



**VIRTÚ**  
EVERGREEN FUND

# 2024 IMPACT REPORT

PREPARED BY



WAYPOINT





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## Dear Investors,

As we reflect on another year of progress in our Impact journey, I'm proud to share the 2024 Virtú Evergreen Fund Impact Report with you. This year's report reflects both the measurable savings we've achieved across energy, water, and emissions, and the continued evolution of how Virtú defines and delivers impact in the multifamily sector.

2024 saw strong performance across all core areas of our program, including our clean energy initiatives, EV infrastructure expansion, and industry-leading efficiency ratings. Our flagship solar property, Barham Villas, surpassed 1,000 MWh in clean energy production, while our electric vehicle charging program now supports over 1.6 million miles of electric driving annually. We also reached a significant milestone by delivering 335 EV charging stations across multiple states.

Just as importantly, our resident experience continues to be a powerful lever for both impact and returns. With half of the portfolio earning Energy Star scores above 98, and multiple communities earning JTurner's Elite 1% ORA rankings, our operational excellence is creating measurable value for both investors and residents.

We've deepened our social programs as well—harvesting over 500 pounds of honey through our Pollinator Program, distributing more than 27,000 pounds of food in 2024, and bringing our first container farm (FarmBox) online to provide fresh produce at the property level.

Looking ahead, we are focused on scaling what works. We are expanding our solar footprint in Upland, CA, launching new research efforts in partnership with Claremont McKenna College, and exploring new resident services like mobile veterinary care. These next steps will allow us to deepen our mission while delivering strong, sustainable returns.

Thank you for your trust and partnership. We hope you enjoy this year's report.

Sincerely,

Blake Hayunga  
COO, Virtú Investments

# 2024 VIRTÚ EVERGREEN FUND IMPACT REPORT

*Performance at a Glance*



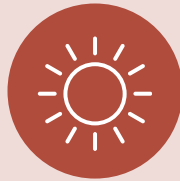
**ENERGY REDUCTION: 620,015 kWh**

**244 metric tons** CO<sub>2</sub> emissions saved



**WATER REDUCTION: 3,550,000 gallons**

Equivalent to **238,500 loads of laundry**



**SOLAR PRODUCTION: 1,069,000 kWh**

**254 metric tons** CO<sub>2</sub> emissions saved

## EV CHARGING



**139 metric tons** CO<sub>2</sub> emissions saved

**1,649,726** estimated miles of EV driving supported

**41% growth** in accessible charging stations

**63% increase** in usage from 2023 to 2024

**2024 TOTAL CARBON SAVINGS:**  
**641 metric tons** of CO<sub>2</sub> emissions

# 2024 VIRTÚ EVERGREEN FUND IMPACT REPORT

*Performance at a Glance*



## FARM BOX HYDROPONIC FARM

**520 plants** grown

**100+** CSA bags distributed to residents

**4 metric tons** CO<sub>2</sub> emissions saved



## POLLINATOR PROGRAM

**24 hives** sponsored

**572 lbs. of honey** produced for residents to-date



## SUPERIOR ORA SCORES

Our average score is **78.72, 26% higher** than the national average



## EXCEPTIONAL ENERGY STAR RATINGS

Our buildings outperform **98% of others** in efficiency



## ACTIVE COMMUNITY ENGAGEMENT

**27,100 lbs.** of food donated

**1,221 hours** volunteered

**195 events** hosted

# Our People Come First



Virtú has always believed that occupancy, rent growth and returns all stem from the people who manage and support them.

At Virtú, we've always believed that strong returns start with strong teams—and strong teams need real support. Last year, we leveled up our benefits with a tiered structure. This year, we went further: launching a Hardship Fund, rolling out a generous education stipend, and expanding retirement options to match the diverse needs of our people. When we invest in quality of life, we don't just build loyalty—we boost resident satisfaction, cut turnover, and keep vacancies low.

## Survey Says...

Every year we survey our entire company to make sure we are keeping on track and are actively listening to the changing needs of our teams. The 2024 survey did not disappoint with the best feedback so far:

99%

feel they have space to address concerns with leadership

98%

of the Virtú team indicated that they feel connected to their coworkers

97%

of employees feel overall satisfied with their job



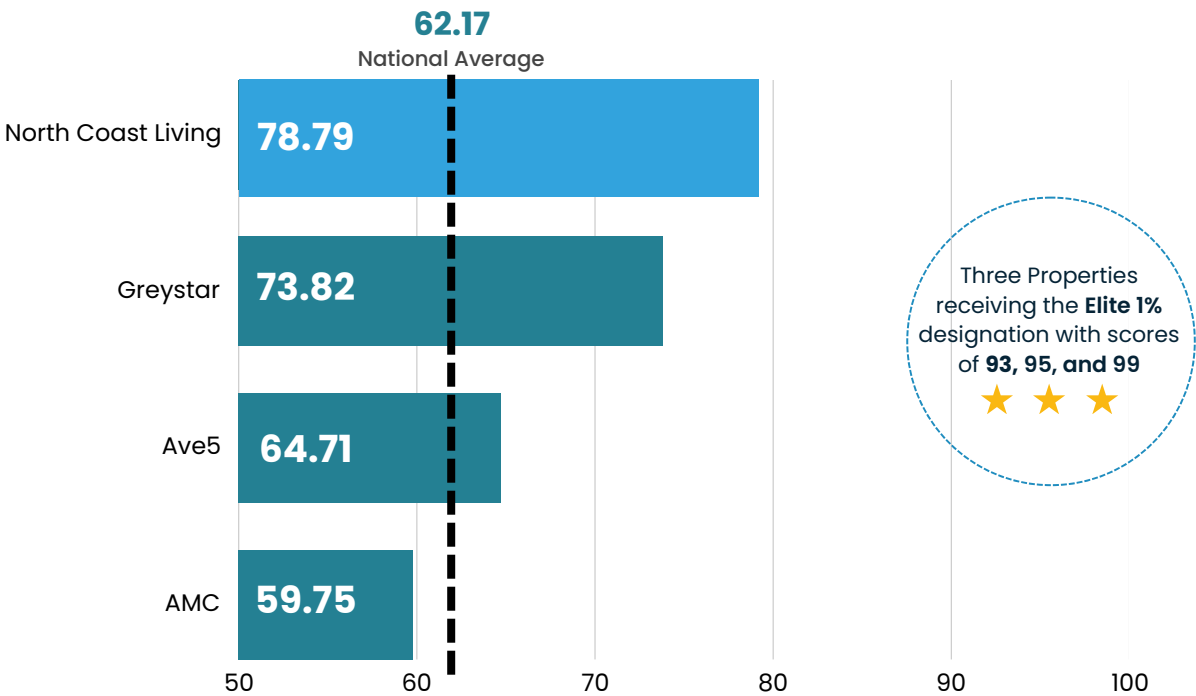
# A Higher Standard of Care

It's no secret that an integral part of operational success is derived and proven through reputation management.

At Virtú, we track success using the industry's gold standard: the ORA Score from JTurner Research. More than just a number, it's a deep dive into the resident experience —from first search to move-in day. JTurner's data gives us sharp, property-level insights that help us fine-tune every step of the journey. With resident experience now the key to competitive edge, we're raising the bar on how we track, manage, and care.

## SUPERIOR ORA SCORES

JTurner ORA Scores: 2024 Average



# Elite Reputation by the Numbers

Resident experience is a top priority at Virtú—and the numbers prove it. Our property management team, North Coast Property Group, consistently scores well above the national average and outperforms the competition year after year.

2024

Elite 1%

**The Lark, San Mateo, CA**

ORA Score of 99

**The Upland, Upland, CA**

ORA Score of 97

**The Gossamer, Portland, OR**

ORA Score of 93



Virtú is proud to have multiple properties ranked in the prestigious Elite 1% ORA category—including one that earned a coveted spot among the top 100 nationwide. With JTurner pulling data from a pool of 132,000 properties, this kind of recognition speaks volumes.

2024

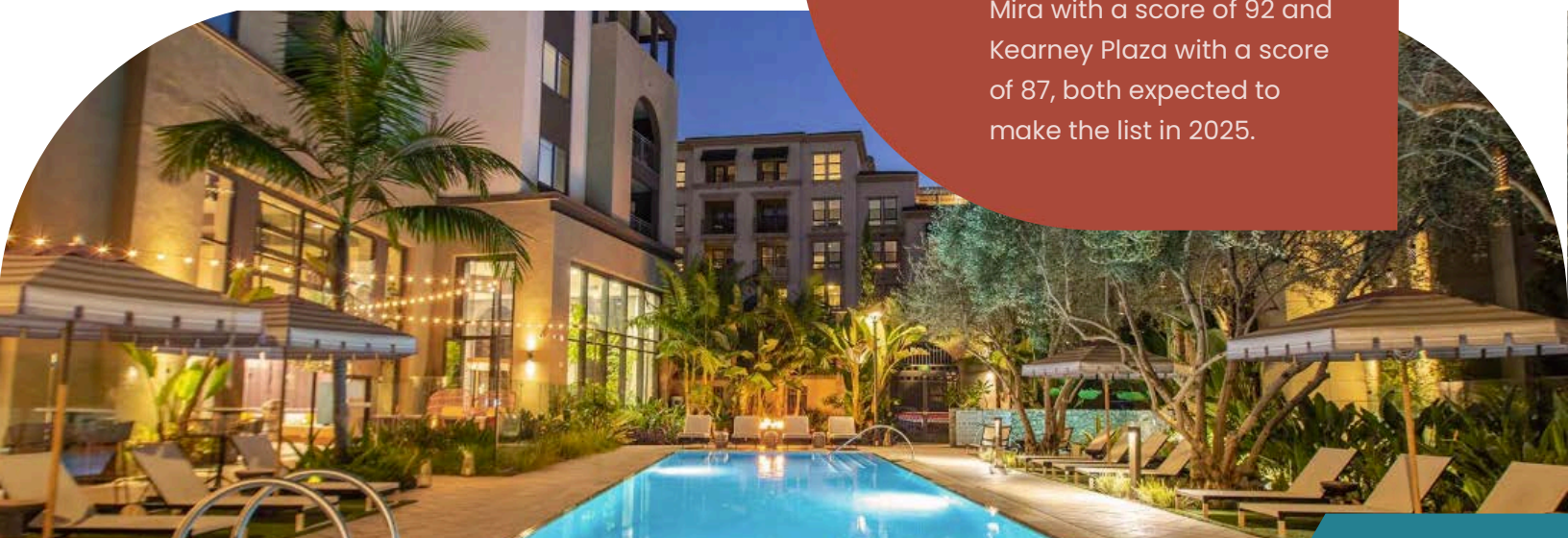
Property Spotlights

## The Lark

The Lark not only achieved Elite 1% status but was awarded a spot on the Top 100 list and ranked 3<sup>rd</sup> best in all of California.

## Close Contenders

Trailing closely behind the Elite 1% properties were Mira with a score of 92 and Kearney Plaza with a score of 87, both expected to make the list in 2025.







# ENERGY STAR

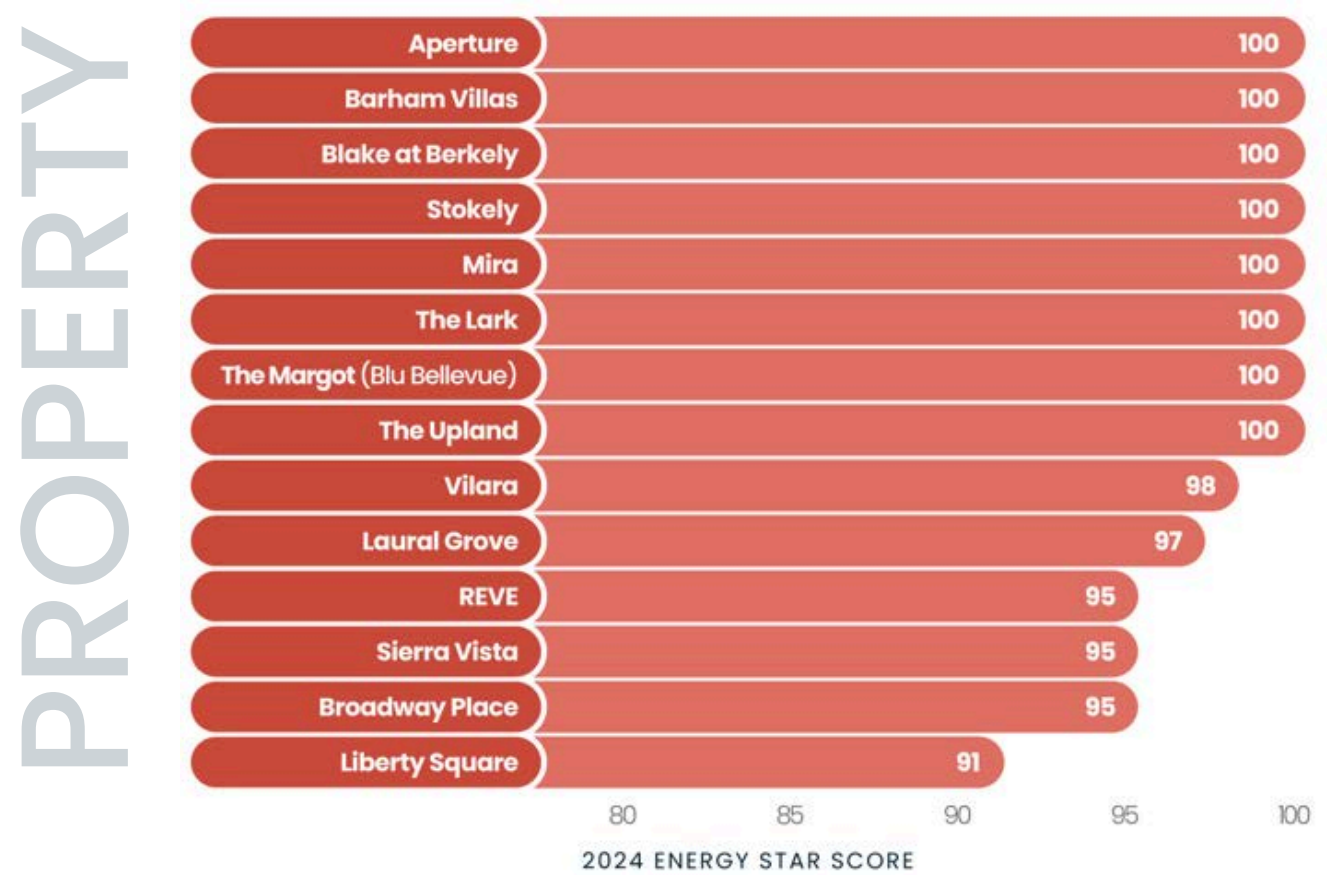
CERTIFICATIONS

## Scoring Above the Rest in Efficiency

With over half our portfolio earning top scores and our lowest at a strong 91, the success of our impact program is clear. Certifications are submitted annually, keeping scores current and aligned with new projects. On average, our buildings outperform 98% of others in efficiency—a serious feather in our cap with powerful, far-reaching impact.



## VIRTÚ 2024 ENERGY STAR SCORES



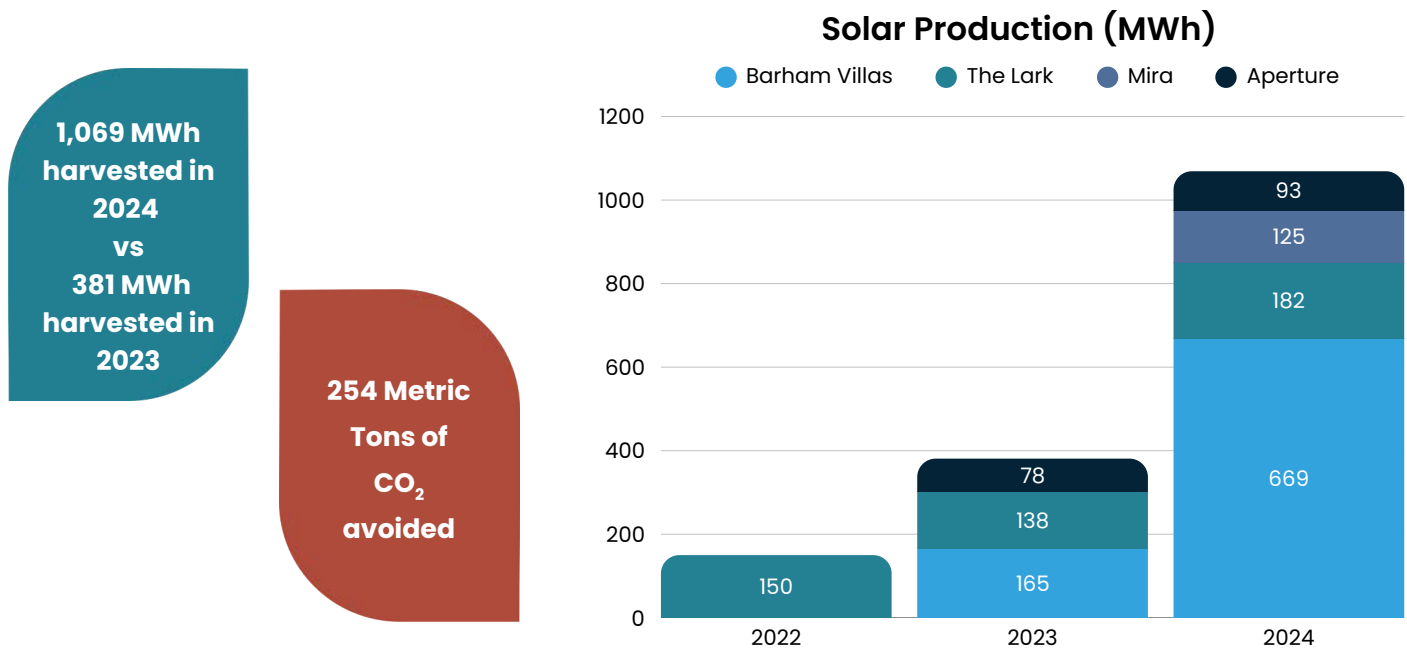


# Solar Data is Power

Solar is a well-known solution, but in multifamily, it comes with challenges—split incentives, complex tax laws, high upfront costs, and physical constraints. Virtú took a fresh, innovative approach to overcome these barriers. Now, with our first full year of data in hand, we’re seeing proof of concept: solar can be a viable path for creating environmental impact with strong financial returns.

Barham Villas stands as our flagship solar community, with all 168 apartments and common areas powered by on-site solar energy. Navigating the complexities between third-party partners and the utility company wasn’t easy—but in 2024, Barham delivered over 1,069 MWh of

clean energy, marking a major milestone. Beyond Barham, Virtú operates three additional sites with partial solar systems offsetting common area costs—and our second full-solar community is set to complete construction in Q2 2025.



# Electric Vehicle Charging

Electrifying transportation is key to building more sustainable, resilient communities—and the infrastructure behind it delivers value across the board. Three years ago, Virtú set an ambitious goal: 30% EV parking saturation at select sites. By Q2 2025, we'll hit that target.

We've also been strategic in easing the cost burden of this bold move by tapping into top-tier incentive programs from Tesla, ChargePoint, Wallbox, and others. In 2024, we secured nearly \$1M through California's Communities in Charge initiative. Once complete, Virtú will have installed 335 EV stations across multiple states and markets.

## ELECTRIC VEHICLE SPOTLIGHT

18,261

Total EV Charging Sessions

41%

Growth in accessible  
charging stations

63%

Increase in usage from  
2023 to 2024





# Electric Vehicle Charging

With over 1.6 million electric miles driven across our communities in the past year alone, the impact is undeniable. Beyond the environmental upside, this data offers a unique lens into resident behavior—insights we wouldn't otherwise have.

For instance, properties like Vilara, Mira, and Upland show higher-than-average EV usage, hinting at commuter-heavy populations traveling longer distances for work. This kind of insight helps us fine-tune marketing strategies and rethink amenity design based on how residents interact with their surroundings.

Meanwhile, lower-usage sites like Aperture and The Margot may reflect more remote workers or walkable neighborhoods that shift how residents move and live. The data is still early, but the patterns are already telling a compelling story.

## ELECTRIC VEHICLE SPOTLIGHT

1,649,726

Estimated Miles of EV  
Driving Supported

15,302

Estimated gallons of  
gasoline avoided

139

Estimated metric tons  
of CO<sub>2</sub> avoided



# Unplugging the Numbers on EV Charging

Thanks to the detailed sharing from Tesla, Chargepoint and Wallbox, we have a closer look at EV charging within the Evergreen Fund. For the 10 properties included in this dataset, Tesla, Chargepoint, and Wallbox shared usage, charge session time history, and average usage per session.



## SPOTLIGHT

### VILARA

With over two-times as much EV charging usage and 45% more charging sessions as the next highest using property, Vilara is the clear leader of EV charging in the Evergreen Fund.

EV Charger Usage (kWh)

**186,938**

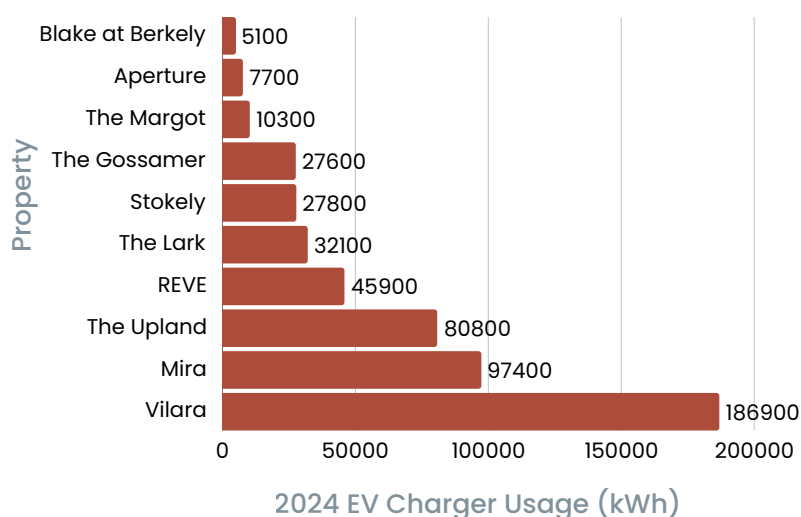
Individual Charging Sessions:

**5,677**

The value of data – Upland and Vilara as heavy commuters:

**5,23,621**  
**total kWh charged**

## Total Charging by Property (kWh)



## Charging Sessions by Property

Property	Charge Sessions	Median Charge (kWh)
Vilara	5,677	33
The Upland	3,095	26
Mira	2,975	27
REVE	2,003	23
The Gossamer	1,394	22
Stokely	1,238	22
The Lark	865	25
The Margot	462	22
Aperture	299	26
Blake at Berkley	253	20
<b>Total</b>	<b>18,261</b>	<b>25</b>





# Social Programs

Creating impact goes beyond reducing water and energy – it’s also about strengthening the social fabric of our communities.

At Virtú, that means helping residents feel connected where they live. From bespoke events to networking opportunities, we foster a sense of belonging that research shows can reduce turnover—a win for residents and a smart move for the business. Even for those not in need of direct support, being part of a thriving, engaged community matters.



## SOCIAL IMPACT CONTRIBUTIONS TO-DATE

2019 to 2024

Volunteer Hours

5,163

Food Drive Donations

85,892 lbs.

Total Resident Events

886



# 2024 Community Engagement

Through initiatives focused on food security and volunteerism, we continue to deepen our social impact—and each year, the program grows stronger.

Human connection is at the heart of community—and now more than ever, people are seeking ways to engage with those around them. A 2023 resident survey across our portfolio confirmed this, with over half of the 1,200+ respondents expressing strong

interest in on-site events, and another 39% open to the idea.

To meet that demand, Virtú implements a tiered schedule of curated events tailored to each property's unique personality. This thoughtful structure not only builds connection—it sets the bar for what great resident engagement should look like.

## Feeding Cities

27,100 lbs.

of food donated in 2024

14

different local organizations  
donated to in 2024

## Supporting Critical Systems

1,221

hours volunteered in 2024

195

community events in 2024



# Emphasis on the Environment

## Pollinator Program

Now in its third year, our pollinator program continues to deliver impact—both environmentally and emotionally. With pollinators facing mass die-offs and ecosystem collapse, every effort counts. Our two dozen hives contribute valuable data to research led by MIT, Harvard, and National Geographic. Through our partnership with [Best Bees](#), we've helped expand infrastructure for beekeepers nationwide, funding the critical work they do.

And each year, our honey harvest becomes something special: resident gifts in branded jars, complete with stories about the bees that made it—a sweet connection to the impact they're part of.

In 2024, Virtú has sponsored 24 different hives, created apiary support networks all over the west coast, and collected over 220 pounds of honey, all of which was gifted to residents.



# 572

Total Pounds of  
Honey Produced  
by the Program

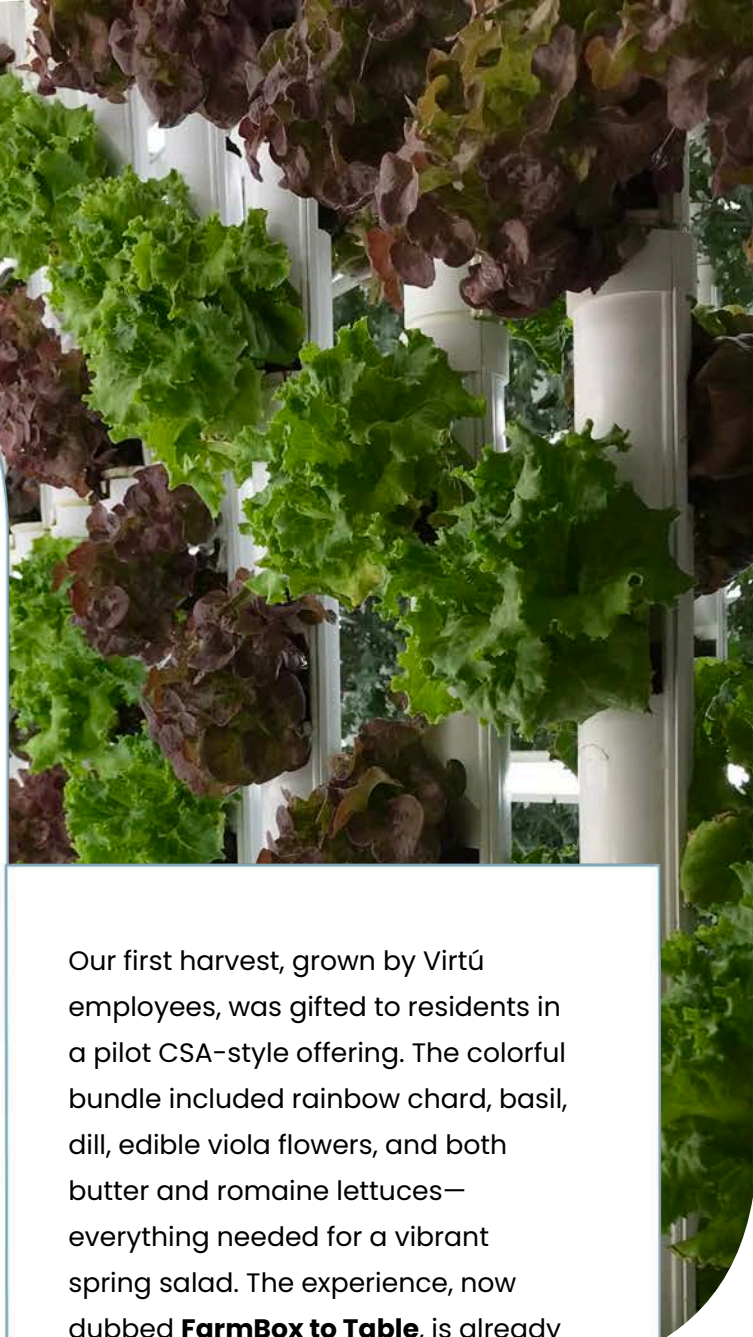


# Food Security: The Next Amenity

## Farmbox Goes Live

Virtú has officially launched its most innovative project yet: FarmBox. From the outside, it resembles a standard shipping container. Inside, it's a fully enclosed hydroponic farm—a sleek, high-tech ecosystem of nutrient dosing systems, automated lighting, water tanks, and gleaming stainless steel. Three vertical grow walls burst with fresh vegetation, marking our bold step into a new kind of amenity: food security.

By partnering with [FarmBox Foods](#), Virtú is cutting out the supply chain and bringing hyper-local produce straight to our residents' doorsteps—unlocking new opportunities for sustainability, wellness, and engagement.



Our first harvest, grown by Virtú employees, was gifted to residents in a pilot CSA-style offering. The colorful bundle included rainbow chard, basil, dill, edible viola flowers, and both butter and romaine lettuces—everything needed for a vibrant spring salad. The experience, now dubbed **FarmBox to Table**, is already becoming a resident favorite.

### First Harvest:

- 🌱 520 plants grown
- 🌱 100+ CSA bags given





# Plentiful Opportunities

Beyond direct resident benefits, the **FarmBox** program is designed to uplift the broader community. Surplus crops are donated to local food banks and nonprofit organizations, helping address food insecurity at a local level. Looking ahead, we're exploring partnerships with colleges and universities to open FarmBox up for academic research in hydroponics, with educational programming anticipated by Q3 2025.

The opportunities are as abundant as the harvest. FarmBox uses 95% less water than traditional farming—making it not only efficient but highly sustainable. Reforestation and climate credit initiatives are also underway, as FarmBox Foods strengthens ties with local and state governments. These developments could soon position the system as a scalable solution for organizations aiming to shrink their carbon footprint.



## FarmBox Facts:

- ✓ Footprint the size of a shipping container
- ✓ Produces the same as a 2.6 acre farm
- ✓ Uses 95% less water than conventional farming
- ✓ 100% organically grown

# Building a Better World: Looking Ahead in 2025

## Sharing the Path to Solar: Research Co-Op with Claremont McKenna College

One of the biggest barriers to solar adoption in multifamily housing is the lack of clear income recovery models to offset upfront costs. After navigating this challenge firsthand, Virtú is committed to paving a repeatable path for others in the industry.

To support this effort, we've partnered with a team of researchers at Claremont McKenna College to analyze our process and develop projection models that demystify the financial side of solar integration. The goal: create a clear, practical guide for multifamily owners and operators looking to make the leap. Deliverables from this research co-op are expected in Q3 2025, helping move the industry one step closer to accessible, scalable solar solutions.



## Round 2: Upland Solar Going Live

With the early success at Barham Villas, Virtú is moving forward with our second full-solar community—this time in Upland, CA. Featuring 203 units and a strong existing EV infrastructure, Upland was a natural next step in our clean energy rollout.

This new project builds on everything that worked at Barham, with one added upgrade: expanded carport parking for residents. Construction is on track for completion in early Q2 2025, and we're ready to hit the ground running.

## Veterinary Support Services for Residents

Virtú is exploring the relationship between pet and resident by exploring the idea of mobile veterinary services as an amenity. A relationship like this reduces stress, increases security and may be able to provide a stable framework to support our residents in a high-value way. Resident research is underway as we explore this avenue during Q2 of 2024.

# Work From Home Analysis

Over the past decade, reducing energy and water use has grown increasingly challenging, especially following the sharp spike during the COVID years. The pandemic highlighted how shifts in human behavior can redistribute resource burdens in ways that persist long after the initial disruption.



**59%**

59% of residents work from home at least part of the time, with 85% of remote workers being at least 2 days a week. This seems to correlate with our increased energy and water use over the past several years.

**97%**

97% of residents working from home do so in their apartments. Design teams put a lot of effort into common area spaces with remote workers as a target, but only 0.7% said they are actually utilizing these spaces (the other 2.3% using nearby businesses). This data could be valuable in rethinking our approach.

**90%**

90% of remote workers started remote work in the last 5 years, but only less than half cited it as a direct response to Covid. Covid may have started the trend, but a social restructuring seems to be taking place.

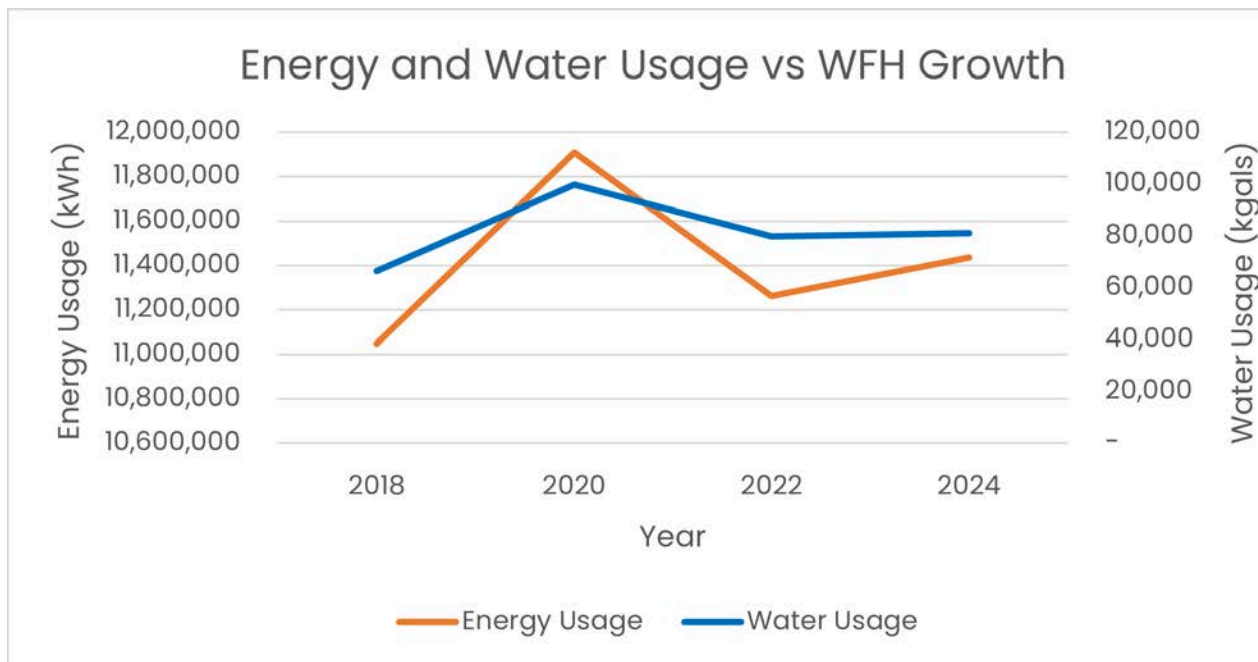
**18%**

Only 18% of residents said they do not see remote work in their future. This gives the implication that the idea of remote work is here to stay.



# Work From Home Analysis

To better understand this shift, Virtú conducted a survey of 669 residents across 18 properties, focusing on the impact of remote work. The goal: uncover correlations between rising resource demand and changes in resident routines, providing insight into how work-from-home trends are reshaping consumption patterns within our communities.



In the graph above you can see the correlation between energy and water data for the time period specified within the survey, with stabilizing numbers showing increased use even after Covid era restrictions.



## APPENDIX DATA SUMMARY

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# Our Approach

Following the acquisition of each asset, Virtú partners with its property teams to conduct an Initial Opportunity Assessment for clean energy opportunities, energy efficiency, and water efficiency using a scorecard system.

We use the results of the Assessment to align value-add renovations with broader goals related to energy savings, water conservation, waste reduction, and the implementation of clean energy solutions like solar, and electric vehicle charging.



The result is a comprehensive and proprietary program that perpetually evolves to remain on the leading edge of responsible operations in the multifamily sector.

## 2010–2024 FULL PROGRAM

Cumulative Retrofit Savings

### ENERGY



18,721,040  
kWh

13,154 metric tons  
CO<sub>2</sub> Emissions saved

### WATER



178,651,239  
Gallons

11,990,154  
Avoided Showers



# Smarter Properties. Stronger Communities. A Greener Future.

Every data point fuels a greener tomorrow. Through cutting-edge utility tracking and analysis, we're reimagining sustainable living—property by property.

At Virtú, we're committed to advancing sustainable property management through smarter utility tracking and analysis. This report features direct energy data from both house and tenant meters across Virtú assets. Waypoint streamlines property-wide utility data from providers into ENERGY STAR Portfolio Manager, enabling year-over-year and baseline performance comparisons.

Our Impact Program began with 31 assets, laying the groundwork for what would become the Virtú Evergreen Fund (VEF). Before whole-property energy data was accessible (2010–2015), we developed reliable estimates using samples of resident data and house meter expenses. Water usage has been meticulously managed internally from the start, ensuring consistently accurate reporting.

Every property in the program features a master water meter managed by Virtú, with resident water billing calculated through RUBS (Ratio Utility Billing System), factoring in occupancy, unit size, and bedrooms. Waypoint collects and benchmarks total water consumption data against each property's baseline—established during the first full calendar year after acquisition.



To drive even deeper insights, Virtú integrates cutting-edge tools like EnergyCAP and Conservice. EnergyCAP offers powerful, real-time energy analytics, helping us uncover consumption trends and actionable opportunities for efficiency. Conservice bridges data gaps during acquisitions and ensures swift compliance with energy benchmarking ordinances in key markets like California, Colorado, and Washington. It also enhances multi-meter water reporting at select properties.

Together, these technologies and partnerships elevate our ability to collect, analyze, and act on utility data—fueling Virtú's mission to create smarter, greener communities.



## Energy Dashboard

The following Tables (1 and 2) represent the electric consumption, in kilowatt hours (kWh) that each whole property, including common areas and individual units, used in 2024 in comparison to the property's baseline (the year the property began the program). Table 2 demonstrates the cumulative savings of properties sold prior to 2024.

**TABLE 1. | Total Electric (kWh) Usage & Savings – Held Properties**

Property Name	Months Held	Initial Baseline (kWh)	2023 Usage (kWh)	2024 Usage (kWh)	Year-Over-Year Savings (kWh)	Cumulative Savings (kWh)
<b>Broadway Place</b>	104	742,205	803,850	794,204	9,646	-582,769
<b>Laurel Grove</b>	75	1,077,110	594,465	565,713	28,752	1,746,516
<b>Barham Villas</b>	73	810,198	679,058	355,571	323,487	633,473
<b>Liberty Square</b>	73	2,701,145	2,031,976	2,005,560	26,416	-716,029
<b>Sierra Vista</b>	73	378,397	385,561	377,464	8,097	-69,435
<b>Mira</b>	66	1,124,220	1,015,179	1,070,161	-54,982	54,059
<b>Aperture</b>	64	298,612	345,361	345,361	8,097	-69,435
<b>The Gossamer</b>	59	N/A	N/A	N/A	N/A	N/A
<b>RÊVE</b>	51	1,111,608	1,197,761	1,160,113	37,648	-48,505
<b>The Lark</b>	50	634,404	636,596	629,593	7,003	4,811
<b>The Margot</b>	43	546,116	485,391	314,960	170,431	231,156
<b>Vilara</b>	42	1,379,866	1,626,611	1,759,934	-133,323	-380,068
<b>The Upland</b>	40	745,844	588,162	433,419	154,743	312,425
<b>Stokely</b>	39	300,664	290,001	329,210	-39,209	-28,546
<b>Blake at Berkeley</b>	28	184,142	220,556	227,512	-6,956	-43,370
<b>The James</b>	19	1,156,613	1,156,613	1,072,495	84,118	84,118
<b>Total</b>	-	<b>13,191,144</b>	<b>12,057,141</b>	<b>11,437,126</b>	<b>620,015</b>	<b>1,155,231</b>

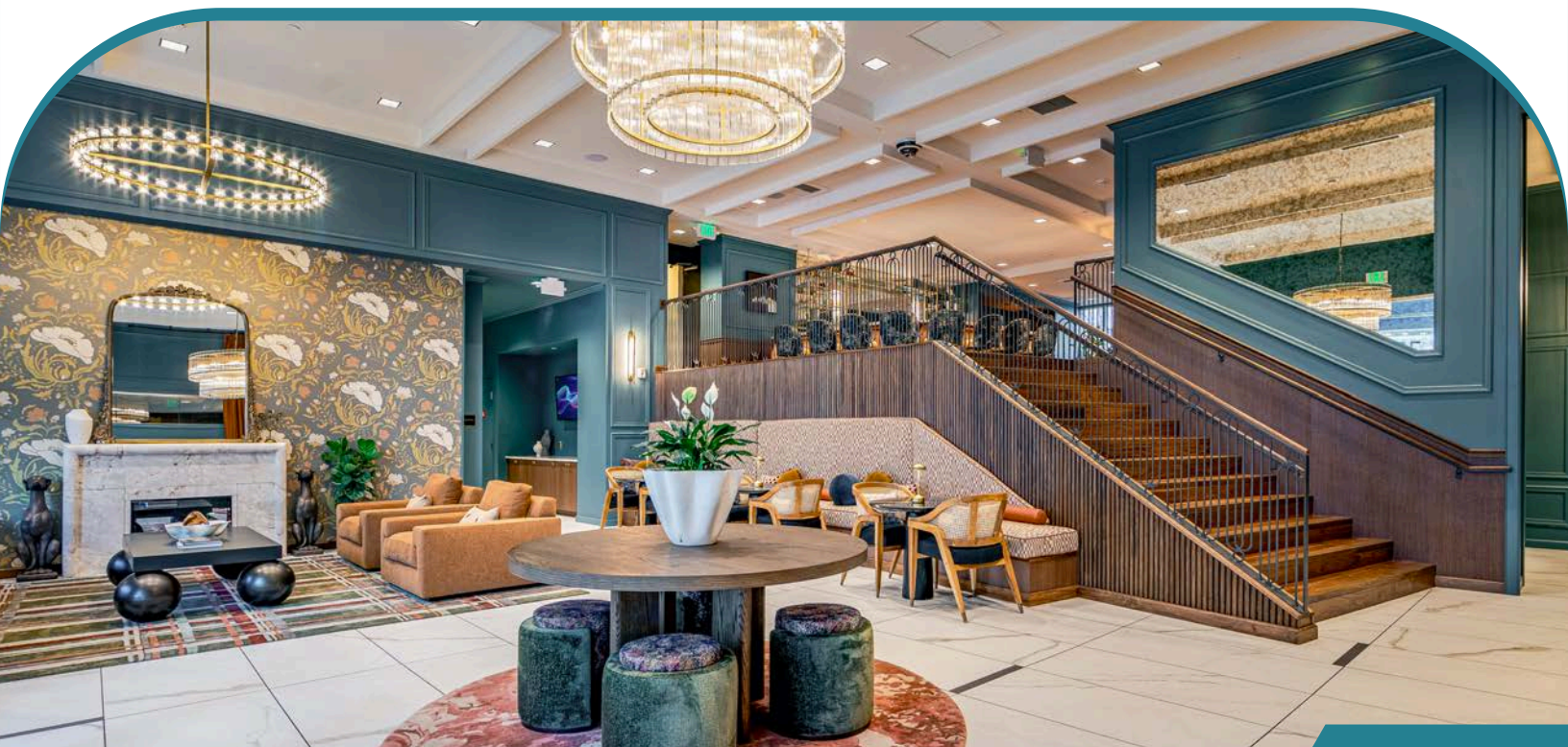
Aggregate, whole-property data for The Gossamer was not available due to utility restrictions.



**TABLE 2. | Total Electric (kWh) Usage & Savings – Properties Sold**

Property Name	Acquisition Months/Year	Sold Month/Year	Month Held	Cumulative Savings (kWh)
<b>Archer Tower</b>	Dec-15	Jul-19	43	-150,421
<b>Fairways Apartments</b>	Mar-16	Nov-20	56	1,073,771
<b>University Park &amp; Place</b>	Apr-16	Jun-17	14	N/A*
<b>Rock Springs</b>	Jul-16	Mar-21	56	1,020,250
<b>Avaria</b>	Dec-16	Sep-21	57	64,260
<b>Los Pinones</b>	Dec-16	Sep-21	57	216,298
<b>Woodbury</b>	Dec-17	Aug-21	44	-156,301
<b>Terraces</b>	Jul-18	Sep-21	38	1,377,265
<b>Peak 16</b>	Oct-19	Sep-21	23	N/A*
<b>Portofino Townhomes</b>	Jun-17	Feb-23	68	361,541
<b>Barclay Village</b>	Jun-17	Dec-24	90	3,806,663
<b>Total</b>	-	-	-	<b>3,806,663</b>

\*Some properties were not held long enough to establish baseline and comparison utility values necessary for cumulative savings calculations.





## Water Dashboard

The savings reflected in Tables 3 & 4 represent the total water reduction in kilogallons (kGals) that each whole property, including common areas and individual units, achieved in 2024. Table 4 demonstrates the cumulative savings of properties sold prior to 2024.

**TABLE 3. | Total Water (kgal) Usage & Savings – Held Properties**

Property Name	Months Held	Initial Baseline (kgal)	2023 Usage (kgal)	2024 Usage (kgal)	Year-Over-Year Savings (kgal)	Cumulative Savings (kgal)
<b>Broadway Place</b>	104	7,506	5,530	5,032	498	5,457
<b>Laurel Grove</b>	75	N/A	N/A	N/A	N/A	N/A
<b>Barham Villas</b>	73	9,119	7,918	7,970	-52	3,305
<b>Liberty Square</b>	73	14,687	12,983	11,763	1,220	-1,122
<b>Sierra Vista</b>	73	2,771	3,441	3,324	117	-3,338
<b>Mira</b>	66	4,750	5,134	5,211	-77	-461
<b>Aperture</b>	64	3,019	2,982	2,940	42	79
<b>The Gossamer</b>	59	6,494	6,214	6,003	211	491
<b>RÊVE</b>	51	4,774	4,116	3,976	140	798
<b>The Lark</b>	50	6,244	6,170	6,084	86	160
<b>The Margot</b>	43	3,542	3,201	3,092	109	450
<b>Vilara</b>	42	9,942	9,561	9,236	325	706
<b>The Upland</b>	40	8,364	7,811	7,545	266	389
<b>Stokely</b>	39	3,363	3,240	3,195	45	168
<b>Blake at Berkeley</b>	28	1,621	1,486	1,425	61	196
<b>The James</b>	19	5,249	5,249	5,023	226	226
<b>Total</b>	<b>-</b>	<b>84,755</b>	<b>90,578</b>	<b>87,028</b>	<b>3,550</b>	<b>7,293</b>

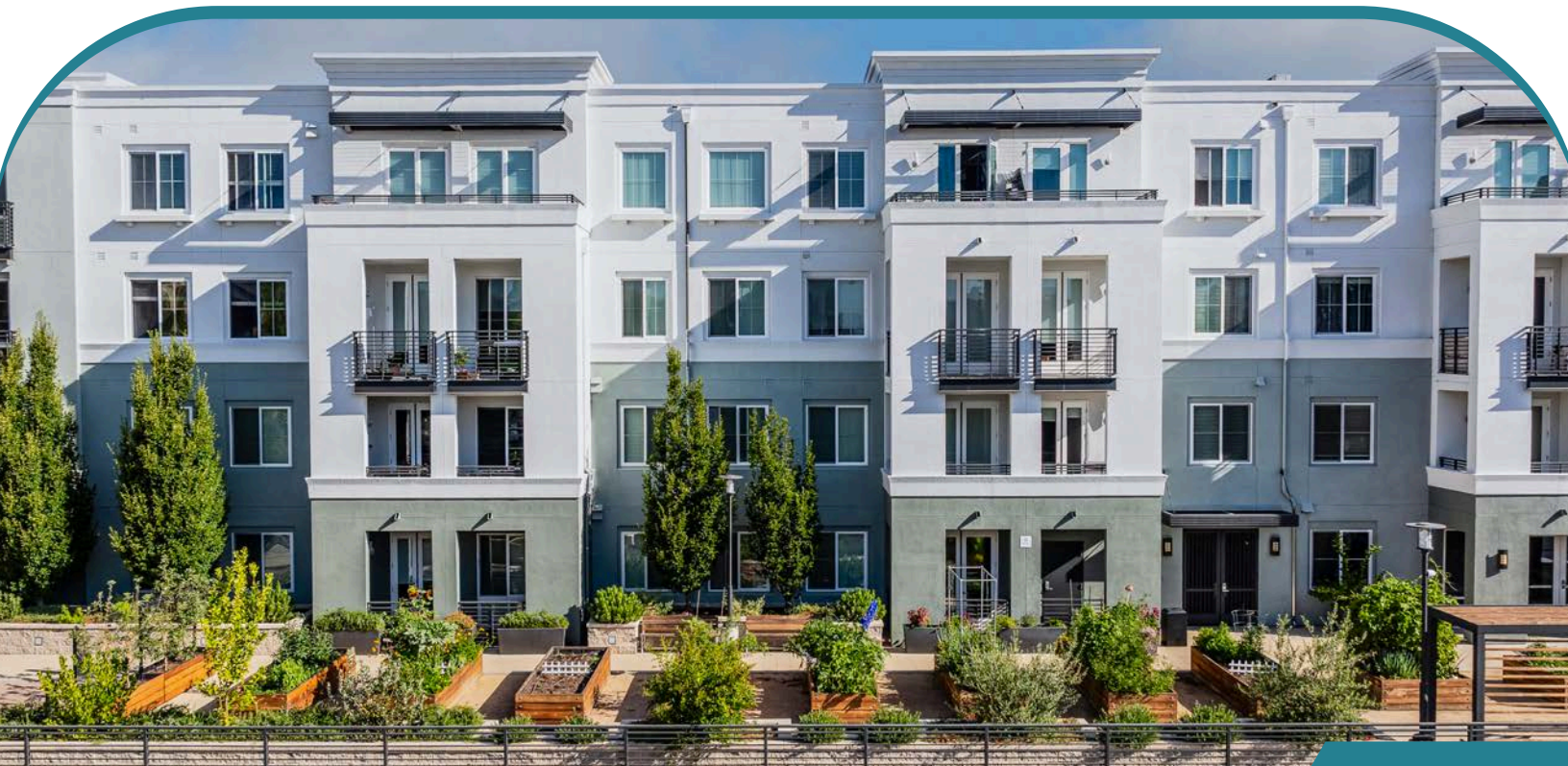
Aggregate, whole-property water data for Laurel Grove was not available due to HOA restrictions.

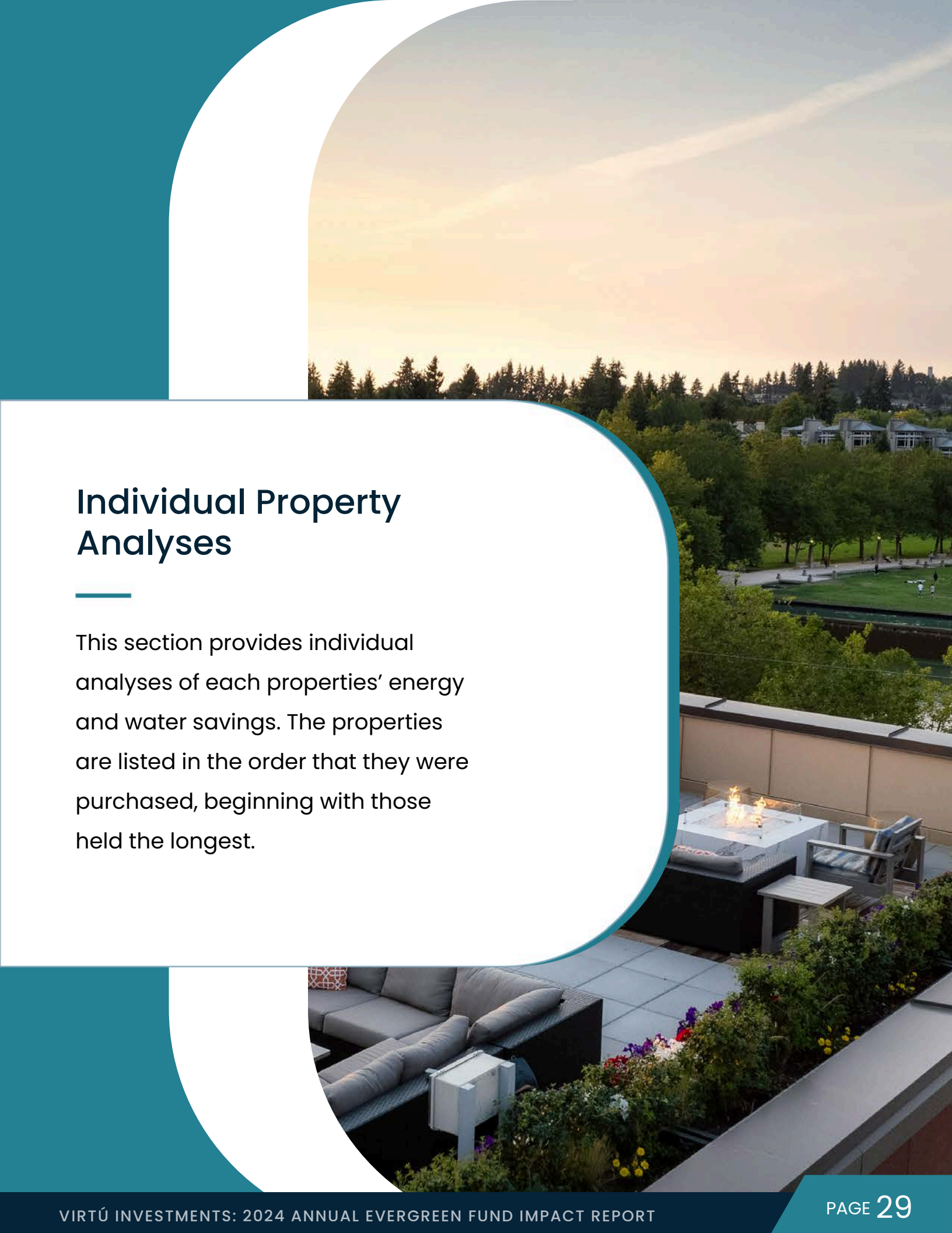


**TABLE 4. | Total Water (kgal) Usage & Savings – Properties Sold**

Property Name	Acquisition Months/Year	Sold Month/Year	Month Held	Cumulative Savings (kGal)
<b>Archer Tower</b>	Dec-15	Jul-19	43	-576
<b>Fairways Apartments</b>	Mar-16	Nov-20	56	-2,278
<b>University Park &amp; Place</b>	Apr-16	Jun-17	14	N/A*
<b>Rock Springs</b>	Jul-16	Mar-21	56	6
<b>Avaria</b>	Dec-16	Sep-21	57	6,657
<b>Los Pinones</b>	Dec-16	Sep-21	57	5,022
<b>Woodbury</b>	Dec-17	Aug-21	44	12,496
<b>Terraces</b>	Jul-18	Sep-21	38	12,833
<b>Peak 16</b>	Oct-19	Sep-21	23	N/A*
<b>Portofino Townhomes</b>	Jun-17	Feb-23	68	32,310
<b>Barclay Village</b>	Jun-17	Dec-24	90	66,470
<b>Total</b>	-	-	-	<b>32,310</b>

\*Some properties were not held long enough to establish baseline and comparison utility values necessary for cumulative savings calculations.





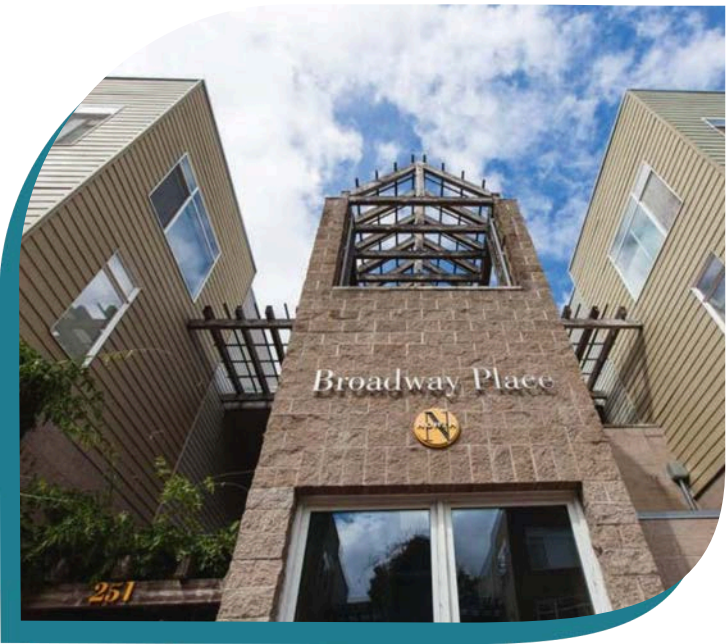
## Individual Property Analyses

This section provides individual analyses of each properties' energy and water savings. The properties are listed in the order that they were purchased, beginning with those held the longest.



# Broadway Place

Eugene, OR



Broadway Place Apartments is a two-building, garden-style apartment complex in downtown Eugene, OR. Built in 1990, the property sits above a ground-floor retail level and features 170 units.

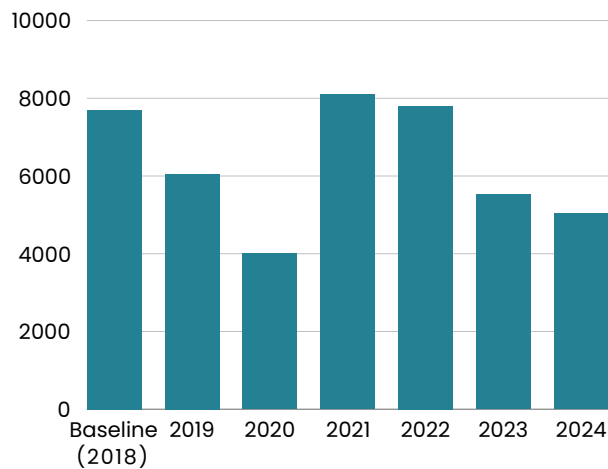
## ENERGY STAR SCORE

95/100  
★★★★★

## TOTAL SAVING SNAPSHOT

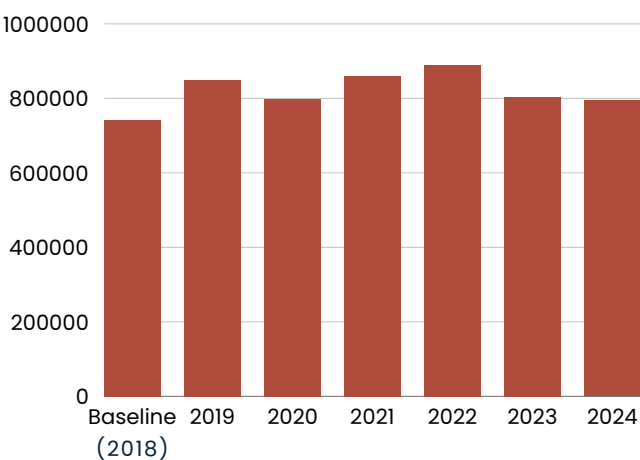
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

5,457,000  
Gallons

=

317,267  
Showers Avoided

-582,769  
kWh

=

-391  
Metric tons of CO<sub>2</sub>

# Laurel Grove

Salinas, CA

Laurel Grove is a 170 unit apartment community consisting of multiple connected and unconnected buildings in Salinas, CA. The property offers residents two seasonal heated pools, two outdoor spas, and 14 acres of landscaping.

## ENERGY STAR SCORE

97/100

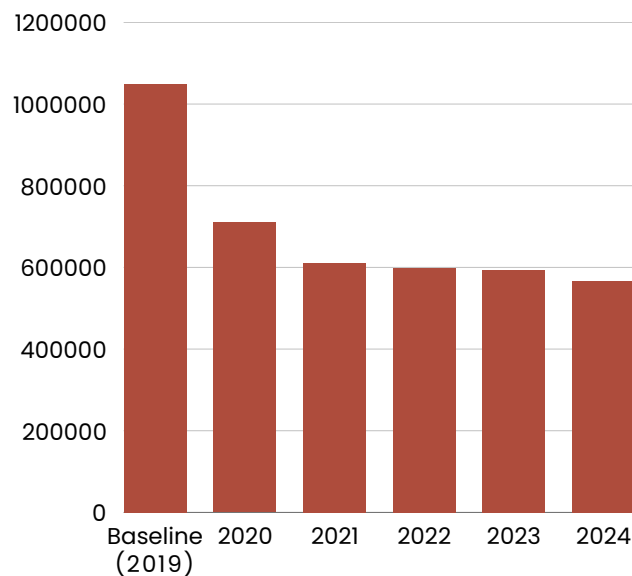


## TOTAL SAVING SNAPSHOT

Water data  
is not available for  
Laurel Grove.

### Annual Electric Consumption

Usage (kgal)



## CUMULATIVE SAVINGS

1,746,516  
kWh

=

1,173  
Metric tons of CO<sub>2</sub>



# Barham Villas

San Marcos, CA



Barham Villas is a 168-unit apartment community located in San Marcos, CA. The property has four primary floor types and has a fitness center, lounge, and pool that are part of the communal area. The landscaping is turf grass, shrubbery and trees.

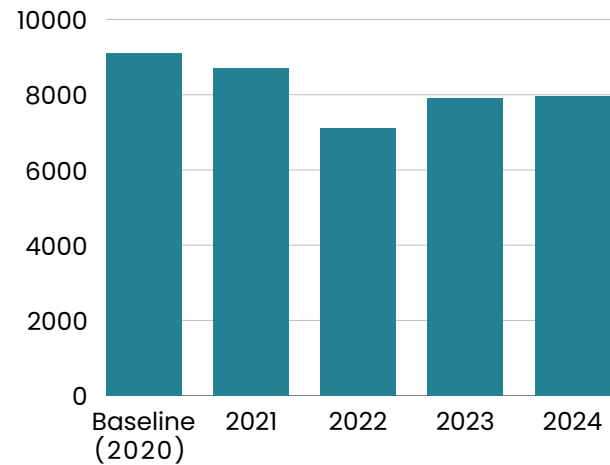
## ENERGY STAR SCORE

100/100  
★★★★★

## TOTAL SAVING SNAPSHOT

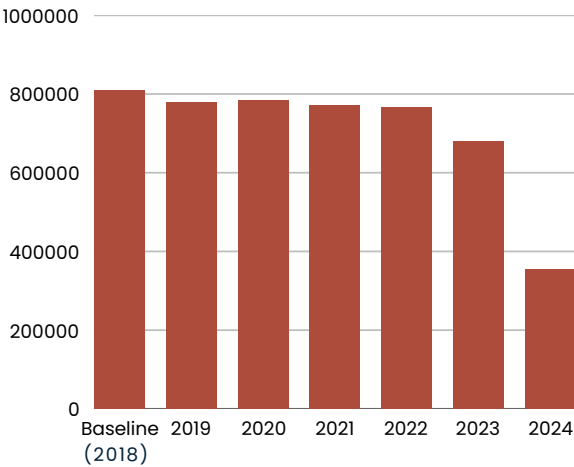
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

3,305,000 Gallons = 191,151 Showers Avoided

633,473 kWh = 425 Metric tons of CO<sub>2</sub>



# Liberty Square Townhomes

Las Vegas, NV

Liberty Square is a 218-unit apartment community located in Las Vegas, NV. The property has ten primary floor plans, which has logistical complexities with regard to renovation consistency. The property has an updated fitness center, lounge, and pool.

## ENERGY STAR SCORE

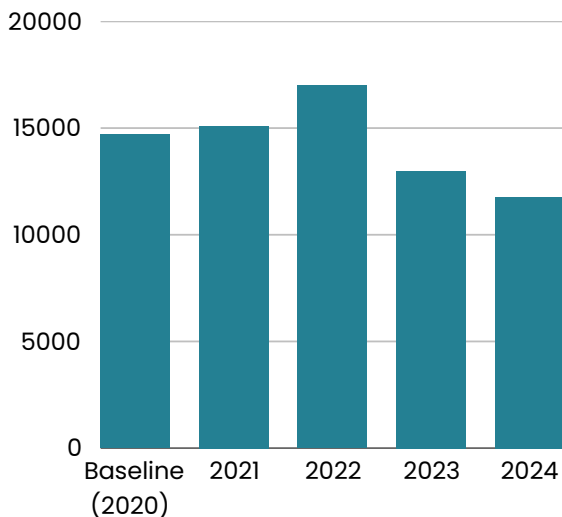
91/100



## TOTAL SAVING SNAPSHOT

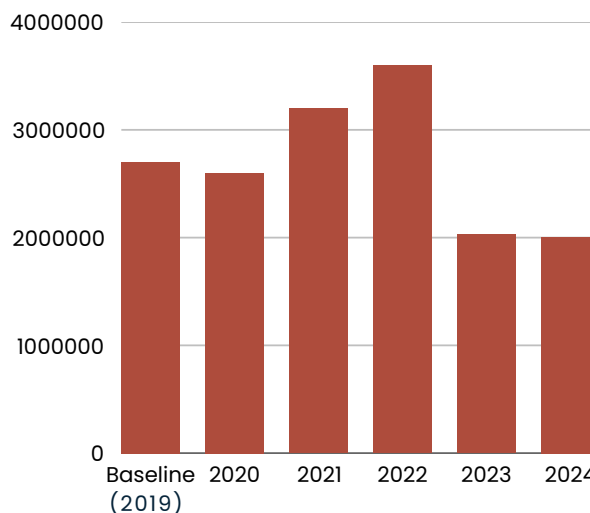
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

-1,122,000

Gallons

=

-65,233

Showers Avoided



-716,029

kWh

=

-481

Metric tons of CO<sub>2</sub>



# Sierra Vista

South Lake Tahoe, CA

Sierra Vista is a 94-unit apartment community located in South Lake Tahoe. The property has two primary floor plans as well as two laundry areas and a children's playground. There are large trees on the property which help reduce heat island impacts and decrease energy related to cooling.

## ENERGY STAR SCORE

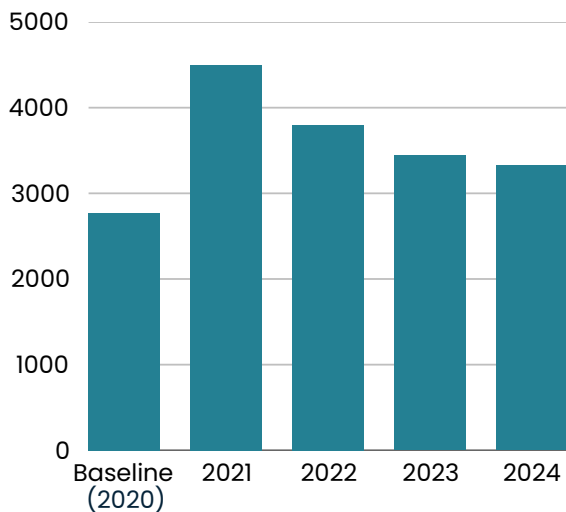
95/100



## TOTAL SAVING SNAPSHOT

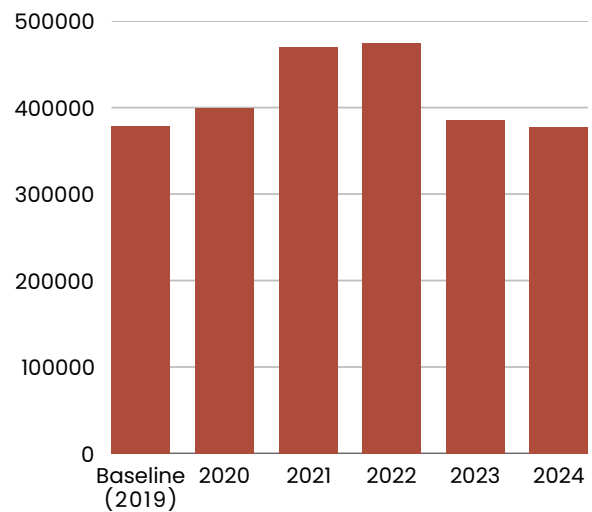
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

-3,338,000 Gallons = -194,070 Showers Avoided

-69,435 kWh = -47 Metric tons of CO<sub>2</sub>

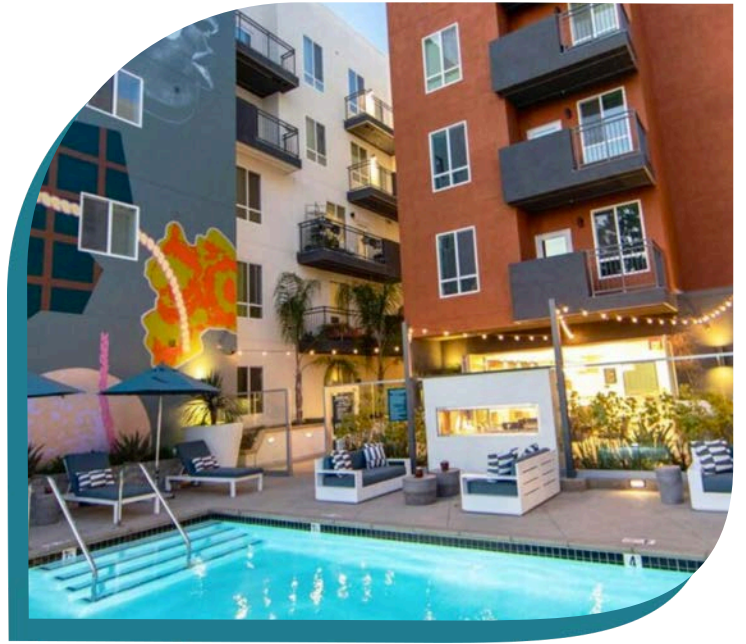
# Mira

Los Angeles, CA

Mira is a modern living experience in the center of Warner Center, LA's fastest growing community. Comprised of 172 open concept studios, one, and, two bedroom apartments, Mira Warner Center combines contemporary design and deluxe amenities.

## ENERGY STAR SCORE

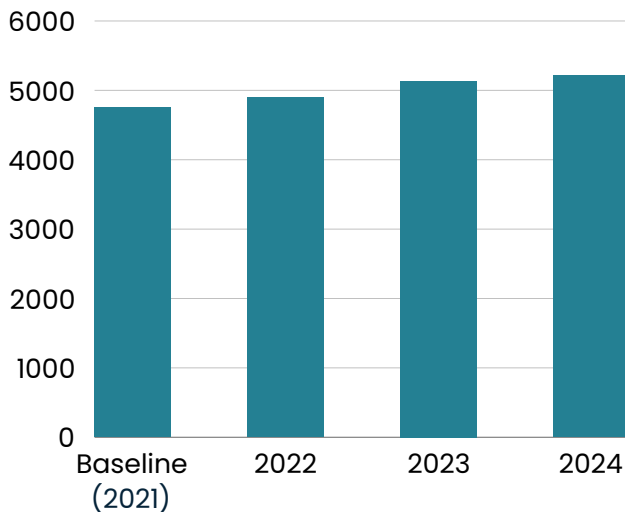
100/100



## TOTAL SAVING SNAPSHOT

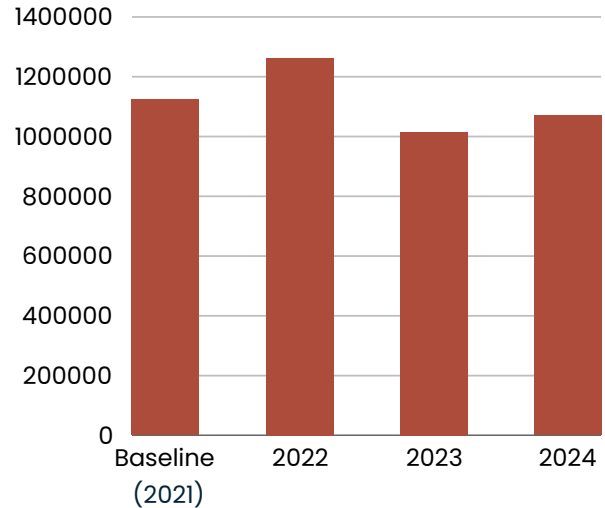
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

-461,000 Gallons = -26,802 Showers Avoided

54,059 kWh = 36 Metric tons of CO<sub>2</sub>



# Aperture

San Bruno, CA

Aperture Apartments is a 83-unit apartment community located in San Bruno, CA. The property has eight different floor plans. The property has a state-of-the-art fitness center, EV charging stations, pollinator program, solar panels, and highefficiency heating and air conditioning.

## ENERGY STAR SCORE

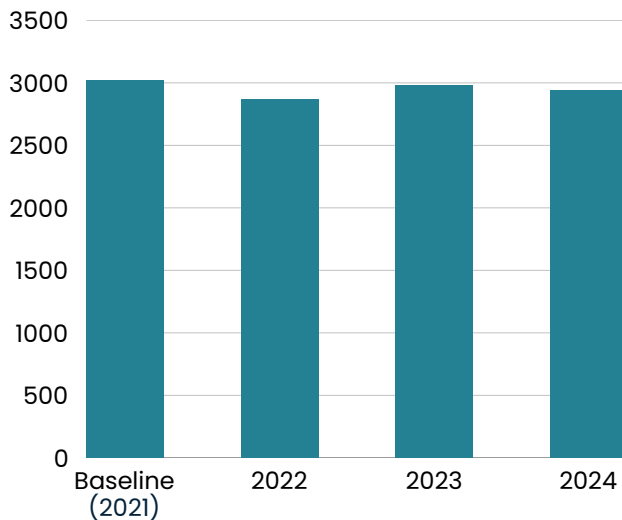
100/100



## TOTAL SAVING SNAPSHOT

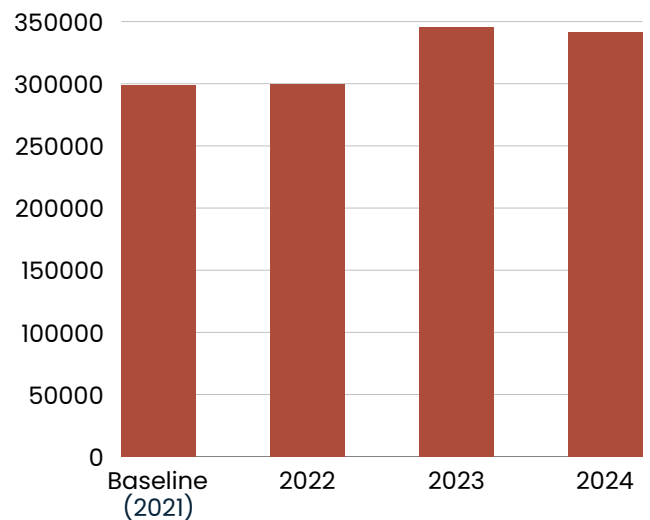
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

79,000

Gallons

=

4,593

Showers Avoided



-42,605

kWh

=

-29

Metric tons of CO<sub>2</sub>



# The Gossamer

Portland, OR

The Gossamer blends luxury urban living with endless neighborhood entertainment options. With a walk score of 100, tenants can walk everywhere and easily get everywhere else with nearby public transportation.

## ENERGY STAR SCORE

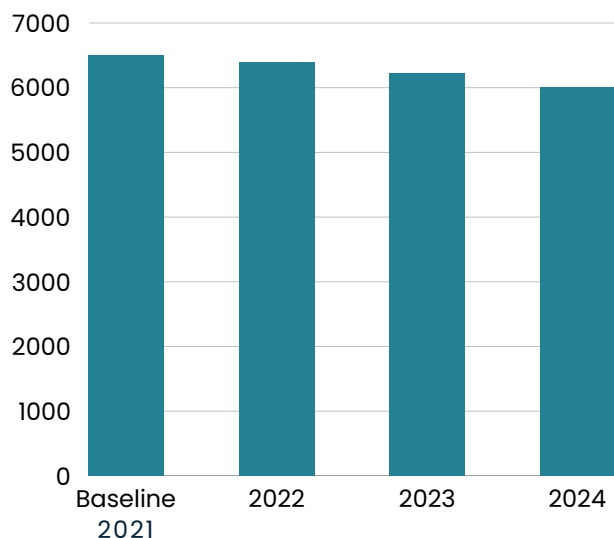
N/A



## TOTAL SAVING SNAPSHOT

### Annual Water Consumption

Usage (kgal)



Electric data is not available for The Gossamer.

## CUMULATIVE SAVINGS

491,000

Gallons

=

491

Showers Avoided



# RÊVE

Boulder , CO

RÊVE offers a total community with something for everyone, including micro, studio, apartment, townhome, and live/work residences. Amenities include a 24-hour fitness center, pool deck, private gazebos, and wonderful spaces for pets.

## ENERGY STAR SCORE

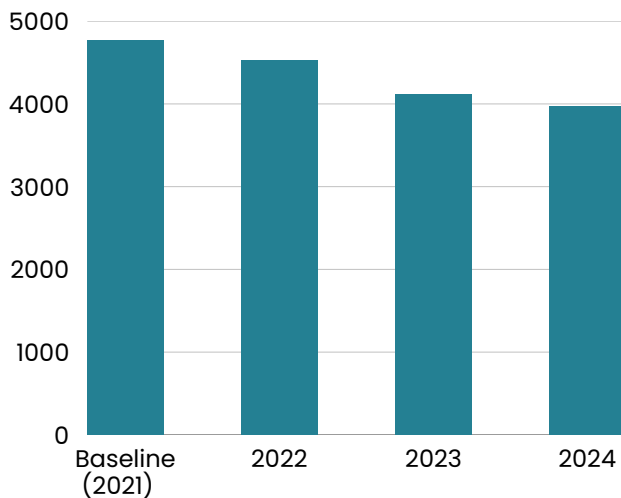
95/100



## TOTAL SAVING SNAPSHOT

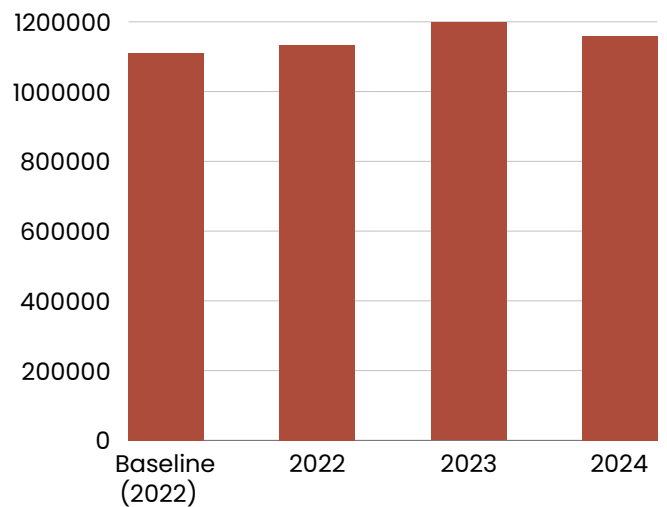
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

798,000

Gallons

=

46,395

Showers Avoided



-48,505

kWh

=

-33

Metric tons of CO<sub>2</sub>





# The Lark

San Mateo, CA

The Lark is a vibrant community located in San Mateo's Hillsdale neighborhood. Residents in each of the 197 units enjoy modern apartments, and community amenities such as a fitness center, club room, community garden, dog wash, playground, and luxurious pool with spa.

## ENERGY STAR SCORE

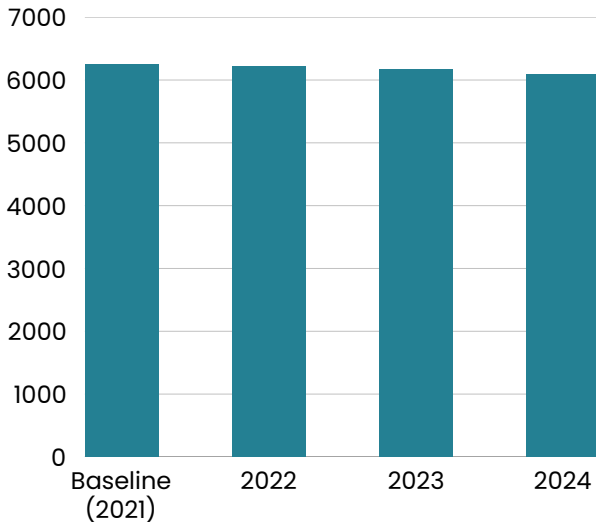
100/100



## TOTAL SAVING SNAPSHOT

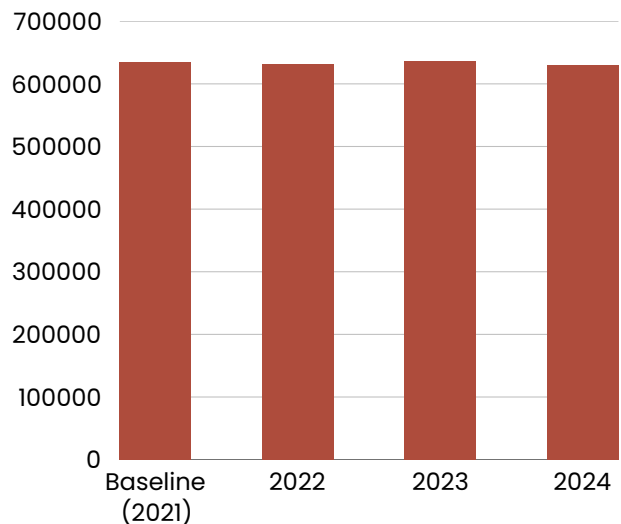
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

160,000

Gallons

=

9,302

Showers Avoided



4,811

kWh

=

3

Metric tons of CO<sub>2</sub>



# The Margot

Bellevue , WA

The Margot's neighborhood is a daily game changer providing scenic views, cuisine, shopping, arts and culture, parks, and beaches to explore. Residents at this 135-unit building enjoy the rooftop terrace, garden, fitness center, and new apartment homes with luxury amenities.

## ENERGY STAR SCORE

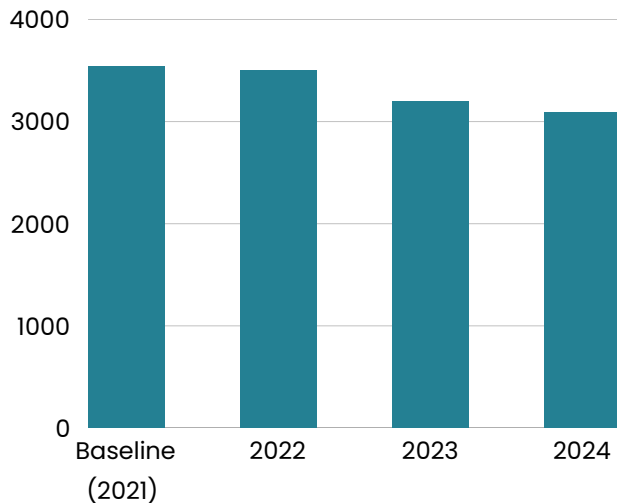
100/100



## TOTAL SAVING SNAPSHOT

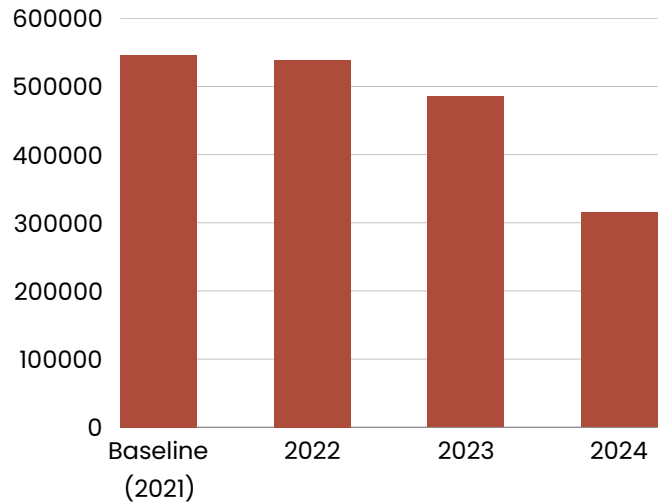
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

341,000

Gallons

=

19,826

Showers Avoided



231,156

kWh

=

155

Metric tons of CO<sub>2</sub>



# Vilara

Laguna Niguel, CA

Nestled between San Joaquin Hills and azure-blue Laguna Beach, Vilara Apartments is a 299 unit community. Vilara has a rooftop gym, a spa courtyard with two fireplaces, and a resort-style pool. Incomparable outdoor adventures, fine dining, and upscale shopping cultivate the SoCal experience.

## ENERGY STAR SCORE

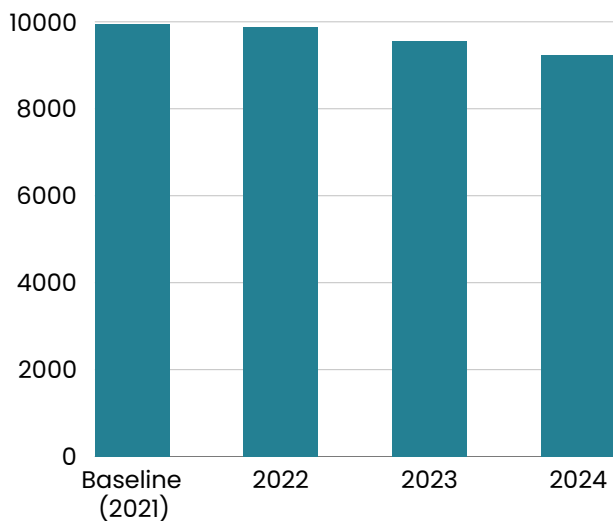
98/100



## TOTAL SAVING SNAPSHOT

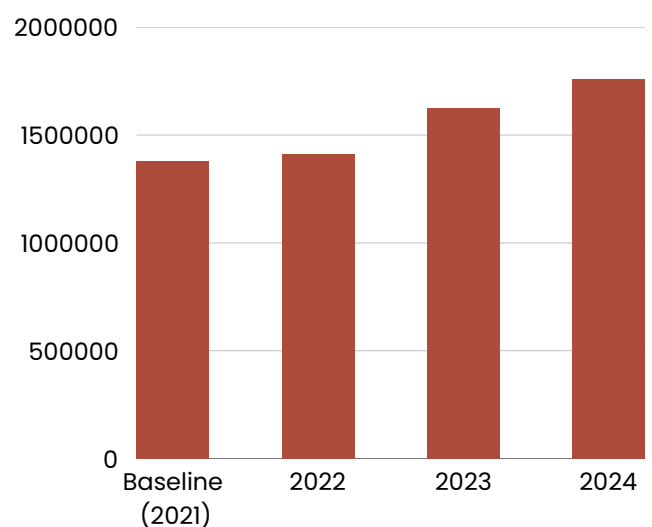
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

706,000

Gallons

=

41,047

Showers Avoided



-380,068

kWh

=

-255

Metric tons of CO<sub>2</sub>





# The Upland

Upland, CA

The Upland is a progressive community in the foothills of a mountainous subtopia. The 203 units have access to a beautiful pool, courtyard, and a yoga studio that ushers in relaxation. Walking and hiking trails surround the property and adjacent water reserve.

## ENERGY STAR SCORE

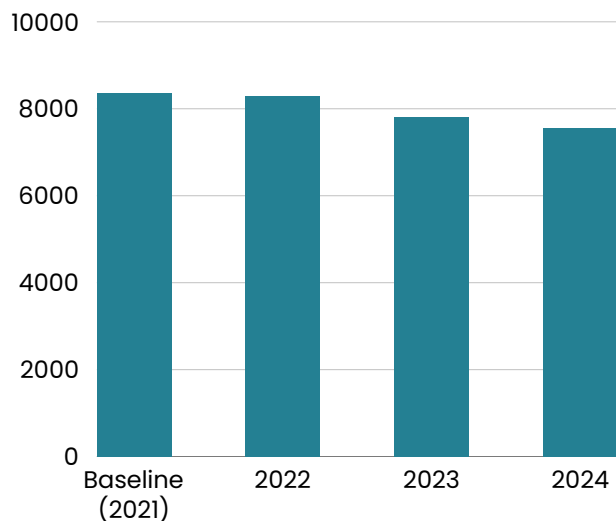
100/100



## TOTAL SAVING SNAPSHOT

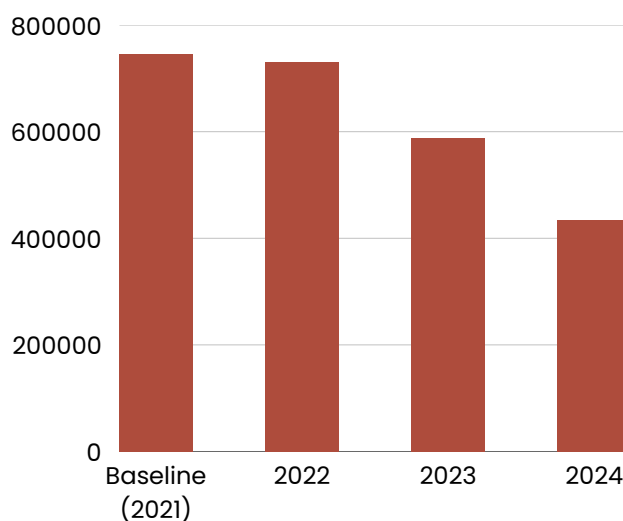
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

389,000

Gallons

=

22,616

Showers Avoided



312,425

kWh

=

210

Metric tons of CO<sub>2</sub>



# Stokely Bellevue

Bellevue , WA

Stokely Bellevue offers flexible open layouts that keep comfort in mind. Features include energy-efficient appliances, in-unit laundry, walk-in closets, air conditioning, modern updated kitchens, and wood plank vinyl flooring. Stokely Bellevue has 154 units.

## ENERGY STAR SCORE

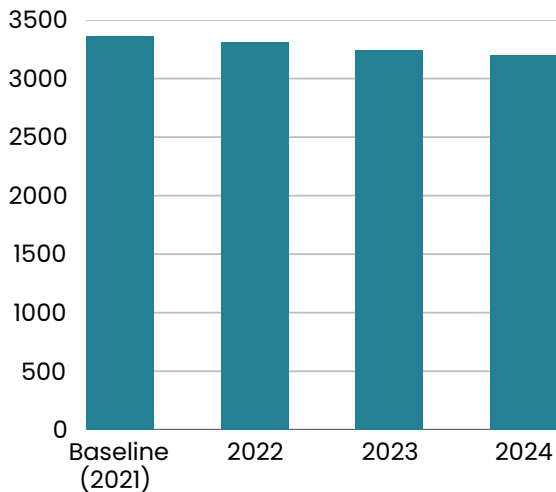
100/100



## TOTAL SAVING SNAPSHOT

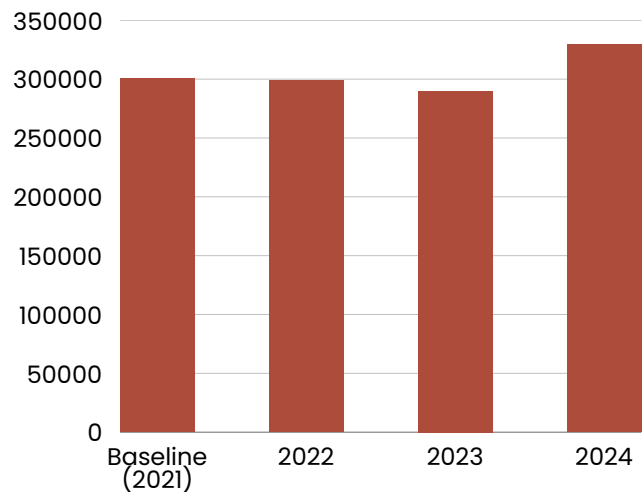
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

168,000 Gallons = 9,767 Showers Avoided

-28,546 kWh = -19 Metric tons of CO<sub>2</sub>

# Blake at Berkeley

Berkeley , CA



Perfectly positioned near UC Berkeley and downtown, Blake at Berkeley keeps you connected to the best of the city. Blake at Berkeley is designed for your lifestyle. Enjoy stunning outdoor spaces, a brand-new gym, and thoughtful amenities.

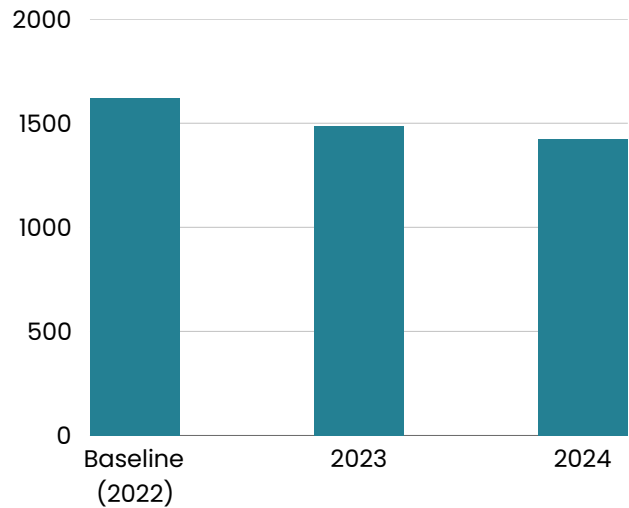
## ENERGY STAR SCORE

100/100  
★★★★★

## TOTAL SAVING SNAPSHOT

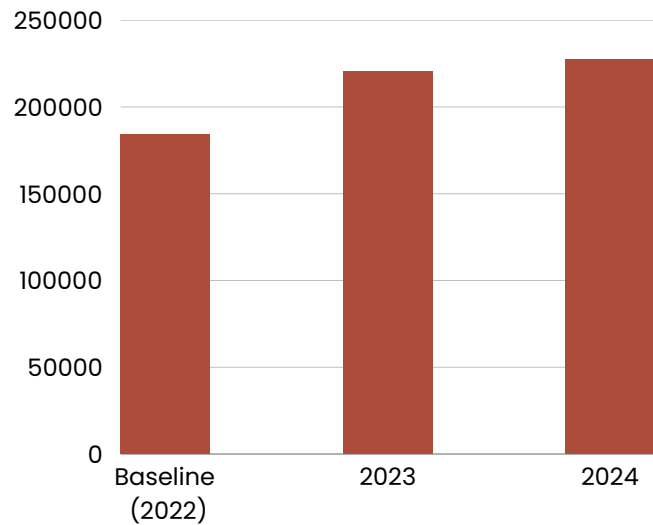
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

196,000 Gallons = 11,395 Showers Avoided

-43,370 kWh = -29 Metric tons of CO<sub>2</sub>



# The James

San Jose , CA

Nestled in the vibrant Historic District of Downtown San Jose, with Walk Score of 96, The James offers a gorgeous collection of studios, one, and two-bedroom residences. The James community is fabulously pet-friendly and offers state-of-the-art indoor and outdoor spaces.

## ENERGY STAR SCORE

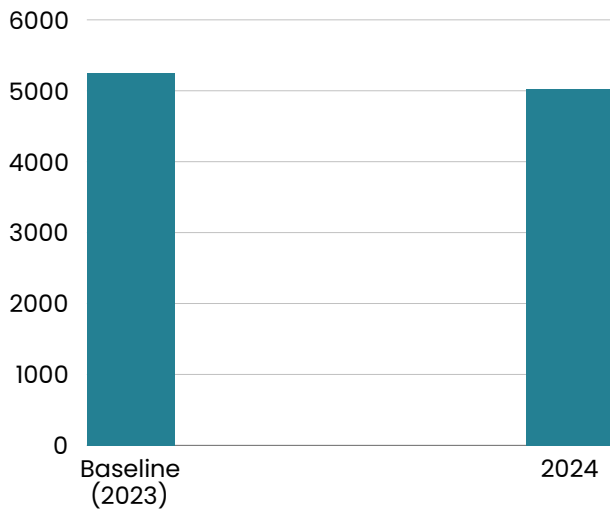
N/A



## TOTAL SAVING SNAPSHOT

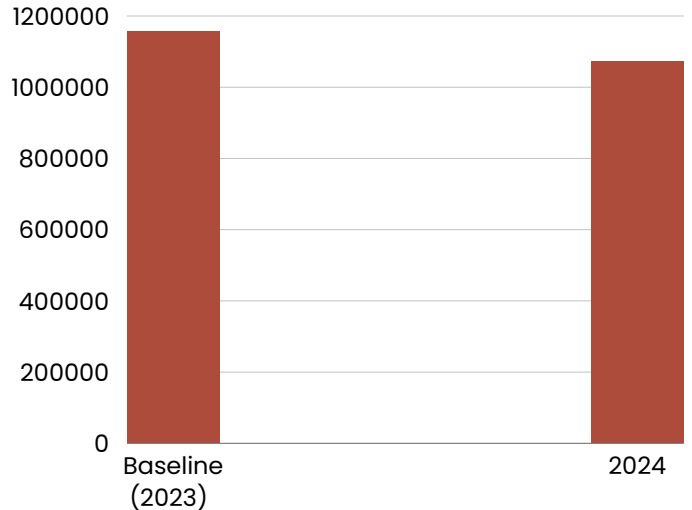
### Annual Water Consumption

Usage (kgal)



### Annual Electric Consumption

Usage (kWh)



## CUMULATIVE SAVINGS

226,000  
Gallons

=

13,140  
Showers Avoided



84,118  
kWh

=

56  
Metric tons of CO<sub>2</sub>





WAYPOINT



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