

About Your Building

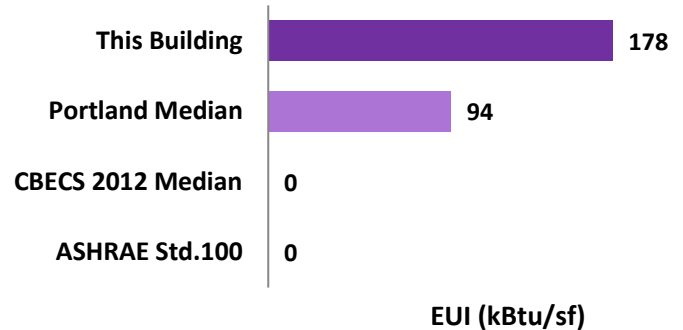
Building Name	Concept Real Estate - Three, LLC
Address	808 SE Morrison Street
Portland Building ID	1S1E02BB-6500-B2
EnergyStar Score	Not Available

Reference Data

Electricity	Jan 2018 - Dec 2018
Gas	Jan 2018 - Dec 2018
Bldg. Size	40,500 s.f.
Bldg. Type	Mixed Use Property

How Your Building Compares

The chart to the right compares your building's annual energy use intensity (EUI) with national and local standards. EUI is a common energy metric that measures your building's energy use per square foot by dividing total annual energy use by the size of your building. This building type does not have well-established national reference benchmarks available for comparison. However, the median Portland performance is included per the 2019 disclosure data*** for comparison.



Energy Efficiency Diagnostics for Your Building

Category	Status
Heating and Ventilation Efficiency	Poor
Cooling Efficiency	Typical
HVAC Reheat	No apparent problems
Gas Baseload	High
Light and Plug Loads	High
External/Process Load	High
Portfolio Manager Data Consistency	Orderly

FirstView generates automated diagnostics by analyzing the shape of your building's Energy Signature and comparing it to data for buildings of similar size and type. [Click here](#) to learn more.

Energy Efficiency Findings and Recommendations for Your Building

Based on your building's energy use patterns, you may be able to reduce energy use by focusing on improvements in the following areas:

- This building may be a good candidate for potential heating system improvements. Excess outside air rates, high outside air infiltration, poor control settings, and 24-hour fan schedules may be present.
- This building has a high gas baseload, which may be associated with cooking, domestic hot water (DHW) use, or excessive reheat during warmer months. Potential issues may include: high DHW setpoints, poor water heater efficiency, gas process loads, and/or HVAC reheat.
- This building has an elevated electrical baseload. Barring process electrical loads, savings may be available via lighting upgrades, updates to EnergyStar rated appliances, and/or plug load management. Buildings with electric water heaters may also benefit from an upgrade to heat pump water heaters.

Find more detailed information about your building's energy use on the following page.

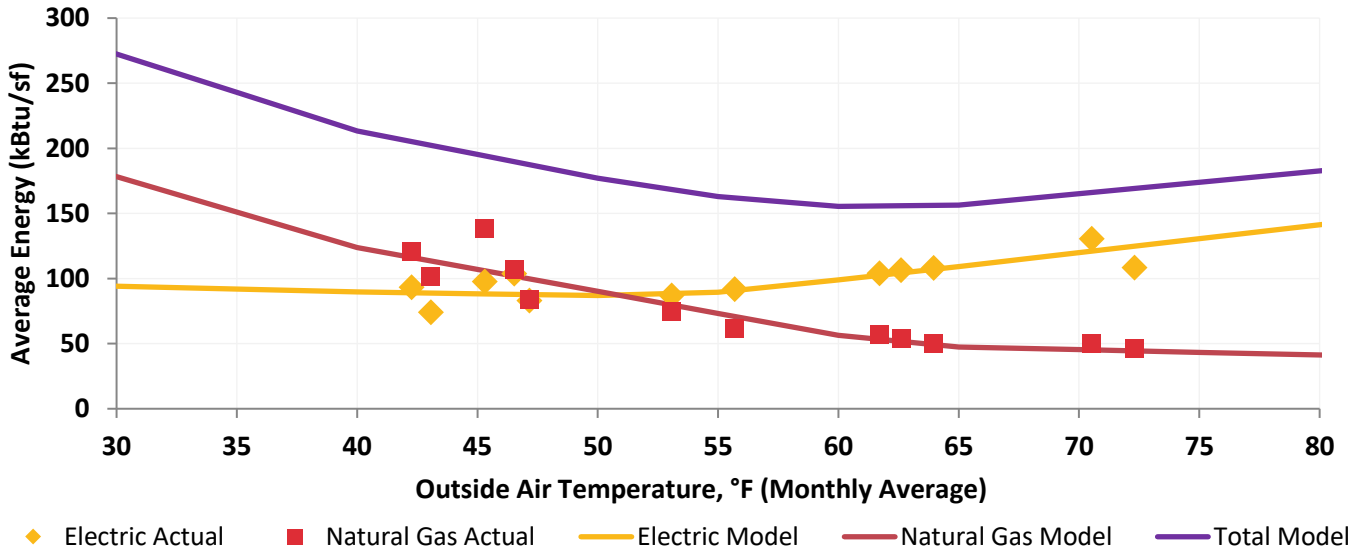
* [CBECS](#) is a national building survey commonly used to represent the energy use of typical existing building stock in the United States.

** [ASHRAE Standard 100](#) details energy use targets for specific building types and climate zones which are derived from CBECS data.

*** The City of Portland's Commercial Building Energy [Reporting data](#) for 2019 includes median building performance for various building types.

Your Building's Energy Signature by Energy Type and Temperature

The chart below shows your building's actual energy usage at various temperatures alongside its Energy Signature as modeled by FirstView. The data points and Energy Signature lines are separated according to electric and natural gas usage with the purple line representing total energy usage. The Energy Signature shows your building's expected energy consumption at various temperatures, and is used to help determine the end-use breakdown in the How Energy is Used in Your Building chart



How Energy is Used in Your Building

The chart below shows your building's total energy use at a range of outside temperatures and is split into four end-use categories: heating (electric and gas), cooling, electric baseload (e.g. plugs, lights, and equipment), and thermal baseload (e.g. gas used for water heating). This offers insights into energy consumption patterns, including how your building's energy use is allocated. FirstView identifies end-uses with high usage compared to similar buildings in the diagnostics on page 1. [Click here](#) to learn more.

