

PRESENTED BY  
**VIRTÚ**  
INVESTMENTS

NORTH  
COAST



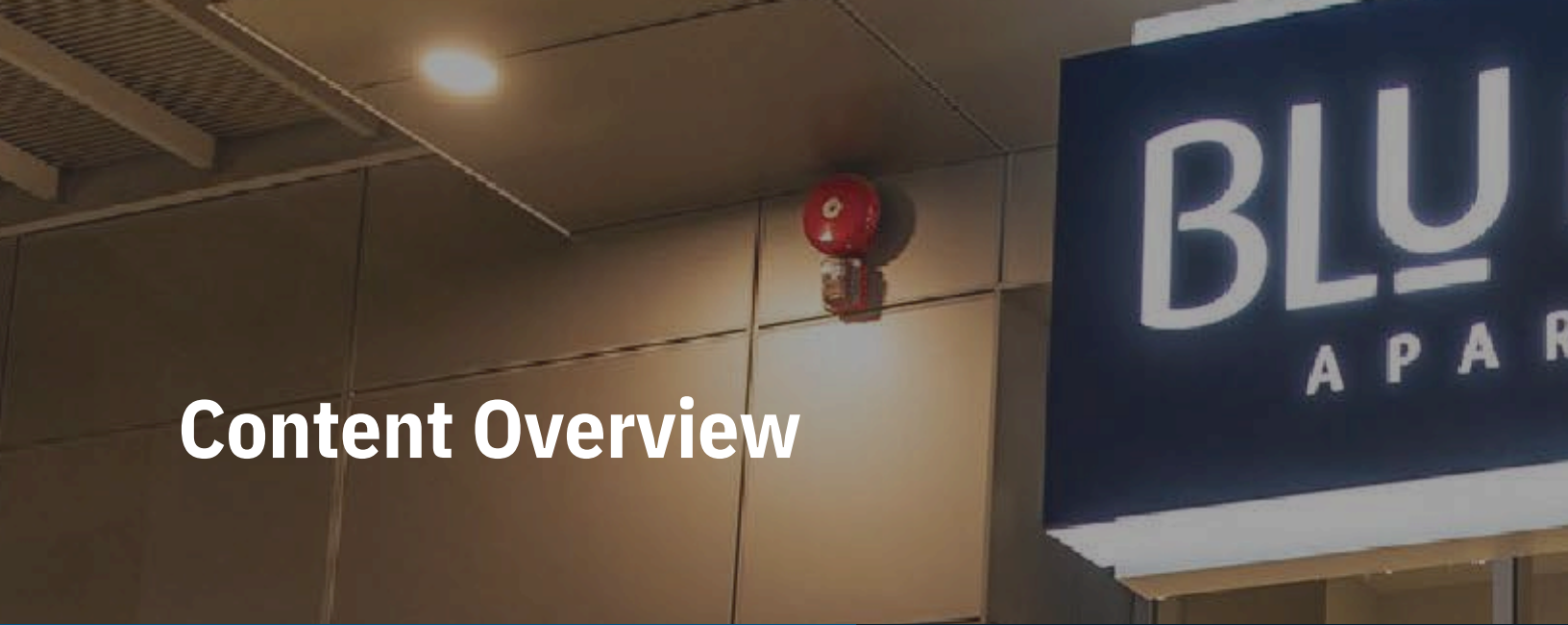
# 2023

## Virtú Evergreen Fund IMPACT REPORT



PREPARED BY

  
**WAYPOINT**  
ENERGY



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## Dear Investor,

In early 2010, Virtú Investments kicked off its Impact initiative by partnering with Waypoint Energy to develop a comprehensive resource efficiency program. One of the program's main goals was to demonstrate how reducing carbon emissions and water usage could be accretive to performance. The program began with retrofitting for less water and energy consumption and later evolved into measuring our results through direct data feeds with local utilities. The outcomes were excellent, showing electric and water savings of up to 30% on older properties and all Energy Star ratings in the top 10th percentile.

In 2019, we formally added a social impact element to our business plans that included curated opportunities for residents to connect, and unique community amenities like extensive vegetable gardens, shipping container farms, and rooftop bee studies. As part of the social impact effort, our team also launched programs for encouraging volunteerism, gathering over 20,000 meals with residents for at-risk local families as well as new initiatives focused on creating life-changing educational opportunities for our onsite teams.

During the last three years, we have been pursuing clean energy more actively, developing a new method for improving the profitability of individual, unit-level solar, and speeding up the process of bringing electric vehicle charging stations to 30% of our parking stalls. At Barham Villas in San Diego, we are now generating 100% of the property's power through solar and achieving our goal of providing clean, discounted energy directly to our residents.

These benefits for people and the environment show that when done well, the mix of physical and social enhancements can be an enormously powerful way of generating resident enthusiasm and positive feedback online. **Our success in engaging residents, and the enormous implications online property reputation has for our business, represent an exciting phase in how we think about impact overall, where we move beyond focusing exclusively on cost savings and use impact to drive demand and ultimately revenue outperformance.**

Using online reputation data as a comprehensive measure, we are growing more confident in our ability to speak directly to the needs and expectations of today's apartment resident. In our 2023 Evergreen Fund Impact report, we are happy to share the latest outcomes of this evolution with you. As always, we appreciate your trust and hope you enjoy reading this year's report.

Sincerely,

Blake Hayunga  
COO, Virtú Investments

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# Our Approach

Following the acquisition of each asset, Virtú partners with its property teams under the banner of North Coast Living 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.

## 2010-2023 FULL PROGRAM

Cumulative Retrofit Savings

### ENERGY



**18,101,025**

kWh

**12,910**

Metric tons of CO2 emissions avoided

### WATER



**175,312,239**

Gallons

**11,793,742**

Avoided showers





# Leading the Charge: Methods for Data Collection

## Data Methodology

This report uses direct energy data from Virtú assets, including house and tenant meters. Waypoint collects these full property sets of aggregate energy data directly from utility companies then catalogs it in ENERGY STAR Portfolio Manager for comparison to the baseline and previous annual data sets.

By prioritizing a data-led process, we've invested substantial time and research in navigating around the barriers that come with sourcing information from utility providers. While multifamily reporting is still limited by local policy and data privacy regulations, our approach allows us to make more informed decisions and is paving the way for a better industry standard.

Before the formation of the Virtú Evergreen Fund (VEF), the program was comprised of 31 other assets over five years, pooled together for the initial phase of what would become our Impact Program. The initial phase was kicked off before whole property energy data was available, and was calculated using formulas created from a statistically relevant sample size of individual resident data in combination with our house meter expenses. These formulas were then executed across the portfolio to give us the data set we have for 2010-2015. Water metrics have always been in-house, so this data was exact.



## Water Data Methodology

All properties in this program have one master water meter, paid by Virtú and billed back to residents. A Ratio Utility Bill Back System (RUBS) is used to calculate resident water bills based on a combination of factors such as occupancy, square footage, and number of bedrooms. Waypoint collects the aggregate data for all water consumption on site and then uses the full data sets to compare to each property's baseline data.

## Baseline Data Sets

The baseline data for both energy and water refers to the first full calendar year of data, post-acquisition. For example, if a property was purchased in October of 2016, the baseline was calculated using the consumption data from the full year of 2017.

# New Additions to the Data Collection Toolbelt

In addition to leveraging tenant meters, utility data sharing, and master bills for utility benchmarking, Virtú is also integrating new resources and technologies to enhance our utility data collection and analysis processes.

## EnergyCAP

EnergyCAP, for example, provides Virtú with the capability for automatic data uploads, enabling seamless integration of energy usage data into our analysis platform. Moreover, EnergyCAP offers granular energy usage analysis, allowing us to delve deeper into consumption patterns and identify areas for improvement. By decreasing latency for usage analysis, EnergyCAP enables us to respond more swiftly to changes in energy consumption, which can be utilized to identify effective energy management strategies.

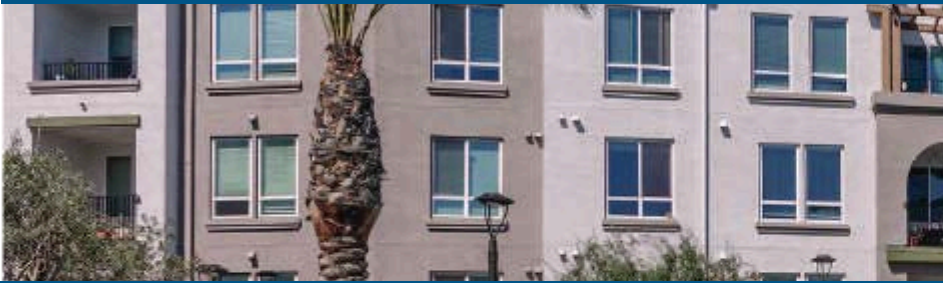
## Conservice

Conservice plays a beneficial role in data collection by bridging utility usage gaps during initial property acquisitions. This ensures that we have a comprehensive understanding of the property's energy profile from the outset, and also assists with the prompt compliance of applicable energy benchmarking compliance ordinances at California, Colorado, or Washington properties. Furthermore, Conservice aids in the quality of multi-meter water usage reporting for select properties.

Together, these new resources and technologies are instrumental in enhancing our utility data collection and benchmarking processes, enabling us to further our commitment to sustainable property management practices.





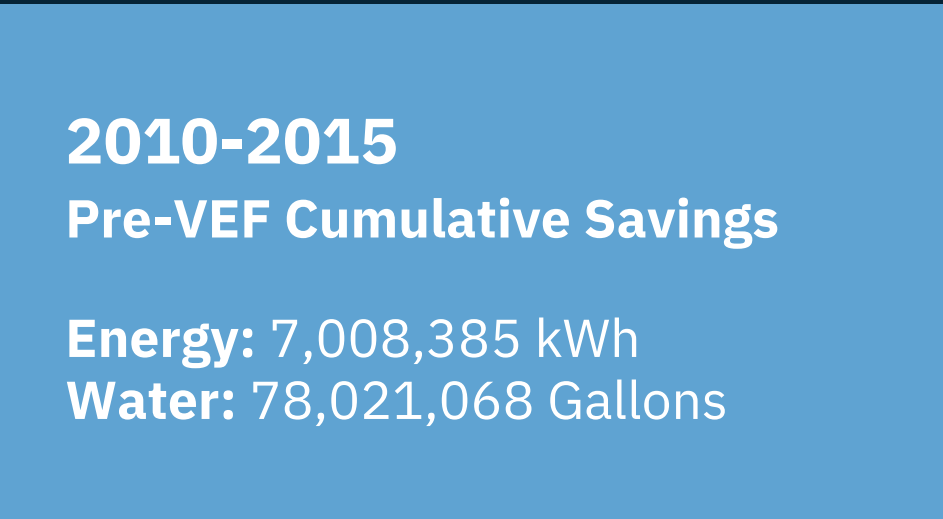


## 2016-2023

### Virtú Evergreen Fund Cumulative Savings

**Energy:** 11,092,640 kWh

**Water:** 97,291,171 Gallons

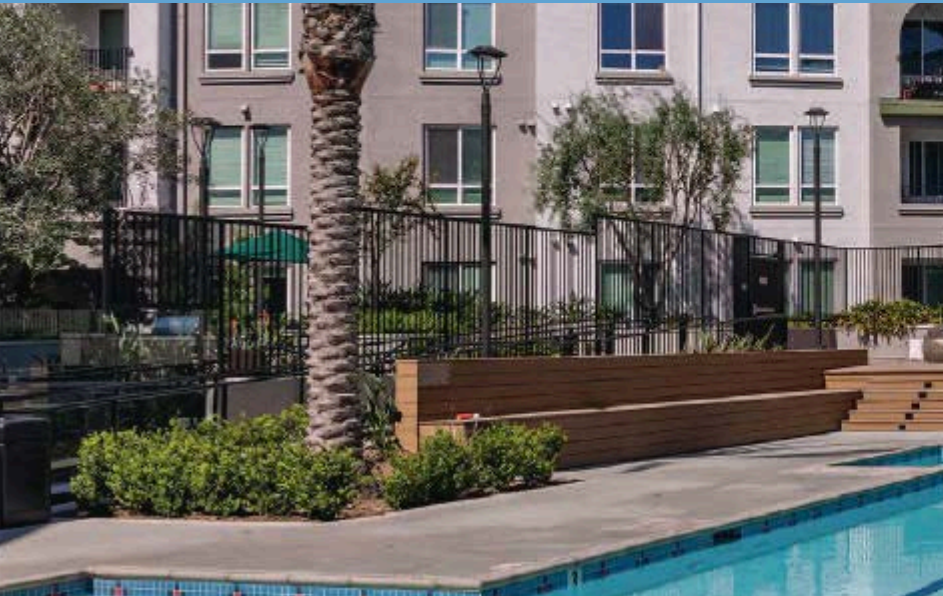


## 2010-2015

### Pre-VEF Cumulative Savings

**Energy:** 7,008,385 kWh

**Water:** 78,021,068 Gallons



## ENERGY



**11,092,640**

kWh Reduced

=

**7,863 metric tons**

CO2 Emissions saved

OR

**1,674 homes**

Powered for an entire year

## WATER



**97,291,171**

Gallons reduced

=

**6,949,370**

Loads of laundry

OR

**8,844 trees**

watered for an entire year

# 2023 IMPACT PROGRAM SAVINGS

## ENERGY



**1,256,570**  
kWh Reduced



**892 metric tons**  
CO2 Emissions saved

## WATER



**4,748,000**  
Gallons reduced



**339,143**  
Loads of laundry



116 homes powered  
for an entire year



431 trees watered  
for an entire year

## SAVINGS SPOTLIGHT: BROADWAY PLACE

Working towards conservation progress under Virtú best practices, Broadway Place reduced its 2023 electric and water usage by an astounding:

**90,568 kWh**

and

**2,195,000 gallons**





# Our Teams, Our Priority

**Virtú believes that occupancy, rent growth and returns all stem from the people who manage and support the property.**



Our goal has been to foster the growth of our teams in ways that transcend the workplace and provide assistance that reflects their role as the heart of our company.

Based on feedback and comparative analysis, we have improved benefits, matched retirement funds, and offered generous housing discounts over the years, and the new initiative in 2023 was creating an education program. With the notion that improving our teams improves everything around them, an annual budget is now allocated to each employee to pursue growth and education.

**Survey Says...** The annual Employee Satisfaction Survey results demonstrate how impactful Virtú's team-first mentality has been. The following is a snapshot of 2023 employee responses:

**95%**

of the team indicated that they feel connected to their coworkers

**98%**

enjoy our company culture

**97%**

of employees feel overall satisfied with their job

# A Reputation for Excellence

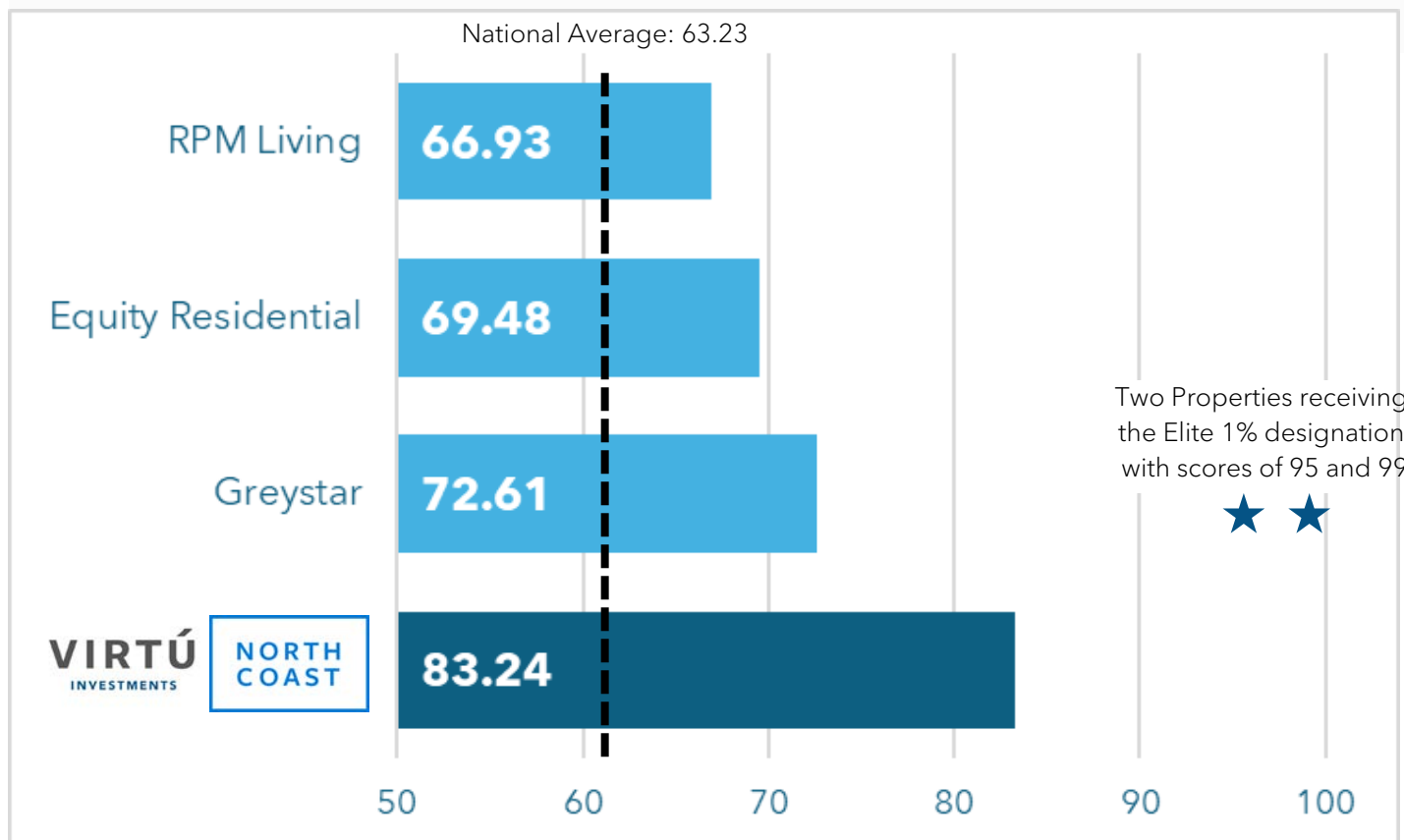
**It's no secret that an integral part of multifamily operating success is derived and proven through reputation management.**

In multifamily, this usually comes in the form of 5-star reviews on platforms like Google, ApartmentRatings.com, Yelp, etc. The most effective tool to measure the multifamily sector is JTurner's Online Reputation Assessment platform (ORA).

With over 132,000 participating properties in the country and a comprehensive algorithm that calculates the ORA score based on all collective reputation platforms (including their frequency, score, trends, etc.), Virtú's committed focus on our North Coast operating teams has a ripple effect through to our residents.

## SUPERIOR ORA SCORES

JTurner ORA Scores: 2023 Average





# A Reputation for Excellence

Virtú and North Coast value the experience of both the resident and employee in creating the unique environment necessary for outstanding customer service. Our on-site teams' unwavering commitment has enabled us to achieve our highest scores and rankings ever.

With the Virtú portfolio ORA score sitting 32% higher than the national average, we are proving how to generate outsized resident enthusiasm. At the end of 2023, Virtú had two properties in the Elite 1% designation, one of which made the list of top 100 properties in the entire country.

## 2023 Property Spotlights:

**The Upland** received a **score of 95** and designated as **Elite 1%**

**The Lark** received a **score of 99** and designated as **Elite 1%**

**The Lark** voted the **2nd best property** in all of California

**Liberty Square** ranked in the **top 10** in all of Nevada



## 2023 Company Spotlights:

**North Coast Living** ranked in **ORA top 25** Management Companies

**North Coast Living** ranked in **Apartment Ratings Top 100**

Management Companies





# Energy Star Certifications

ENERGY STAR Portfolio Manager remains the industry standard for monitoring the energy use of commercial structures, including multifamily buildings. This platform, offered by the U.S. Environmental Protection Agency (EPA), assists building owners and managers in gathering and measuring energy and water data. Virtú utilizes this platform to accomplish energy benchmarking compliance, simplify investor reporting, track carbon emissions, and obtain ENERGY STAR certifications.

The ENERGY STAR rating, which spans from 1 to 100, compares each property's energy performance with that of similar buildings across the nation. For example, a property with a score of 85 outperforms 85% of comparable properties nationwide, while a score of 50 represents the median energy performance. To receive ENERGY STAR certification for a given year, properties must achieve a score of 75 or higher.

The figure displayed on the right showcases high-scoring new additions to the Virtú portfolio.

## New Property Certifications



The Lark

**100**

Vilara

**100**

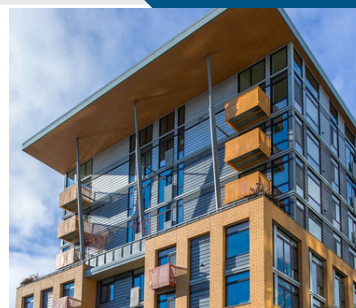


BLU  
Bellevue

**100**

Stokely

**100**



The Upland

**100**



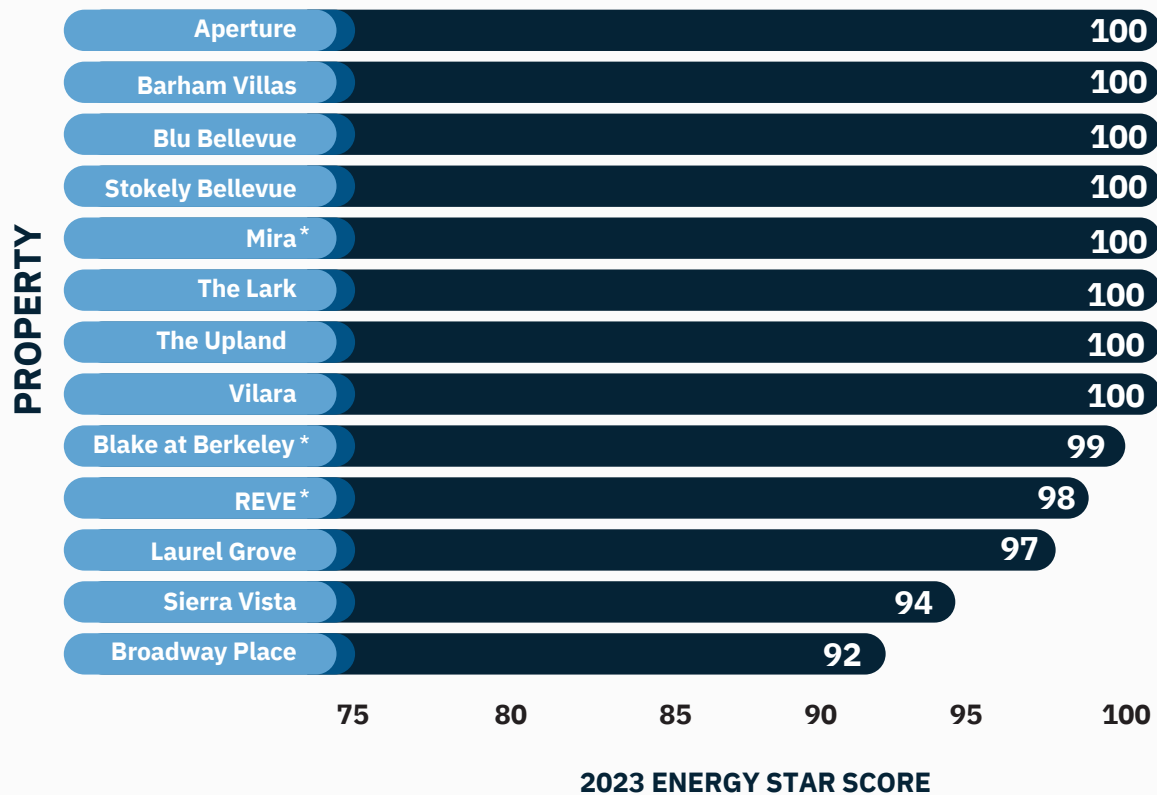
# Energy Star Certifications

## Scoring Above the Rest in Efficiency

With over half of Virtú’s overall portfolio earning top scores compared to similar buildings, and our lowest score sitting at an impressive 92, the success of our impact program is distinct and measurable. These certifications are submitted annually, so the scores stay current and reflect new projects as they roll out. Virtú’s average apartment building is more efficient than 90% of all other comparable properties, which has wide-reaching effects for our residents and communities.



## VIRTÚ 2023 ENERGY STAR SCORES



\* Non-Evergreen Fund Asset





# Solar Power in Multifamily

The high-value opportunity to reduce a building's carbon footprint & the challenges to getting there.

We are dedicated to caring for the environment and fostering a culture of innovation. Our inventive solutions have enabled us to provide solar power to properties that would otherwise be unable to access this technology.

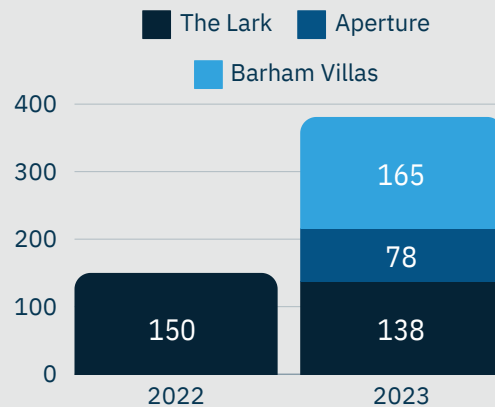
With our commitment to the environment around us and company culture that embraces innovation, our creative problem solving has allowed us to bring the benefits of solar power to properties that would otherwise be unable to unlock this technology.

Some of these solutions include managing individual accounts for full solar sites, using solar for critical property-wide systems like EV and water heaters, or on smaller footprint sites, we use solar panels to offset the common area carbon emissions of the building.

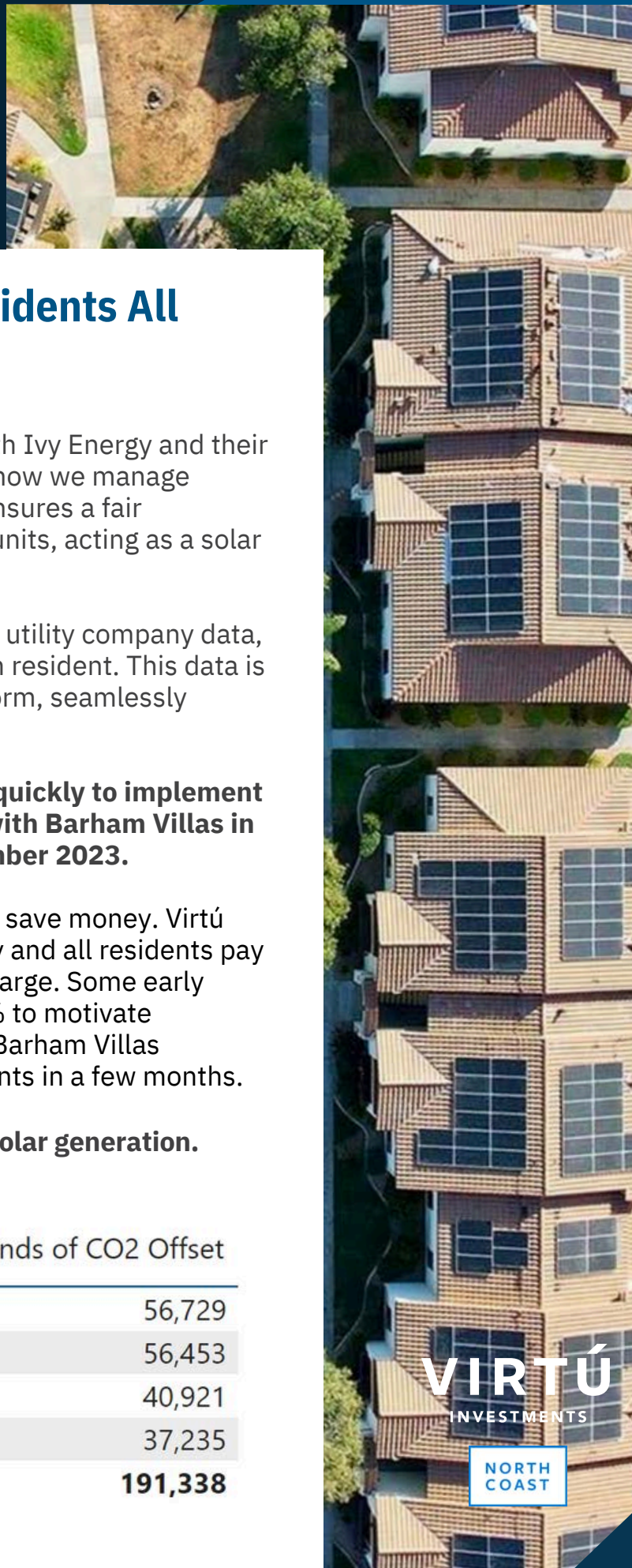
**30%**

of the Virtú portfolio  
has active onsite  
solar programs

## Solar Production (MWh)



# Pivotal Accomplishments With In-Unit Solar



## Investors, Operators and Residents All Benefit From On-Site Solar

By implementing a cutting-edge platform with Ivy Energy and their Virtual Grid Service, we have revolutionized how we manage energy within our community. This service ensures a fair distribution of clean energy across multiple units, acting as a solar utility within our community.

Using solar-specific metering combined with utility company data, we accurately track the energy usage of each resident. This data is then processed through Ivy's software platform, seamlessly integrating with our resident billing system.

**Following the IVY partnership, we moved quickly to implement retrofits for in-unit applications, starting with Barham Villas in San Marcos, CA, which went live in September 2023.**

Residents not only get clean energy, but also save money. Virtú shares some of the savings from solar energy and all residents pay 10% less than what the local utility would charge. Some early adopters got short-term discounts up to 30% to motivate participation and with smart lease changes, Barham Villas achieved 99% participation among its residents in a few months.

**The below table illustrates Barham Villa's solar generation.**

Month	Solar Production (kWh)	Pounds of CO2 Offset
September	48,787.82	56,729
October	48,549.78	56,453
November	35,192.05	40,921
December	32,021.88	37,235
<b>Total</b>	<b>164,551.53</b>	<b>191,338</b>

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# Electric Vehicle Charging

Electrification and clean source energy are critical to reducing carbon footprints and Virtú has committed to a three-pronged action plan to move its portfolio in this direction. Electrifying for EV charging, providing clean energy with solar systems, and optimizing everything with the utilization of Smart Technology.

## Electrifying for Clean Energy

Partnering with Tesla, Virtú completed the first overhaul of electric vehicle (EV) charging installations this past year.

The portfolio more than doubled its EV availability to 15%, with the plan to push the Virtú portfolio to 30% EV parking availability by the end of 2024.

## ELECTRIC VEHICLE SPOTLIGHT

**5,798**

Total EV Charging Sessions

**523,800**

Estimated Miles of EV Driving Supported

**239%**

Increase in usage from Q1-Q4 of 2023





# Unplugging the Numbers on EV Charging

Thanks to the detailed sharing from Tesla, we have a closer look at EV charging across Virtú's full portfolio. For the eight properties included in this dataset, Tesla shared usage, gross revenue, and charge session time history.

## SPOTLIGHT: THE UPLAND

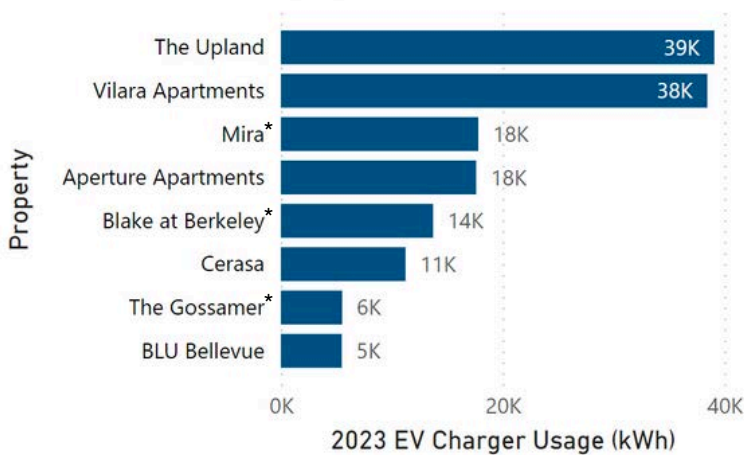
Despite having fewer EV charging stations than ALL other properties in the dataset, The Upland boasts the highest EV charger usage in both total kWh and individual charging sessions.

12 EV Charging Stations compared to an average of 16 stations.

EV Charger Usage (kWh): 39,089

Individual Charging Sessions: 1,868

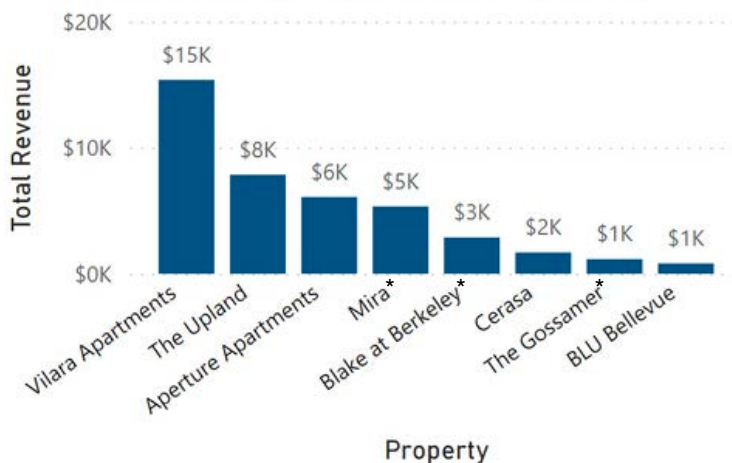
Total Charging by Property (kWh)



Charging Sessions by Property

Property	Charge Sessions	Median Charge (kWh)
The Upland	1868	18
Vilara Apartments	1446	26
Mira*	875	18
Cerasa	513	21
Aperture Apartments	346	54
BLU Bellevue	303	15
The Gossamer*	234	19
Blake at Berkeley*	213	60
<b>Total</b>	<b>5798</b>	<b>22</b>

Total Charging by Property (USD)

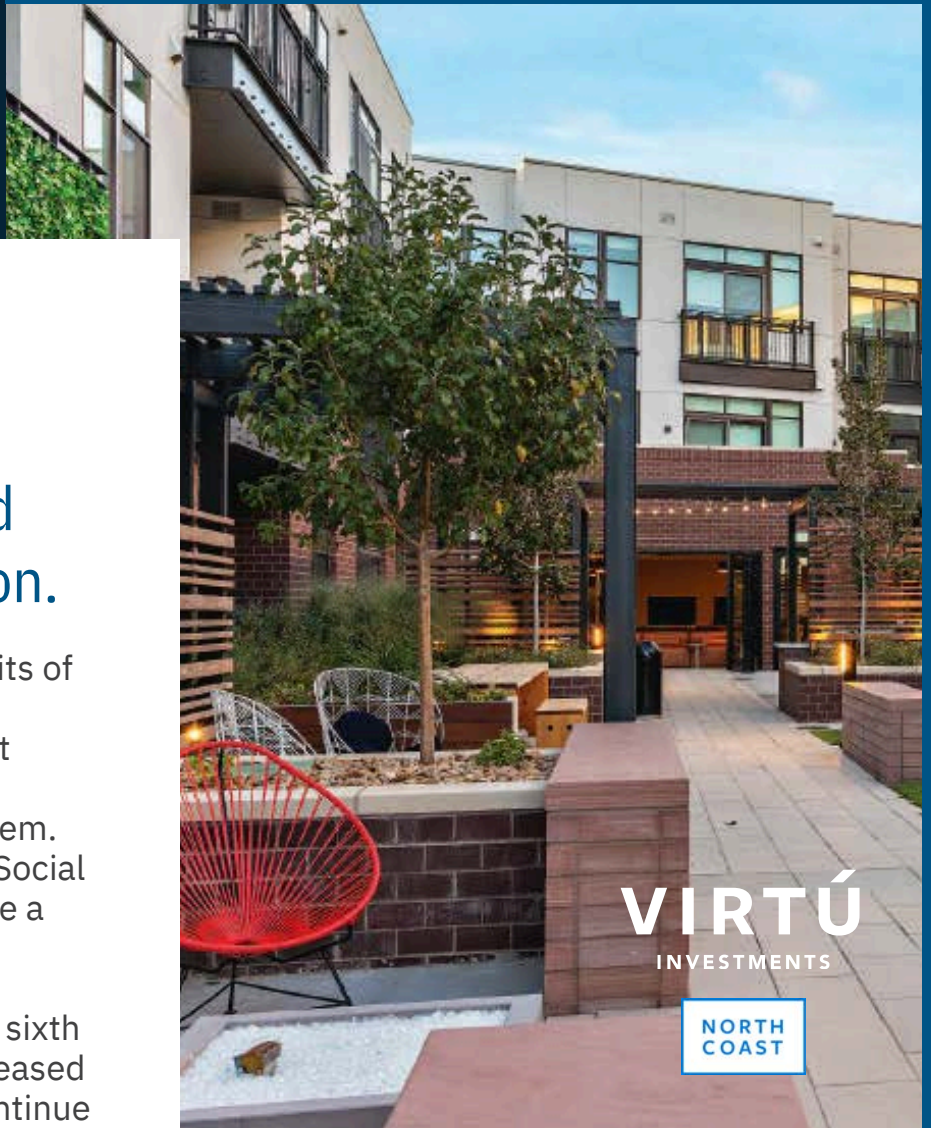


\* Non-Evergreen Fund Asset

# Social Impact

Creating impact doesn't stop at reducing water and energy consumption.

One of the most unique benefits of owner-operated multifamily management is having a direct pulse on residents and the communities that surround them. In 2019, Virtú developed the Social Impact Program as a way to be a more positive force in the neighborhoods where we do business. As we head into the sixth year of this initiative, we're pleased to share how these results continue to grow.



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## 2019 to 2023

### SOCIAL IMPACT CONTRIBUTIONS TO-DATE

Food Drive Donations

**58,523 LBS.**

Volunteer Hours

**3,942**

Total Resident Events

**691**

# Community Engagement

Engaging with a community is a fundamental aspect of the human experience. With loneliness and its health impacts continuing to make national news, it's important for people to discover ways to connect with those around them. A 2023 resident survey across the portfolio revealed significant interest in on-site events, with over half of the 1200+ participants expressing interest and another 39% indicating possible interest.

Virtú and North Coast recognize the significant opportunity this presents, as a way to engage with residents and provide a unique type of amenity. In order to cultivate engagement, our on-site teams implement a standardized schedule of events tailored to each asset. This approach ensures that these experiences set a high standard for customization and community fit.

## 2023 Volunteerism

# 1,334

Hours of community-centered service work contributed



## 2023 Community Events

# 162

Unique property gatherings featuring meals, celebrations, art, and more





# Emphasis on the Environment

## Protecting our Pollinators

In 2020, Virtú first partnered with Best Bees to sponsor hives at eight sites. Each property received an on-premise hive that is tended to by a local beekeeper. Best Bees then partners with researchers at MIT, National Geographic, Harvard University, and other notable institutional organizations to analyze colony collapse, trial vaccines, and treatments to improve the critical state of today's pollinators.

## Beekeeping at its Best

**As of 2024, Virtú has sponsored 24 different hives, created apiary support networks all over the west coast, and collected over 352 pounds of honey, all of which was gifted to residents.**



# 352

**Pounds of Honey**  
Gifted to Residents

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# Farms and Gardens

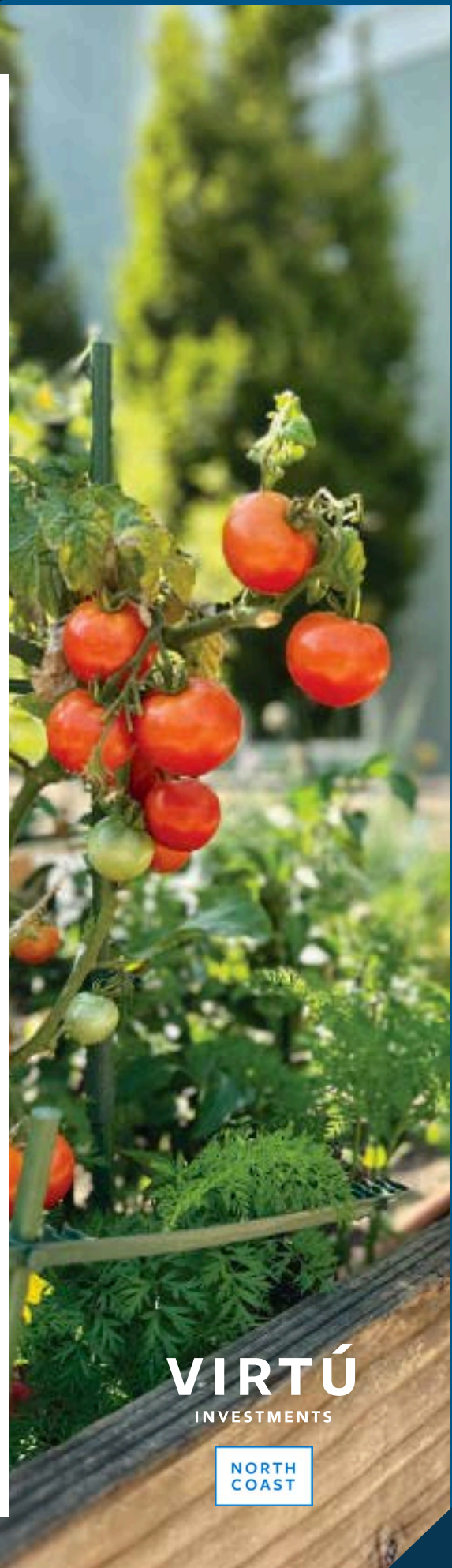
At the end of 2021, Virtú executed a leading-edge commitment to sustainably sourced food. Partnering with [FarmBox Foods](#), Virtú navigated supply chain issues, special permitting requirements, and historic weather events in an effort to bring a fully enclosed hydroponic farm on-site at Barham Villas. In May 2024, this will go live and allow our community to grow hundreds of unique plants in a shipping container-sized space.

Virtú maintains multiple other sites with conventional outdoor community gardens where residents can participate. At Virtú, we view green spaces, local food, and the chance for resident involvement as opportunities to meaningfully engage our communities and improve well-being for our teams and tenants.

# Exploring Co-Op Opportunities

Virtú continues to look for value-add ways to expand impactful agricultural programs via cooperative programs including:

- Local farm-to-table establishments
- Providing saplings to aid forest fire recovery
- Donation of excess produce to local food banks



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## Diversity, Equity, and Inclusion

# Moving Forward with Inclusivity

Finishing year 2 of our 3-year Inclusion Plan, Virtú has continued to make strides to support our team members through policy change, benefit augmentation and incorporating feedback to continue strengthening the fabric of our company culture.

## The Ripple Effect on Talent and Tenure

By focusing on building a strong and supportive culture that embraces various perspectives and talents, we believe we are continuing to drive outperformance in a transparent, fair and sustainable way. Our employee survey is one example of growing evidence that pursuing inclusionary policies makes team members happier and more likely to support one another.



**92% positive**

Movement in our tracked statistical demographics

**8% increase**

In people feeling their unique background, identities, and differences were valued

**7.8% increase**

In people feeling career opportunities were made available to people of all background and identities



## Diversity, Equity, and Inclusion

# PROJECT DESTINED

Project Destined is a leading social impact platform that provides training in financial literacy, entrepreneurship, and real estate.

## About Project Destined

Project Destined partners with companies like Virtú, along with schools and non-profits, to deliver training using a proprietary e-learning platform and live courses.

Project Destined leverages a work-based learning approach where students work with executives to evaluate live deals in their community and present them in a pitch competition to industry leaders.

Scholars emerge with the skills, confidence, experiences, and networks that prepare them to secure a strong first job and become stakeholders in their community.

# 70%

The portion of Project Destined alum who secure full-time employment within one year of program participation



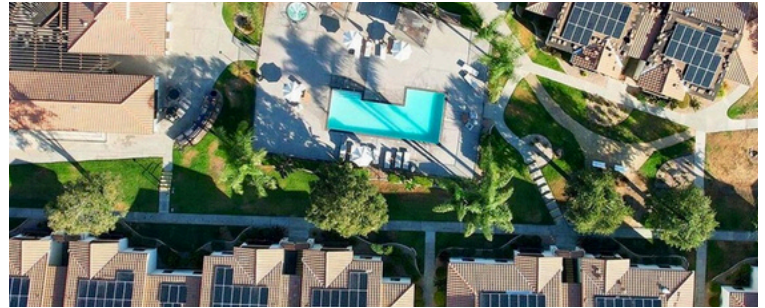
## Impacts of Project Destined

In coordination with founder Cedric Bobo and his program, Virtú was able to sponsor Black student athletes to learn, participate and be introduced to the real estate investment industry.

# Building a Better World: Looking Ahead in 2024

## EV Charging Expansion

By partnering with providers such as Tesla, Chargepoint, and Wallbox, Virtú's portfolio has rocketed through progress, doubling overall EV access per annum. The full realization of 30% EV parking is on track to land in Q3 2024.



## In-Unit Solar 2.0

We are pleased to announce that after the success of Barham Villas full-property solar program, we are progressing to our next in-unit building, The Upland.

This solar setup will have full energy capacity and even better economics. In addition to the rooftop solar and utility setup in place, we will also construct and rent carports supporting solar panels.



## Affordability and Lifestyle through AirBnB Co-op

Reducing the cost of housing, which is the biggest expense for most American households, is not easy in the current economic situation.

Looking ahead to 2024, Virtú is exploring a program with AirBnB that will enable residents to easily and safely rent out their homes when they are away for work.



## FarmBox is Going Live

With the capability to produce hundreds of pounds of food a year through FarmBox, we will provide Community Supported Agriculture (CSA) boxes to all residents living at Barham Villas, and we will partner with local support systems to feed the hungry and help improve food security in the area.





## APPENDIX: DATA SUMMARY

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# 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 2023 in comparison to the property's baseline (the year the property began the program). Table 6 demonstrates the cumulative savings of properties sold prior to 2023.

**Table 1. Total Electric (kWh) Usage & Savings - Held Properties**

Property Name	Months Held	Initial Baseline (kWh)	2022 Usage (kWh)	2023 Usage (kWh)	Year-Over-Year Savings (kWh)	Cumulative Savings (kWh)
Broadway Place	92	742,205	894,418	803,850	90,568	-592,415
Barclay Village	78	N/A	N/A	N/A	N/A	N/A
Laurel Grove	63	1,077,110	611,445	594,465	16,980	1,717,764
Barham Villas	61	810,198	753,198	679,058	74,140	309,986
Liberty Square	61	2,701,145	3,569,617	2,031,976	1,537,641	-742,445
Sierra Vista	61	378,397	403,684	385,561	18,123	-77,532
Mira *	54	1,124,220	1,124,220	1,015,179	109,041	109,041
Aperture	52	298,612	298,810	345,361	-46,551	-46,749
The Lark	38	634,404	634,404	636,596	-2,192	-2,192
Blu Bellevue	31	546,116	546,116	485,391	60,725	60,725
Vilara	30	1,379,866	1,379,866	1,626,611	-246,745	-246,745
The Upland	28	745,844	745,844	588,162	157,682	157,682
Stokely	27	300,664	300,664	290,001	10,663	10,663
	-	10,738,781	11,262,286	9,482,211	1,780,075	657,783

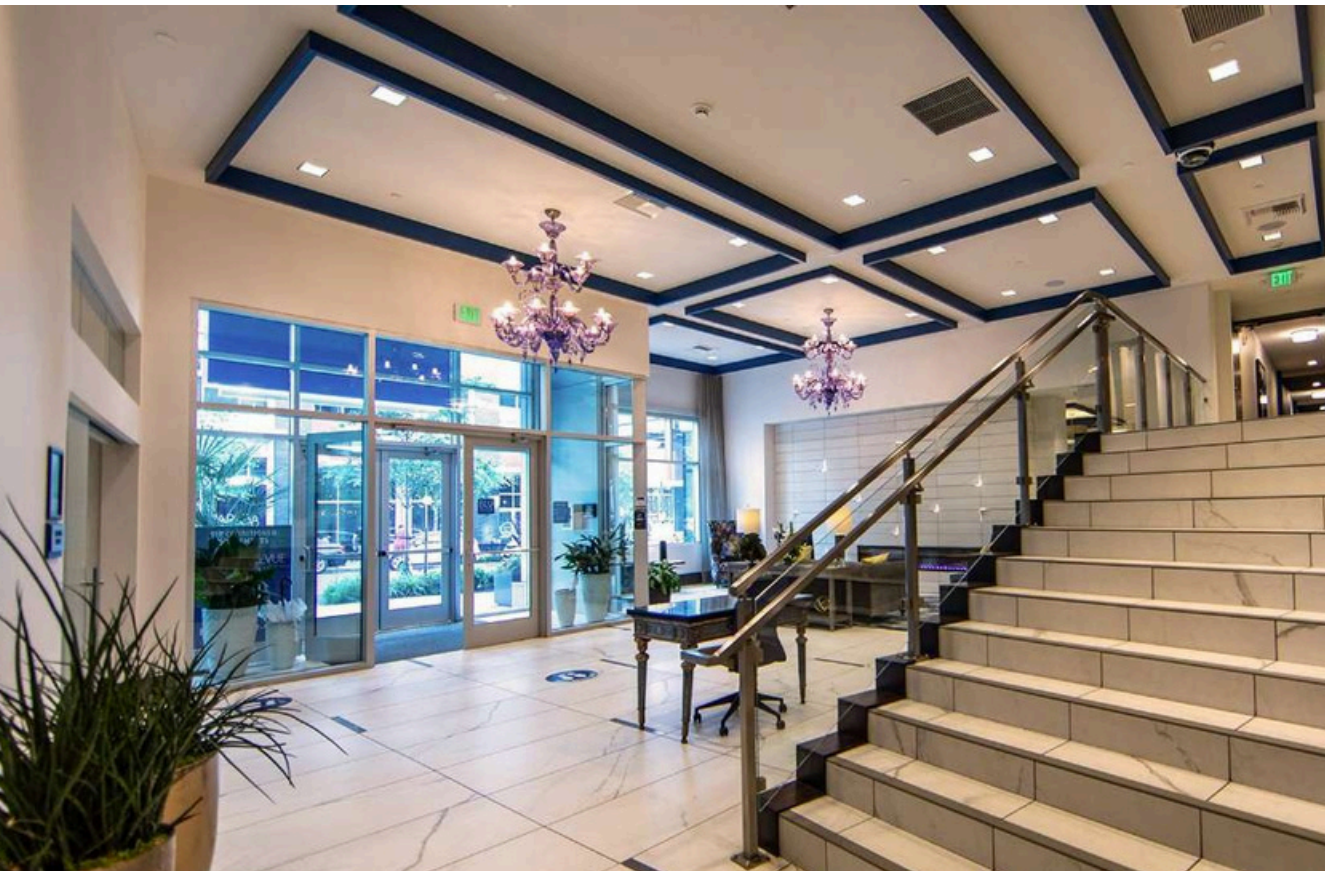
Aggregate, whole-property data for Barclay Village was not available due to utility restrictions.

\* Non-Evergreen Fund Asset

## Table 2. Total Electric (kWh) Usage & Savings - Properties Sold

Property Name	Acquisition Month/Year	Sold Month/Year	Months Held	Cumulative Savings (kWh)
Archer Tower	Dec-15	Jul-19	43	-150,421
Fairways Apartments	Mar-16	Nov-20	56	1,073,771
University Park & Place	Apr-16	Jun-17	14	N/A*
Rock Springs	Jul-16	Mar-21	56	1,020,250
Avaria	Dec-16	Sep-21	57	64,260
Los Pinones	Dec-16	Sep-21	57	216,298
Woodbury	Dec-17	Aug-21	44	-156,301
Terraces	Jul-18	Sep-21	38	1,377,265
Peak 16	Oct-19	Sep-21	23	N/A*
Portofino Townhomes	Jun-17	Feb-23	68	361,541
<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 2023. Table 6 demonstrates the cumulative savings of properties sold prior to 2023.

**Table 3. Total Water (kGal) Usage & Savings - Held Properties**

Property Name	Months Held	Initial Baseline (kGal)	2022 Usage (kGal)	2023 Usage (kGal)	Year-Over-Year Savings (kGal)	Cumulative Savings (kGal)
Broadway Place	92	7,506	7,725	5,530	2,195	4,959
Barclay Village	78	4,954	4,522	5,542	-1,020	-544
Laurel Grove	63	N/A	N/A	N/A	N/A	N/A
Barham Villas	61	9,119	7,327	7,918	-591	3,357
Liberty Square	61	14,687	17,415	12,983	4,432	-2,342
Sierra Vista	61	2,771	3,771	3,441	330	-3,515
Mira *	54	4,750	4,750	5,134	-384	-384
Aperture	52	3,019	2,915	2,982	-67	259
The Lark	38	6,244	6,244	6,170	74	74
Blu Bellevue	31	3,542	3,542	3,201	341	341
Vilara	30	9,942	9,942	9,561	381	381
The Upland	28	8,364	8,364	7,811	553	553
Stokely	27	3,363	3,363	3,240	123	123
<b>Total</b>	-	<b>78,261</b>	<b>79,880</b>	<b>73,513</b>	<b>6,367</b>	<b>3,262</b>

Aggregate, whole-property data for Barclay Village was not available due to utility restrictions.

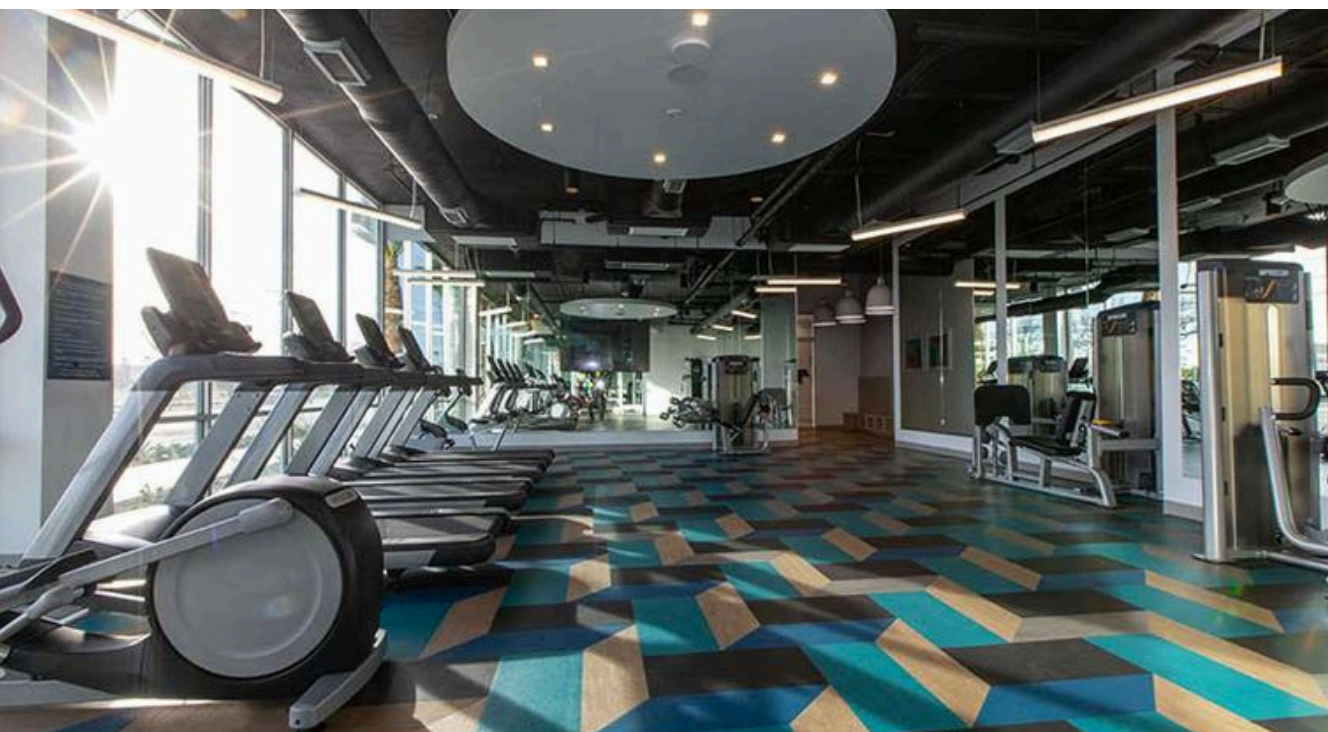
\* Non-Evergreen Fund Asset



**Table 4. Total Water (kgal) Usage & Savings - Properties Sold**

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

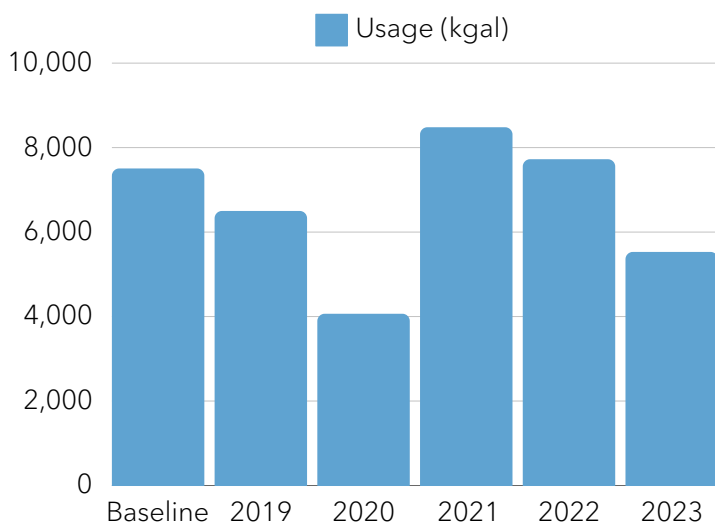
Broadway Place Apartments is a two-building, garden-style apartment complex in downtown Eugene, OR. Built in 1990, the property sits above a ground-floor retail level and features 170 units.

**ENERGY STAR SCORE:**  
92/100



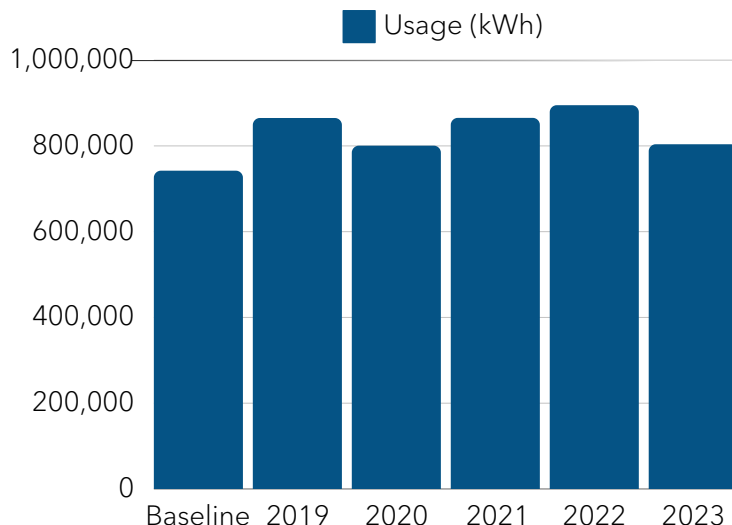
## TOTAL SAVINGS SNAPSHOT

### Annual Water Consumption



Baseline Year: 2018

### Annual Electric Consumption



Baseline Year: 2018

## CUMULATIVE SAVINGS

4,959,000 gallons



**288,314 Showers avoided**

-592,415 kWh



**-421 Metric tons of CO2**



# Barclay Village

Oregon City, OR

Located in historic Oregon City, OR, Barclay Village is a 162-unit, garden-style apartment community 13 miles from Portland. Barclay Village features a heated outdoor pool and spa and 24 hour fitness center.

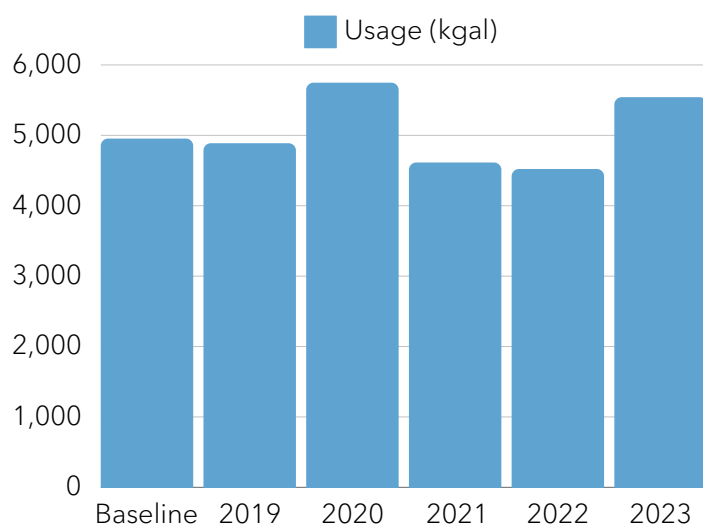
## ENERGY STAR SCORE:

N/A



## TOTAL SAVINGS SNAPSHOT

### Annual Water Consumption



Electric data is not available for Barclay Village.

Baseline Year: 2018

## CUMULATIVE SAVINGS

-544,000 gallons



**-31,628 Showers avoided**

# 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.

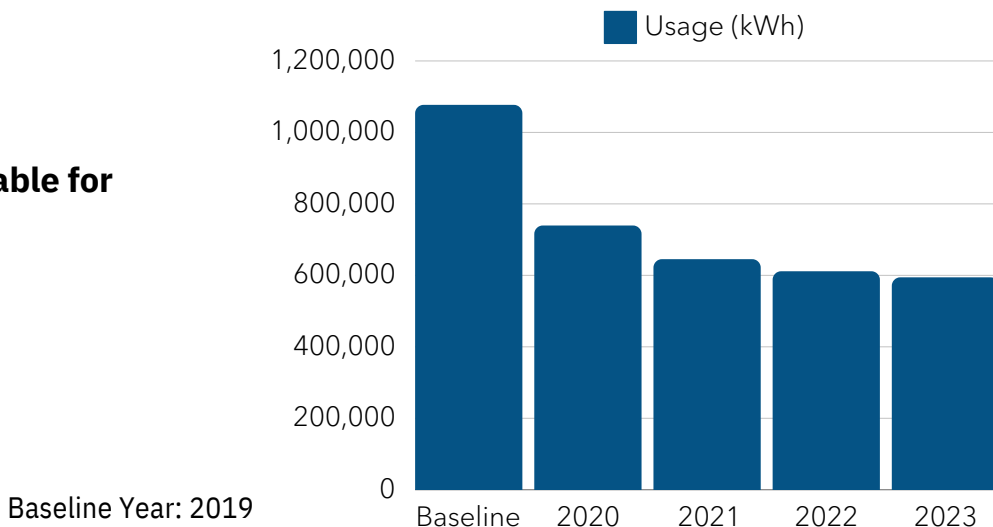
**ENERGY STAR SCORE:**  
97/100



### TOTAL SAVINGS SNAPSHOT

**Water data is not available for Laurel Grove.**

#### Annual Electric Consumption



### CUMULATIVE SAVINGS

1,717,764 kWh



**1,219 Metric tons of CO2**

# Barham Villas

## San Marcos, CA

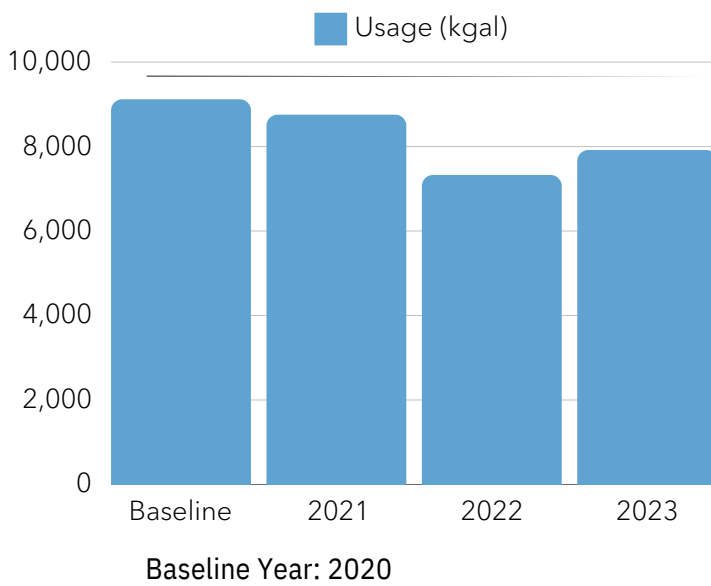
Barham Villas is a 168-unit apartment community located in San Marcos, CA. The property has four primary floor types and has a fitness center, lounge, and pool that are part of the communal area. The landscaping is turf grass, shrubbery and trees.

**ENERGY STAR SCORE:**  
100/100

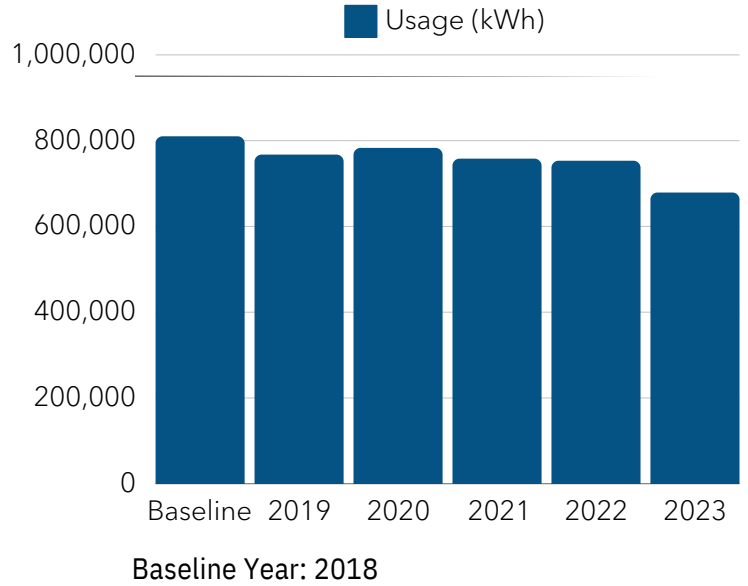


### TOTAL SAVINGS SNAPSHOT

**Annual Water Consumption**



**Annual Electric Consumption**



### CUMULATIVE SAVINGS

3,357,000 gallons



**195,163 Showers avoided**

309,986 kWh



**220 Metric tons of CO2**



# Liberty Square Townhomes

## Las Vegas, NV

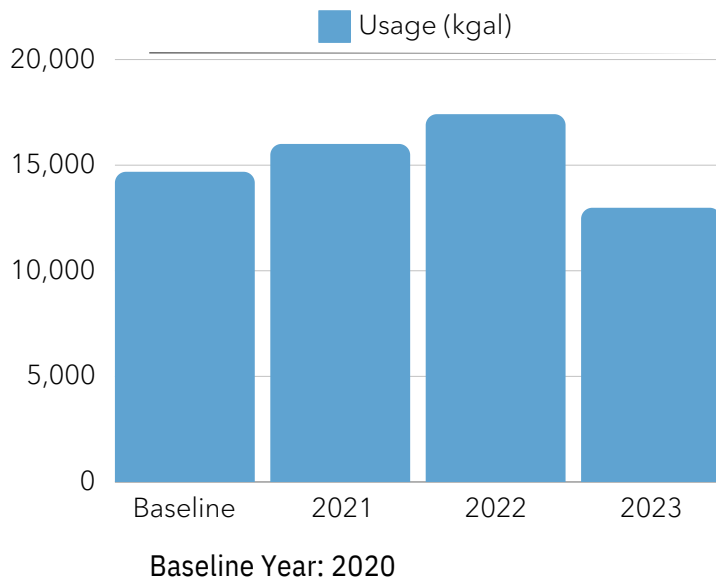
Liberty Square is a 218-unit apartment community located in Las Vegas, NV. In 2023 the property ranked in the ORA Top 10 for all apartment properties in Nevada. The property has an updated fitness center, lounge, and pool.

**ENERGY STAR SCORE:**  
N/A

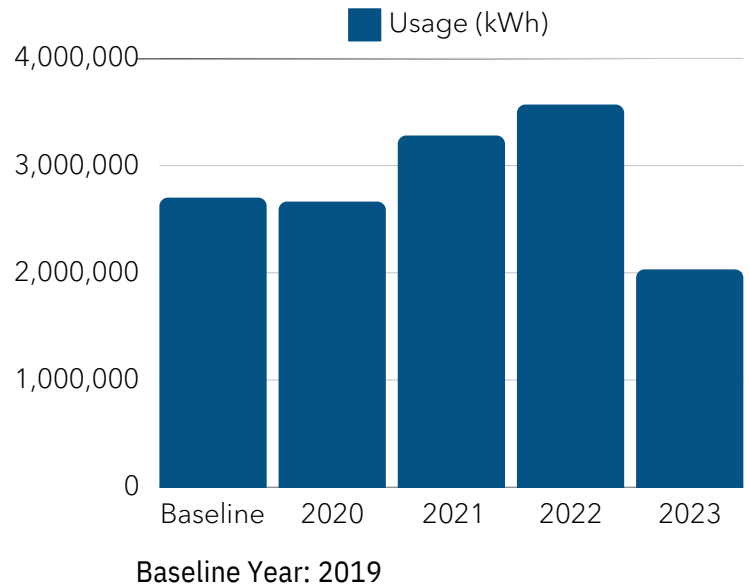


### TOTAL SAVINGS SNAPSHOT

**Annual Water Consumption**



**Annual Electric Consumption**



### CUMULATIVE SAVINGS

-2,342,000 gallons



**-136,163 Showers avoided**

-742,445 kWh



**-527 Metric tons of CO2**

# Sierra Vista

## South Lake Tahoe, CA

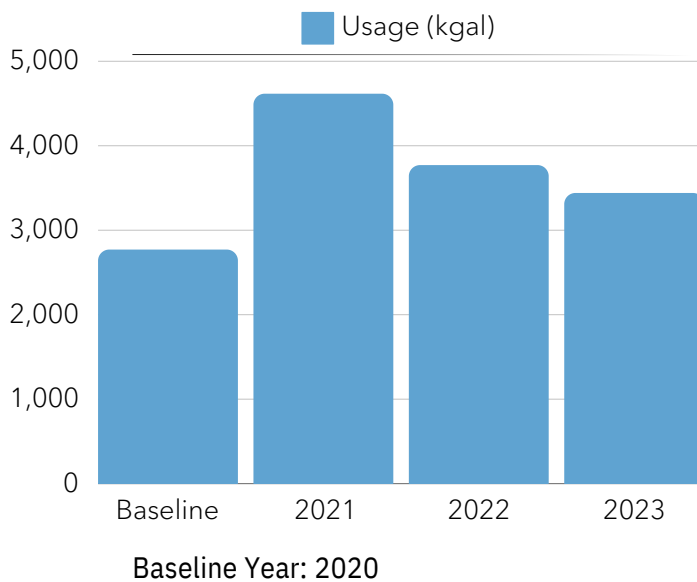
Sierra Vista is a 94-unit apartment community located in South Lake Tahoe. The property has two primary floor plans as well as two laundry areas and a children’s playground. There are large trees on the property which help reduce heat island impacts and decrease energy related to cooling.

**ENERGY STAR SCORE:**  
94/100

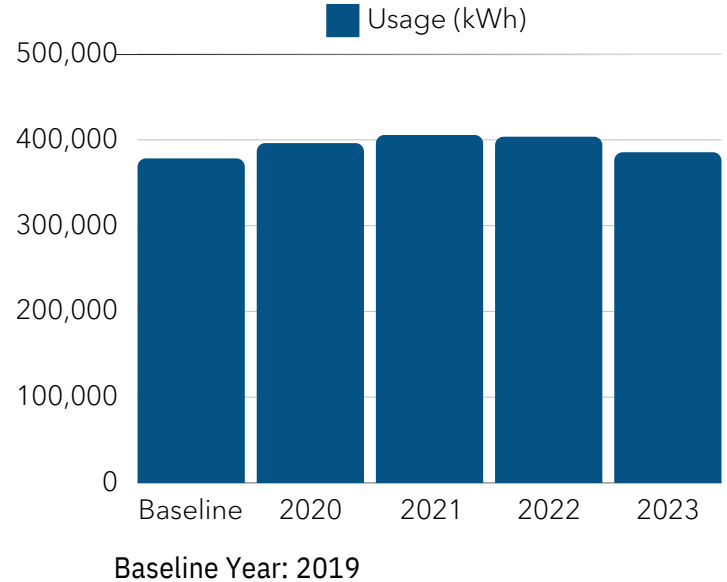


### TOTAL SAVINGS SNAPSHOT

**Annual Water Consumption**



**Annual Electric Consumption**



### CUMULATIVE SAVINGS

-3,515,000 gallons



**-204,360 Showers avoided**

-77,532 kWh



**-55 Metric tons of CO2**



# Mira

## Los Angeles, CA

Mira\* is located in the center of Warner Center, LA's fastest growing community. Mira is comprised of 172 open concept studios, one- and two-bedroom apartments.

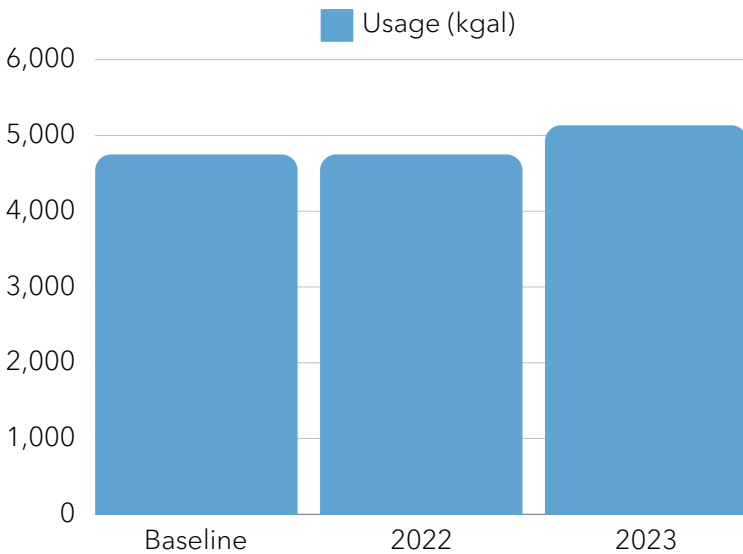


**ENERGY STAR SCORE:**  
100/100

\* Non-Evergreen Fund Asset

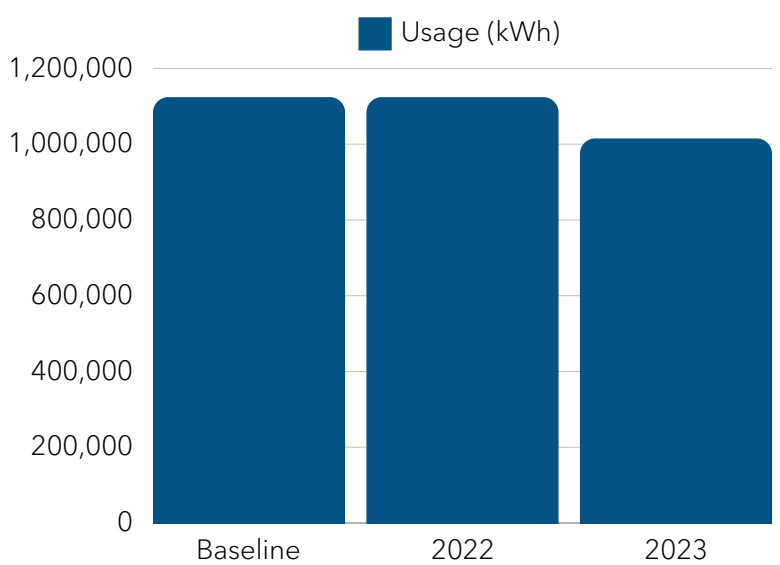
### TOTAL SAVINGS SNAPSHOT

#### Annual Water Consumption



Baseline Year: 2022

#### Annual Electric Consumption



Baseline Year: 2022

### CUMULATIVE SAVINGS

-384,000 gallons



**-22,326 Showers avoided**

109,041 kWh



**77.4 Metric tons of CO2**

# Aperture

## San Bruno, CA

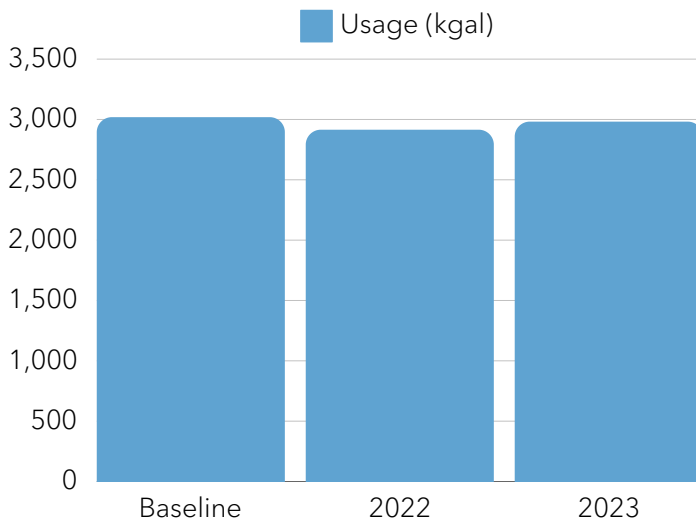
Aperture Apartments is an 83-unit apartment community located in San Bruno, CA. The property has a state-of-the-art fitness center, EV charging stations, pollinator program, solar panels, and high-efficiency heating and air conditioning.

**ENERGY STAR SCORE:**  
100/100



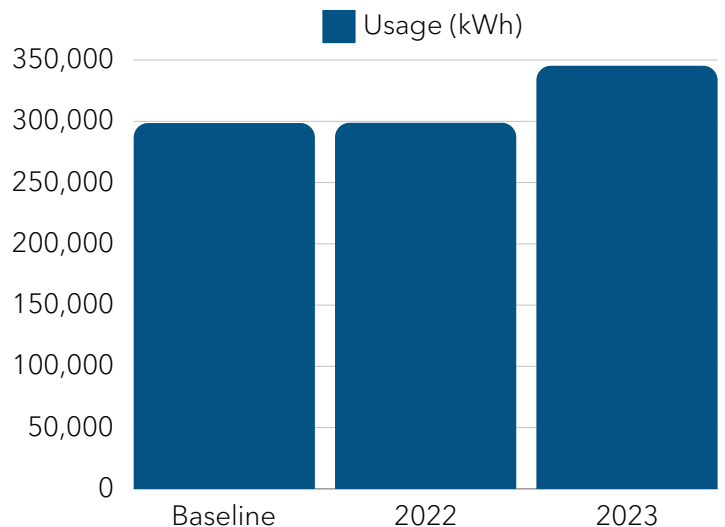
### TOTAL SAVINGS SNAPSHOT

#### Annual Water Consumption



Baseline Year: 2021

#### Annual Electric Consumption



Baseline Year: 2021

### CUMULATIVE SAVINGS

259,000 gallons



**15,058 Showers avoided**

-46,749 kWh



**-33 Metric tons of CO2**



# The Lark

## San Mateo, CA

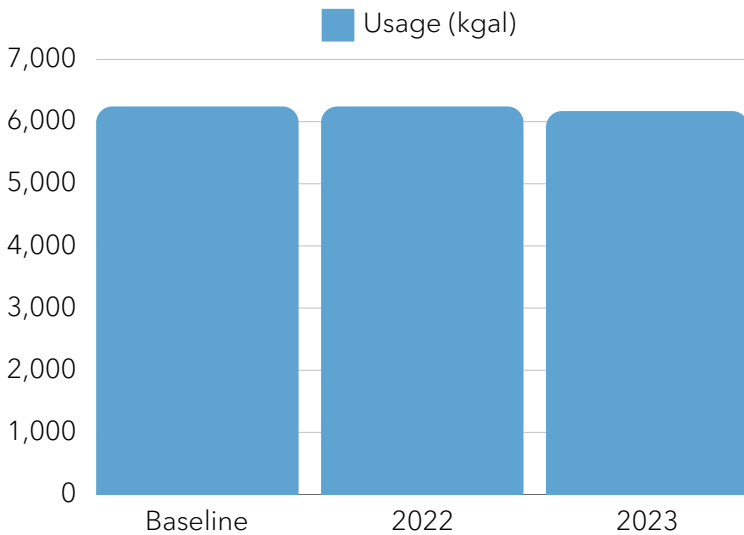
The Lark (formerly Park20) is a 197-unit community located in San Mateo's Hillsdale neighborhood. The property ranks in the ORA Elite 1%.



**ENERGY STAR SCORE:**  
100/100

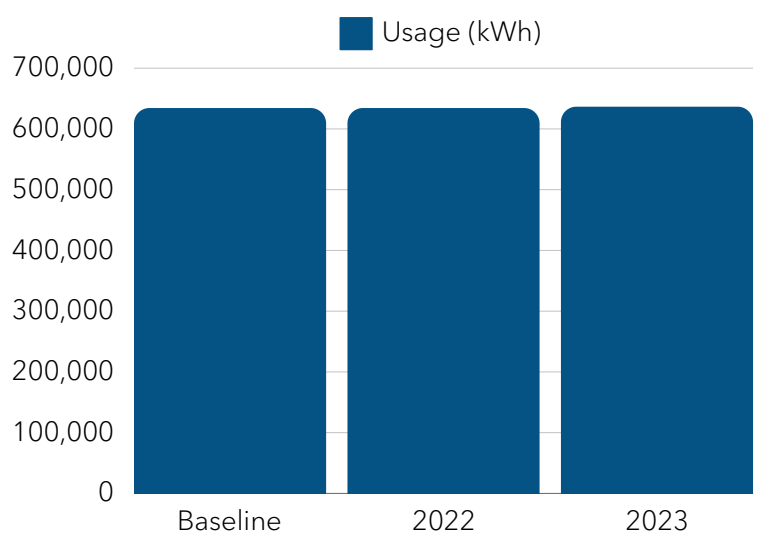
### TOTAL SAVINGS SNAPSHOT

#### Annual Water Consumption



Baseline Year: 2022

#### Annual Electric Consumption



Baseline Year: 2022

### CUMULATIVE SAVINGS

74,000 gallons



**4,302 Showers avoided**

-2,192 kWh



**-2 Metric tons of CO2**

# BLU Bellevue

## Bellevue, WA

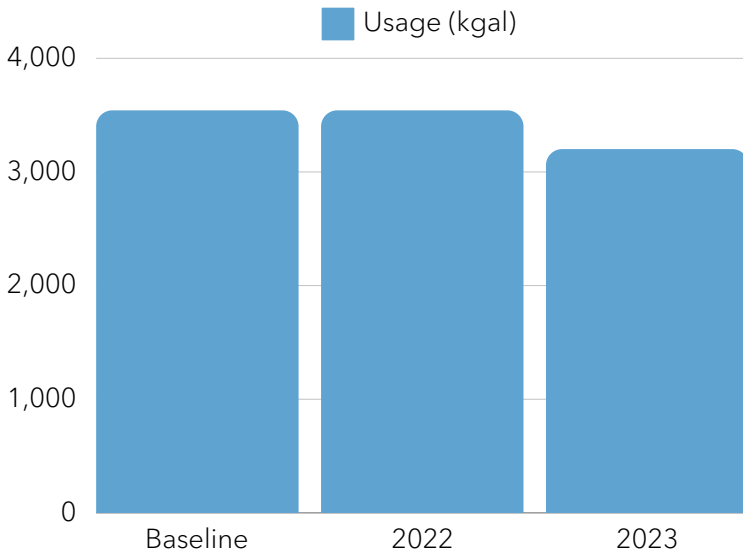
BLU Bellevue's neighborhood provides scenic views, cuisine, shopping, arts and culture, parks, and beaches. Residents at this 135-unit building enjoy the rooftop terrace, garden, and fitness center.

**ENERGY STAR SCORE:**  
100/100



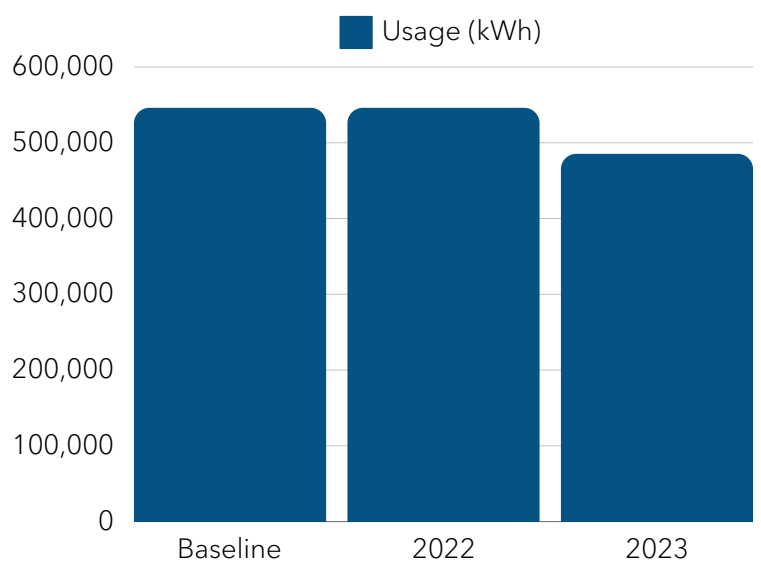
### TOTAL SAVINGS SNAPSHOT

**Annual Water Consumption**



Baseline Year: 2022

**Annual Electric Consumption**



Baseline Year: 2022

### CUMULATIVE SAVINGS

341,000 gallons



**19,826 Showers avoided**

60,725 kWh



**43.1 Metric tons of CO2**



# Vilara

Laguna Niguel, CA

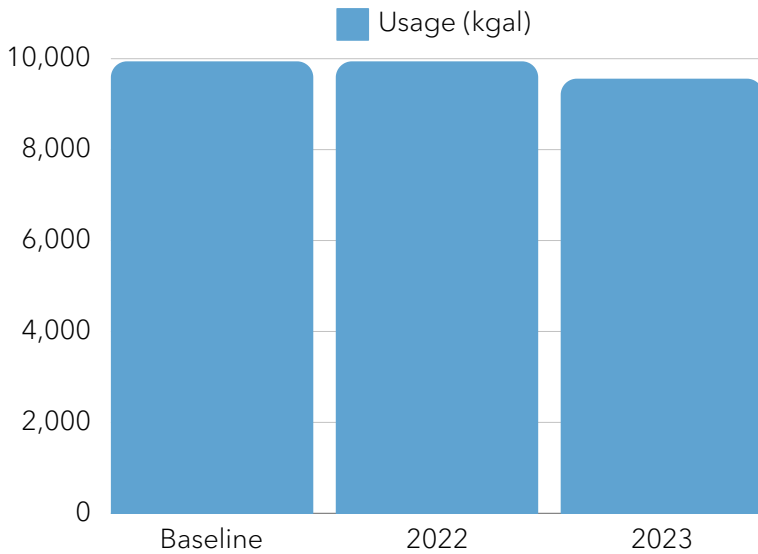
Vilara Apartments is a 299 unit community between the San Joaquin Hills and Laguna Beach. Vilara has a rooftop gym, a spa courtyard with two fireplaces, and a resort-style pool.



**ENERGY STAR SCORE:**  
100/100

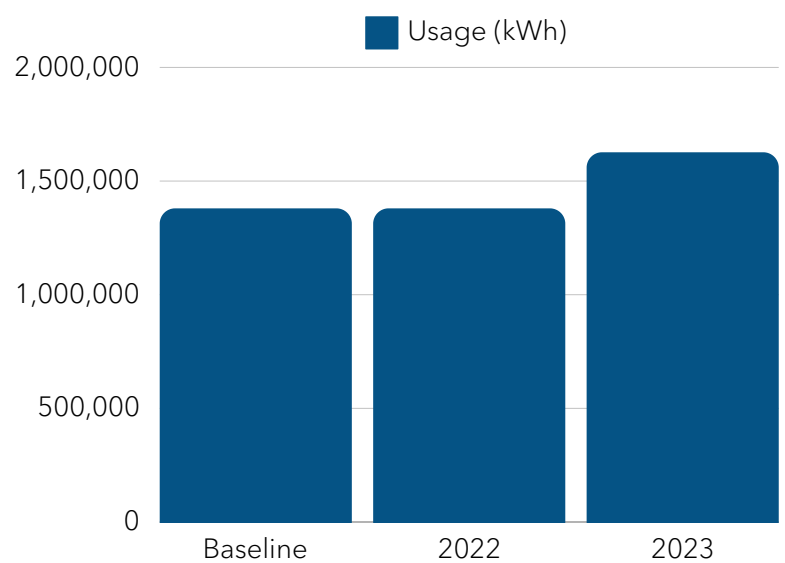
## TOTAL SAVINGS SNAPSHOT

### Annual Water Consumption



Baseline Year: 2022

### Annual Electric Consumption



Baseline Year: 2022

## PROPERTY HIGHLIGHTS

381,000 gallons



**22,151 Showers avoided**

-246,745 kWh



**-175 Metric tons of CO2**

# The Upland

## Upland, CA

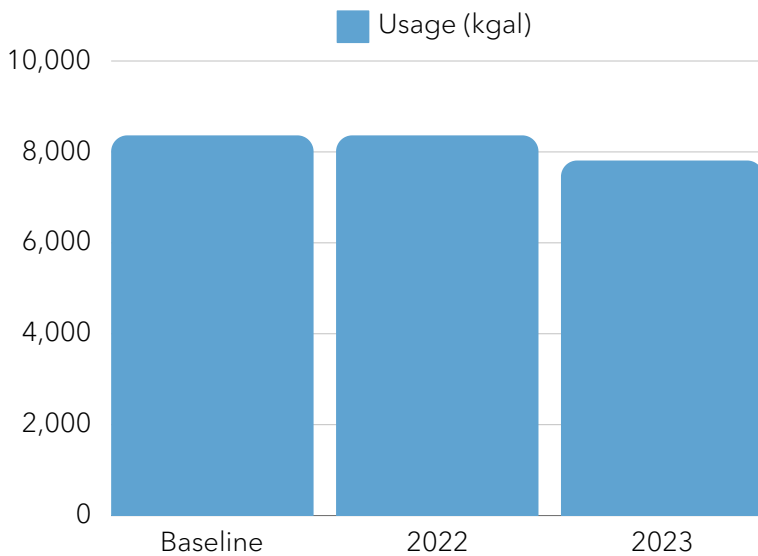
The Upland's 203 units have access to a pool, courtyard, and a yoga studio. Walking and hiking trails surround the property and adjacent water reserve.



**ENERGY STAR SCORE:**  
100/100

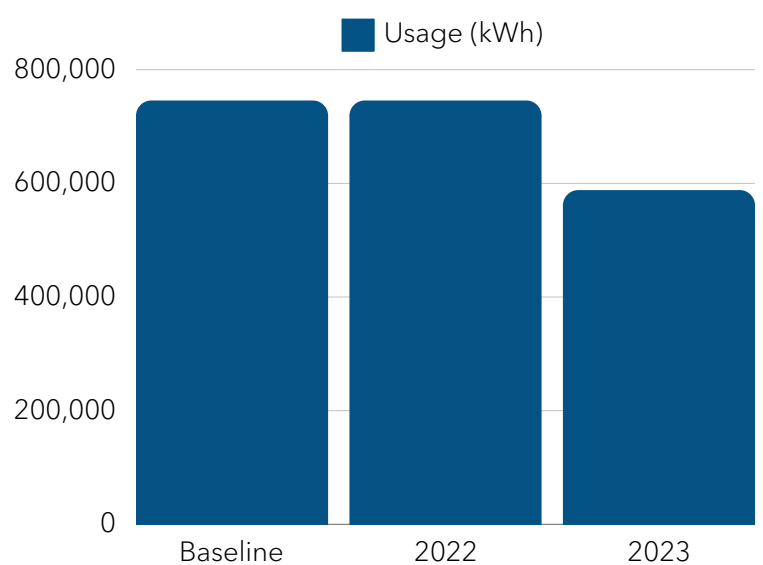
### TOTAL SAVINGS SNAPSHOT

#### Annual Water Consumption



Baseline Year: 2022

#### Annual Electric Consumption



Baseline Year: 2022

### CUMULATIVE SAVINGS

553,000 gallons



**32,151 Showers avoided**

157,682 kWh



**112 Metric tons of CO2**



# Stokely Bellevue

## Bellevue , WA

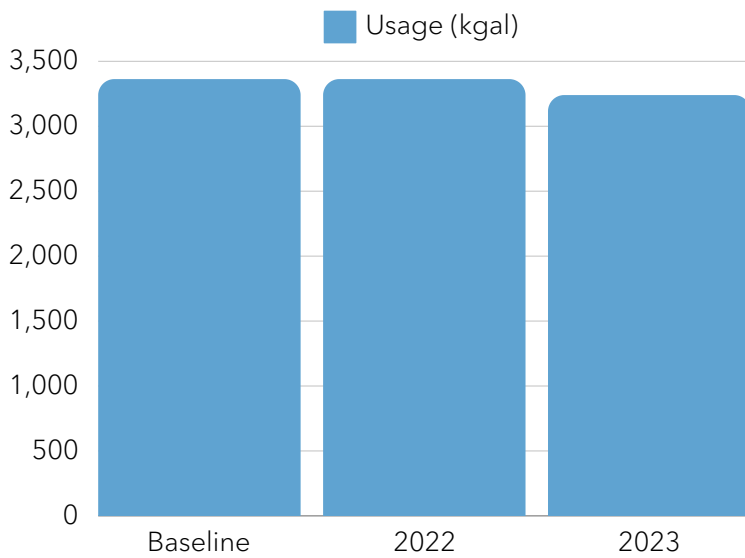
Stokely Bellevue (formerly Cerasa) offers flexible open layouts for its 154 units. Features include energy-efficient appliances, in-unit laundry, walk-in closets, air conditioning, modern updated kitchens, and wood plank vinyl flooring.

**ENERGY STAR SCORE:**  
100/100



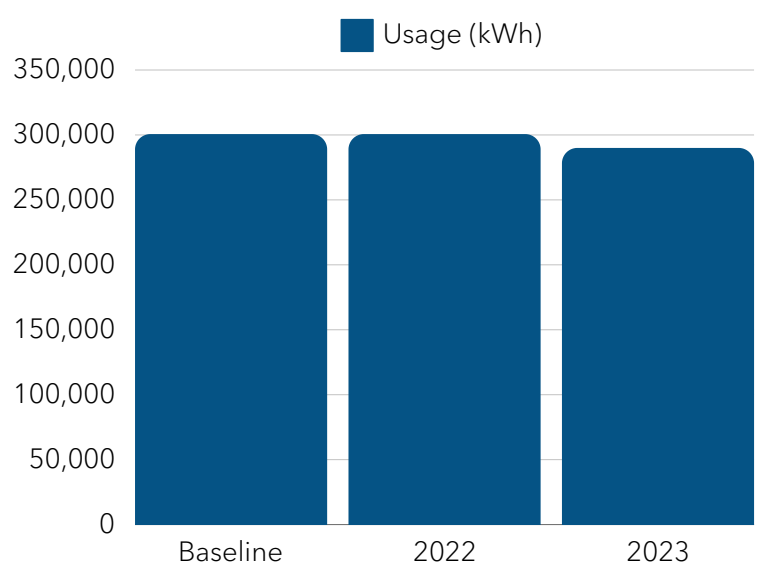
### TOTAL SAVINGS SNAPSHOT

**Annual Water Consumption**



Baseline Year: 2022

**Annual Electric Consumption**



Baseline Year: 2022

### CUMULATIVE SAVINGS

123,000 gallons



**7,151 Showers avoided**

10,663 kWh



**7.57 Metric tons of CO2**



WAYPOINT  
ENERGY

# VIRTÚ

INVESTMENTS

NORTH  
COAST