

## Oxford Realty Multifamily Portfolio LED Lighting Energy Savings Oxford Realty Group Multiple Locations



### Project Description

The Oxford Realty Group has been managing multifamily properties throughout New York, New Jersey, and Pennsylvania for more than 50 years. Their portfolio in New Jersey includes many sectors of multifamily housing throughout the state. GreenLight's team of lighting specialists and rebate consultants engaged Oxford Realty Group with a plan for achieving utility bill savings across the majority of their New Jersey portfolio.

GreenLight surveyed the NJ properties detailed in this case study and specified the lighting solutions that would reduce the electricity consumption of these properties in the most cost-effective manner. Compact Fluorescent Lamps and High Pressure Sodium Wallpacks were replaced with high efficiency LED fixtures that significantly reduced the wattage of the existing lamps. GreenLight's fixture recommendations were tailored to match the requirements of the existing rebate programs in NJ such that a significant portion of the project costs were funded by rebates, which enabled the overall project to achieve a return on investment in less than 2 years.

### Project Cost Savings and Environmental Impacts

PROPERTY	ADDRESS	PROJECT	ANNUAL ELECTRICITY SAVINGS [KWH]	ANNUAL UTILITY BILL SAVINGS [\$]	REBATE [\$]	CO2 EMISSION SAVINGS [TONS]	EQUIVALENT TREES PLANTED	EQUIVALENT CARS REMOVED FROM THE ROAD	EQUIVALENT HOME ENERGY USE REMOVED FROM THE GRID
The Cove	118 Victory Rd Springfield, NJ	LED Interior Lighting	37,000	\$5,550.00	\$15,000.00	20.1	516	4.2	2.8
Cedar Arms Apartments	100 Cedar Lane Highland Park, NJ	LED Exterior Lighting	18,921.60	\$2,838.24	\$5,000.00	13.2	338	2.7	1.8
Forest Glen Apartments	150 Forest Glen Dr Highland Park, NJ	LED Exterior Lighting	10,264.32	\$1,539.65	\$2,750.00	7.2	186	1.5	1
Cedar Lane Apartments	100 Cedar Lane Highland Park, NJ	LED Interior, Exterior Lighting	52,596	\$7,889.40	\$18,750.00	37.1	952	7.7	5.1
Oxford Arms Apartments	326 Hana Rd Edison, NJ	LED Exterior Lighting	133,902.72	\$20,085.41	\$35,875.00	94.5	2422	19.7	13
Tov Manor Apartments	80 E Phelps Ave New Brunswick, NJ	LED Exterior Lighting	40,590	\$6,088.50	\$10,875.00	28.6	734	6	3.9
Treetops Apartments	250 Treetops Dr Highland Park, NJ	LED Exterior Lighting	20,995.20	\$3,149.28	\$5,625.00	14.8	380	3.1	2
Patten Point Apartments	581 Patten Ave Long Branch, NJ	LED Exterior Lighting	25,194.24	\$3,779.14	\$6,750.00	17.8	456	3.7	2.4
Countryside Apartments	1901 Hwy 27 Somerset, NJ	LED Interior, Exterior Lighting	41,951.52	\$6,292.73	\$5,875.00	29.6	759	6.2	4.1
Easton North Apartments	1118A Easton Ave Somerset, NJ	LED Interior, Exterior Lighting	55,313.28	\$8,296.99	\$26,000.00	39	1001	8.1	5.4
Somerset Mews	Rt. 27 & Reler Ln Somerset, NJ	LED Interior, Exterior Lighting	67,867.20	\$10,180.08	\$27,500.00	47.9	1228	10	6.6
The Warehouse Apartments	11 New St Somerville, NJ	LED Interior, Exterior Lighting	8,229.60	\$1,234.44	\$5,000.00	5.8	149	1.2	1
River Place	190 Lewis St Rahway, NJ	LED Interior Lighting	11,880.00	\$1,782.00	\$12,500.00	8.4	215	1.7	1
<b>Totals</b>			<b>524,705.68</b>	<b>\$78,705.85</b>	<b>\$177,500.00</b>	<b>634</b>	<b>9,336</b>	<b>75.8</b>	<b>50.1</b>