

## ONE PLACE. ALL THE INFORMATION YOU NEED.

Invoicing multiple tenants for multiple utility expenses is an arduous task. In order to recoup utility expenses, property owners must collect information, calculate energy usage, and generate bills, which is time-consuming and tedious. Utility allocation from Enerwise transforms this problem into profit for property owners. Utility allocation maximizes revenue by more effectively measuring, allocating and recovering utility expenditures—and eliminates wasted time and frustration in the process.

### Create Revenue

Most utility commissions allow landlords to recoup utility costs at rates tenants would pay if served directly by the utility. As a result, landlords benefit by

- Purchasing energy at bulk rates while charging tenants retail rates
- Capitalizing on naturally variable tenant loads by purchasing energy at a lower coincident load
- Capturing and allocating common area maintenance costs

Utility allocation promotes tenant retention through accurate and reliable billing:

- Tailored metering eliminates subsidization of other tenants.
- Fair treatment increases tenant confidence.

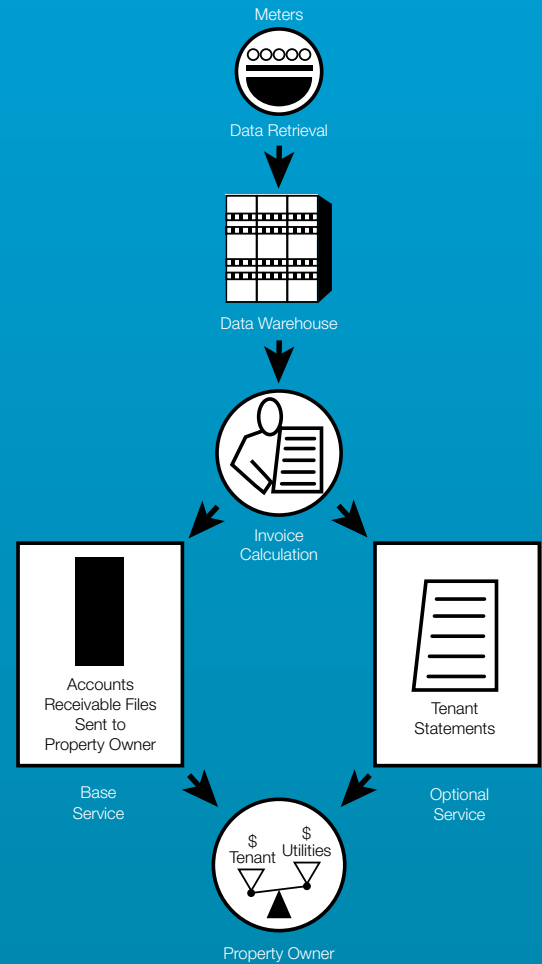
### Reduce Administration

Utility allocation reduces or eliminates the burden of reading and recording energy consumption and later calculating, preparing and delivering monthly tenant invoices. Landlords are free to focus on what they do best—running properties effectively.

- Meter data is automatically collected and securely stored.
- Electronic accounts receivable file (ARF) can be mapped directly into the property owner's billing system.
- Invoices can be mailed directly to tenants by Enerwise with remittance to property owner.

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Month	Owner Total Electric Bill (\$)	Tenant Invoice Total (\$)	CAM Charges (\$)	Total Income (\$)	Gross Revenue (\$)
Jan 2006	162,590	135,519	52,309	187,827	25,237
Feb 2006	152,348	132,673	42,967	175,660	23,312
Mar 2006	141,340	128,237	33,511	159,749	18,409
Apr 2006	145,857	136,560	26,288	162,848	16,781
May 2006	154,299	142,389	36,416	178,805	24,506
June 2006	161,291	144,518	42,458	186,976	25,685
July 2006	170,301	162,863	32,987	195,851	25,550
Aug 2006	189,968	163,010	38,976	201,986	12,018
Sept 2006	173,480	161,604	30,039	191,642	18,162
Oct 2006	159,205	143,223	35,983	179,206	20,001
Nov 2006	147,247	142,303	19,305	161,607	14,360
Dec 2006	150,306	131,575	42,238	173,813	23,505
<b>Total</b>	<b>\$1,755,886</b>	<b>\$1,589,801</b>	<b>\$390,510</b>	<b>\$1,980,110</b>	<b>\$224,224</b>



For more information, log on to our Web site at [www.enerwise.com](http://www.enerwise.com), call 800.307.3395 or e-mail [sales@enerwise.com](mailto:sales@enerwise.com).

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## Get Dependable Results

Together, advanced metering and utility allocation provide the following benefits:

- Revenue-class metering accurately captures detailed energy consumption.
- Data is gathered electronically, eliminating the potential for inaccurate meter readings and clerical errors.

## Standard Features

- Tenant Meter-Reading: Electronic capture and storage of tenant meter data.
- Invoice Generation: Calculation of individual tenant invoices on a monthly basis according to allocation method identified by property owner.
- Accounts Receivable File: Submittal of an electronic ARF, providing tenant name, invoice period, and utility charge details to property owner on a monthly basis.

## Optional Features

- Invoice Mail Service: Submittal of utility invoice by Enerwise via U.S. mail to each tenant, with remittance due directly to property owner.
- Customer Invoice: Consolidation of multiple tenants' bills onto a single utility invoice.

With our utility allocation program, Enerwise has taken the hassle out of managing multiple utilities and made it profitable.

## ABOUT ENERWISE

Enerwise Global Technologies, established in 1980, is a leader in demand response, energy infrastructure management and renewable energy services for commercial, institutional and industrial customers. We enable customers to reduce energy costs, comply with increasingly demanding environmental regulations, take advantage of alternative power initiatives, increase operational security and improve reliability. We deliver responsive, well-tested energy solutions, ranging from remote power monitoring and control systems to energy history analysis and real-time demand-response solutions.

Our systems and staff work around the clock to make sure you're always running smoothly and efficiently. Other companies depend on us to solve their energy problems; let us help you with yours.