance risks from emerging environmental regulations, such as new state and federal energy efficiency laws. We also find new value for existing assets like carbon credits.
- **Carbon sequestration and credit assessment** to advise forestry landholders whether it makes sense to harvest trees or generate carbon credits by leaving them standing.
- **Carbon credit strategy for real estate developers** leveraging both consulting expertise and software technology to develop scenarios for buying and selling carbon credits. Based on future regulatory requirements that may limit acceptable levels of GHG emissions and your company's goals, such as developing a carbon-neutral structure, FCS projects the number of credits your company may need to purchase and outlines a plan for building a solid portfolio of carbon credits.
- **Feasibility assessments for builders** to analyze existing and future carbon-reduction regulations. Just as builders use simulation models to ensure their projects comply with local, state and federal agency standards, FCS applies models to determine whether it makes sense to invest in sustainable building materials and practices now, or whether it is advisable to employ less expensive traditional materials and methods and pay market prices for carbon credits in coming years.



About FCS

FCS is the only end-to-end sustainability provider, combining services, software and business process outsourcing into cost-effective solutions. Unlike companies that specialize solely in environmental software or consulting services, FCS allows organizations to completely outsource sustainability management. The company is a subsidiary of ADEC Solutions (www.adec-solutions.com), a global enterprise with over 5,000 employees and operations in North America, Europe, Africa, Asia and Australia.

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FCSGRE-1213A



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