SimpleActions
Cut utility waste. Increase property profit.

PORTFOLIO ANALYSIS | MODELED

WATER CONSERVATION PORTFOLIO

Lehigh University

9-Building Campus Portfolio · Bethlehem, PA · AquaFlow Domestic Valves

$461,318	325%	$47,952	~$141,817
10-Yr Net Profit	**10-Yr ROI**	**Total Year-1 Savings**	**Valve Investment**
5% annual escalation	*5% annual escalation*	*across 9 buildings*	*estimated · pending quote*

Return Horizon · Portfolio Net Profit & ROI

HORIZON	NET PROFIT (FLAT)	NET PROFIT (5% ESC.)	ROI (FLAT)	ROI (5% ESC.)
5-Year	$97,943	$123,148	69%	87%
10-Year	**$337,703**	**$461,318**	**238%**	**325%**

10-Year horizon leads because the portfolio's blended payback runs ~35.5 months; the longer horizon is where these long-payback campus facilities compound. Flat = no utility escalation; 5% Esc. = 5% annual utility-rate escalation. ROI = cumulative net profit ÷ valve investment.

9-Building Breakdown

BUILDING	SIZE	PREV 12-MO COST	VALVE COST (EST.)	YEAR-1 SAVINGS	PAYBACK
1 Farrington Square	4"	$29,760	$18,848	$5,952	38 mo
51 Centennial Drive	3"	$23,760	$9,108	$4,752	23 mo
58 University Drive	4"	$30,002	$18,000	$6,000	36 mo
70 University Drive	4"	$32,280	$13,397	$5,024	32 mo
111 Research Drive South	4"	$23,520	$18,424	$4,704	47 mo
114 Research Drive	2"	$13,080	$7,412	$2,616	34 mo
641 Taylor Street	4"	$27,600	$18,860	$5,520	41 mo
Brodhead House	3"	$22,920	$9,168	$4,584	24 mo
Trembley Park	6"	$44,000	$28,600	$8,800	39 mo
Portfolio Total · 9 Buildings		**$246,922**	**~$141,817**	**$47,952**	**35.5 mo**

Valve costs are back-calculated from each building's payback period (payback × monthly savings) and are estimates pending the final equipment quote. Year-1 savings reflect a modeled 20% reduction on metered baseline. 70 University Drive is modeled at 15.6% ($5,024) rather than the 20% applied to the other eight — confirm before finalizing; at 20% ($6,456) the portfolio Year-1 total rises to $49,384.

MODELED PROJECTION · VALVE COST ESTIMATED · 20% CENTRAL REDUCTION