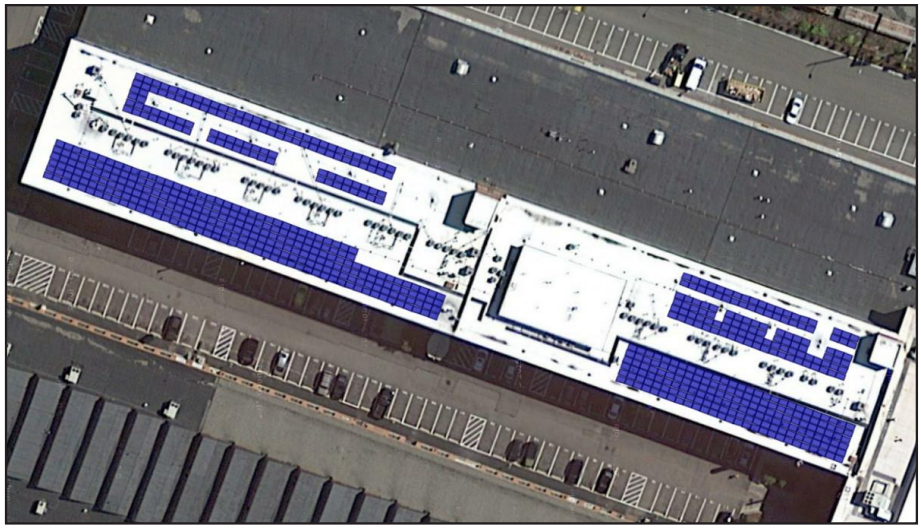
The Solar Project
Going Green at The Lofts

June 2015 Update



the lofts
at WESTINGHOUSE

the lofts
at WESTINGHOUSE

Dear Unit Owner,

As you may know, over the past year, the Board of Managers has been researching a project to put a solar energy system in at the Lofts.

In anticipation of an up-coming Unit Owner vote, we have assembled this packet of information for you to read and properly assess how this project may benefit you.

After a year of research, we have come to the conclusion that this project will:

- save us money as an association
- will make us money as individual unit owners
- increase the resale value of our properties
- and, is doing our good deed for the day

Putting in solar will not:

- negatively impact our roof
- require a special assessment
- impact our budget
- hurt your refinance options
- adversely effect our environment

We, the Board of Managers, are strongly recommending this project and hope you will embrace it as well.

A special Unit Owner meeting to vote on this will take place in the next few months.

If you have any questions, please let us know.

Thanks!

Your Board of Managers
Pam Ross, Carole Allen, George Scala, Trish Case, Matt McKee

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PROJECT BENEFITS

The photovoltaic system has substantial financial and environmental benefits (see FAQ) and represents a capital improvement for the condominium association. Its acquisition must be approved by at least 75% of the community's beneficial ownership.

The solar system design is comprised of 650 premium efficiency solar panels manufactured by California-based SunPower Corporation, for a total solar power capacity of 212.55 kilowatts (kW).

With a usable life expectancy of more than 40 years, these solar panels will deliver value to The Lofts for decades to come.

The roof rights (already secured) system design, structural analysis, permits, utility interconnection, all equipment, labor and materials is $695,900,

The financing plan does not require a special assessment to the Unit Owners. Financing would be provided through a commercial loan. Payments will be funded by two sources resulting from the solar system's generation of electric energy: (1) savings from avoided Eversource common area utility expenses and (2) renewable energy income

The Lofts' solar system is projected to produce approximately 255,000 kilowatt-hours (kWh) of electric energy in its first year of operation.

The value of common area expense savings is projected to be more than $25,000 per year in the solar system's first year of operation (based on Eversource's current retail energy rates).

The annual savings will increase over time due to anticipated utility rate increases. Within 10 years, the annual expense savings due to solar production are projected to exceed $33,000

The monetary value of excess solar production will be allocated among the condominium's unit owners' personal Eversource accounts in proportion to their beneficial ownership of the homeowners association.

The estimated annual value of solar energy production allocated to unit owners exceeds $25,000 in the system's first year of operation, and is projected to increase year-over-year due to typical utility rate inflation.

The electric energy produced by the condominium's solar system will be a source of income for the homeowners association through Massachusetts' solar renewable energy certificate (SREC) program. The projected income stream from SRECs exceeds $550,000 over the next decade.

In addition, the solar system will entitle every unit owner to directly receive tax credits that can be applied to their personal tax liability.

Condominium Solar Frequently Asked Questions
The Lofts at Westinghouse

General

What is the planned capacity and energy production of The Lofts' solar system?

- The solar system designed for The Lofts consists of 650 premium efficiency solar panels manufactured by SunPower Corporation.
- Each solar panel is rated to deliver up to 327 watts of solar electric power, resulting in a total system capacity of 212.55 kilowatts (kW) of solar electric power.
- The solar system is estimated to generate approximately 255,000 kilowatt-hours (kWh) of electric energy in its first year of operation.
- This will offset 200% of The Lofts' current 127,500 kWh of annual common area electric energy usage.
- From an environmental perspective, installing a solar energy system of this size is equivalent to reducing electric power plant CO_2 emissions by 5,089 metric tons, or taking 998 cars off the road, or planting 1,085 acres of new carbon-absorbing trees.

What happens to the energy that the solar system generates?

- The energy generated by the solar system ties into the condominium association's common area electrical service.
- The building's common area electrical load either uses the solar energy as it's being generated, or sends any overproduction back into the utility grid (Eversource) at times of the day when solar production exceeds common area electrical load.
- At the end of each Eversource billing cycle, the value of any net solar overproduction in excess of common area load will be monetized at the then-current utility rate and allocated as billing credits to individual unit owner Eversource accounts in proportion to their beneficial interest in the condominium association.
- All solar production—whether consumed onsite or diverted into the Eversource grid—reduces the amount of common area electric energy (and the associated expenses) that the condominium draws from Eversource.

Does the solar system work if there's a power outage?

- No, the solar system is tied to the Eversource grid and (for safety reasons) only operates when power from the utility is available.
- Battery backup systems are currently available, but they're costly, somewhat inefficient, and environmentally unfriendly. They also take up a lot of physical space and are therefore still impractical at the present time.

I have heard about problems with some solar manufacturing companies. Is the company supplying the equipment reputable?

- The Lofts at Westinghouse solar system will be comprised of panels manufactured by SunPower Corporation.
- SunPower is a financially successful, public corporation based in California; they have been manufacturing solar panels for over 30 years. The French multinational energy company, Total, is the 11th largest company in the world and they own a majority interest in SunPower.
- SunPower manufactures the most highly efficient, best performing, and most reliable solar panels available on the market today, with the slowest degradation rates and the most comprehensive warranty duration and coverage of any other manufacturer's solar panels.
- SunPower is the only panel manufacturer who has been in business longer than their warranty period.

- Not only are SunPower panels more highly efficient and of higher quality than any other panels, but independent testing agencies have verified that SunPower panels generate more kWh of energy per kW of solar capacity than any other manufacturer's panels.

What is the expected life of the solar system?

- Modern solar systems using current technology are projected to perform with few problems for several decades.
- SunPower provides a 25-year product warranty for their solar panels (protects against premature failures).
- In addition, SunPower also provides a 25-year performance warranty that stipulates that their panels will perform at no less than 87% of their rated capacity after 25 years of service.
- Finally, SunPower characterizes their solar panels as having a "useful life" of 40 years. Although not a 40-year warranty, SunPower projects that 99% of their panels will still produce at least 70% of their rated energy after 40 years of service.

Financial

How much will the solar system save the condominium association?

- The solar system has been designed to produce a level of energy that is conservatively estimated to save The Lofts at Westinghouse $25,000-$27,000 per year of Eversource electric energy expenses for the first several years.
- That annual savings represents *avoided expenses* that we would otherwise be paying to Eversource.
- The annual savings (avoided expenses) for The Lofts will climb on an annual basis due to the projected annual increases in retail utility rates (historically rates have escalated 4% to 5% per year), so that by the 10th year our annual savings are projected to exceed $33,000, $38,000 per year savings by the 15th year, and so on.
- Over the course of the next 30 years, The Lofts is projected to save more than $1.2 million in avoided utility expenses due to solar production.

Are utility savings the only benefit that the condominium association will receive from the solar system?

- No, they're not. Fortunately, Massachusetts is one of a handful of states to offer a Solar Renewable Energy Certificate (SREC) program.
- The SREC program represents a 10-year income stream for The Lofts' solar project, solely based on the energy production of the solar system (*i.e.*, not dependent on utility rates).
- This income stream is in addition to the avoided utility expenses summarized above.
- Over the course of the 10-year SREC program, The Lofts is conservatively projected to receive more than $550,000 of income due to the solar system's generation of SRECs.
- For further information, the details of the Massachusetts SREC program are nicely summarized on the SRECTrade website.

I've heard that there are tax credits related to the solar system. How does that work?

- Every resident unit owner is entitled to receive both state and federal tax credits (for their own personal use) as a result of the condominium association's purchase of the solar system.
- Resident unit owners' state tax credit is equal to 15% of their share of the solar system purchase price, capped at $1,000 per unit (a unit owner's percentage share of the solar system is the same as their percentage ownership within the condominium association).
- Likewise, a resident unit owner's federal tax credit is equal to 30% of their of the solar system's purchase price.

- Non-resident unit owners are entitled to receive a 30% federal tax credit, but not the state tax credit. They can also take a 6-year accelerated depreciation tax deduction for their ownership share of the solar system.
- The details of every unit's tax incentives are summarized in a separate companion document to this FAQ. On average, each unit owner will be entitled to receive approximately $3,000 of tax incentives.
- SunBug will provide guidance to each unit owner on how to claim their respective tax incentives, but you are also encouraged to consult with your personal accountant or tax advisor for professional advice in these matters.

How will The Lofts pay for the solar system?

- The Lofts has been pre-approved for a 10-year bank loan at 4.4% APR for the full amount of the project (including roof rights acquisition). The loan principal will be approximately $700,000.
- The project is anticipated to be cumulatively cash flow positive from the first year of operation onward.
- All financial projections are deliberately conservative so that there is a much greater chance of a surplus than a shortfall.
- The Board of Managers has the option to use Reserve Funds for the project but at this time the Board believes that it is more prudent to continue to build Reserve Fund levels.

Will The Lofts' assumption of debt (loan) to finance the solar system negatively impact my ability to sell my unit?

- Here are a couple of articles that characterize the positive effects of solar on real estate value:
  - New York Times (Feb 20th, 2015)
  - Appraisal Institute (Oct 31st, 2013)
- From a condominium perspective, the solar loan does **not** result in a lien on any of the condominium units.
- The homeowners association's investment in solar will ultimately lower expenses for all unit owners, which is a big selling point to new buyers.

Roof/Structural

It gets pretty windy around here. Will the solar system blow around on windy days? Can the roof support all that weight?

- The racking and mounting system that will be used for the solar system is wind tunnel tested and rated to withstand wind speeds of more than 150 mph.
- A structural analysis of the roof will be performed to specify the amount of ballast weight (concrete blocks) that must be equipped with the solar system in order to exceed local building codes. This analysis is a prerequisite for obtaining a building permit to construct the solar system.
- The structural analysis confirms that the roof is structurally sound enough to support the solar system that SunBug has designed. It takes into consideration the weight of the solar system (including panels, racking, ballast, wiring, *etc.*), snow loads, wind loads, setbacks, *etc.*
- A licensed, professional structural engineer will perform the structural analysis.

What about roof leaks?

- The solar system will not be attached to the roof deck with physical penetrations of the roof's rubber membrane, but rather the panels will be mounted on racks that will be weighted down with concrete blocks.
- SunBug warranties the condominium's roof in the unlikely event that any leaks are caused by the solar system installation, and will be responsible for any repairs if necessary.

What about removing snow from the solar panels?

- Snow removal from the solar panels isn't necessary (or recommended) for either structural or production reasons.
- The structural analysis will confirm whether the roof can accommodate the weight of both the solar system and snow loads.
- From a solar production perspective, SunBug's design has conservatively factored in 45 days of snow cover per year in their estimation of annual solar production.
- That's approximately the number of days of snow cover that solar systems in the Boston area experienced during the severe winter of 2015; during most winters the snow cover on the solar panels will be far less than that.

Installation

Who will secure the permits and approvals necessary to install, successfully interconnect, and manage the system approvals with the appropriate federal, state, and local authorities, as well as with the electric utility?

- SunBug Solar is fully licensed and insured solar installation company based in Somerville, Ma. They will secure all municipal and utility permits.

How long will it take to install the solar system and how will materials be moved up to the roof?

- The actual onsite installation time for The Lofts' solar system will likely take about 3-4 weeks.
- However, coordinating with the electric utility (Eversource), Boston's building department, electrical permitting, equipment ordering, *etc.* takes time, so it's anticipated that the entire project will be completed within 5-6 months of contracting.
- SunBug will use a crane to hoist materials to the roof of the building, and will ensure that there's minimal disruption to The Lofts' community during the period of onsite installation.

Maintenance/Insurance

What responsibility does The Lofts have for maintaining the solar system?

- Solar systems generally require little, if any, regular maintenance.
- The Boston area receives ample rainfall (and snow) to preclude the need to clean solar panels on a routine basis.
- As part of SunBug's turnkey system price, they will provide periodic monitoring of The Lofts' solar system, and will investigate corrective actions for any detected operational issues.
- SunBug also makes an optional, separately priced maintenance agreement available if The Lofts decided to have our solar system physically inspected and remotely monitored on a regular scheduled basis.

What happens if a storm damages the system or it fails for some other reason? In this circumstance, what will the warranty cover?

- The system will be covered by the building's property insurance.

Warranty

Is there a comprehensive warranty for the entire system including defective system components, workmanship, as well as degradation of system performance?

- SunBug provides a 5-year workmanship warranty on their solar installations, and the various system components are warranted by their respective manufacturers.
- SunBug will warrant that The Lofts' solar system conforms to all of its contractual specifications at the time of delivery, and for the following 5-year period.
- During this period, any parts of the solar system found to have been materially defective or damaged at the time of installation will be repaired or replaced by a similar part.
- SunBug will provide corrective construction to remedy any failure of the solar system (and its associated project) to meet its contractual warranty of conformance and/or accepted best practice in the design and construction industry.
- As mentioned previously, SunPower solar panels carry 25-year warranties for both materials and performance. Should a SunPower panel fail or underperform, SunPower's warranty includes a replacement panel as well as associated labor and shipping expenses.
- The inverters in The Lofts' solar system (manufactured by SMA) are warranted for 10 years, with an expected useful life expectancy of more than 15 years.
- Affordable extended warranties are available on an optional basis.

Miscellaneous

Does the solar system emit radiation? Will it negatively affect cell phone and/or WiFi signals? Are there any health risks?

- All solar equipment sold, installed, and operated in the United States must comply with a variety of rigid electrical equipment standards—from organizations such as UL (Underwriters Laboratories), IEEE (Institute of Electrical and Electronics Engineers), the US FCC (Federal Communications Commission), and others—to not emit electromagnetic radiation at intensity levels that are deemed to be injurious to either human or animal health, nor that adversely interfere with or affect other forms of electromagnetic radiation (such as wireless and WiFi communications).

At the end of their life expectancy, how are solar panels disposed of or recycled? What are the remaining pollutants?

- In 2014, SunPower panels became the 1st Cradle to Cradle Certified™ (C2C) solar product and technical product, demonstrating SunPower's leadership in environmental stewardship and sustainable product design.
- Cradle to Cradle Certified™ is recognized by the US Green Building Council's LEED v4 standard and can provide additional points towards LEED certification.
- This stringent standard evaluates products and their manufacturers based on achievement in 5 categories:
    - Material health – Product ingredients are inventoried throughout the supply chain and evaluated for impacts to human and ecological health
    - Material reutilization - Products are designed to either biodegrade safely as a biological nutrient or to be recycled into new products as a technical nutrient
    - Renewable energy and carbon management - The criteria at each level build toward the expectation of carbon neutrality and powering all operations with 100 percent renewable energy

    - Water stewardship - Processes are designed to regard water as a precious resource for all living things and at each level progress is made toward the expectation of all effluent being clean enough to drink
    - Social fairness - Company operations are designed to celebrate all people and natural systems and progress is made toward having a wholly beneficial impact on the planet
- Some solar panels in the market (other than SunPower) contain elements which are considered hazardous:
    - Silver in front contact paste
    - Lead found in solder
    - Cadmium found in thin film
- SunPower panels have undergone independent third-party toxicity testing for heavy metals and show no significant levels of these toxic compounds.
- As a result, removal, reuse, or recycling of SunPower panels does not require hazardous waste handling procedures per US federal and California regulations.
- SunPower panels also comply with RoHS guidelines used in the EU.

Where are the solar panels made?

- SunPower manufactures the silicon cells within their solar panels at their worldwide semiconductor fabrication facility in the Philippines.
- Final assembly of SunPower solar panels takes place within the continent where they will be sold and deployed.
- Final assembly involves the integration of the silicon cells with surface glass, framing, wiring, connectors, etc.
- For the US market, final assembly of SunPower panels is performed in Milpitas, CA and Mexicali, Mexico.

Does the solar system represent a fire hazard for our building?

- All solar systems installed in Massachusetts must be compliant with the National Fire Protection Association's (NFPA) National Electrical Code (NEC).
- In addition, Massachusetts is among the first states in the country to mandate Rapid System Shutdown compliance for solar energy systems.
- The Lofts' solar system will comply with the above standards, as well as standards related to arc fault current interruption, the lack of which has been implicated in a few fires in other states.

Will the solar system make the roof hotter? Will the top floor units be warmer as a result?

- The solar panels will be shading the roof surface from exposure to direct sunlight.
- As such, the roof surface beneath the solar panels will actually be cooler than they would be otherwise.

Will the solar system reflect light and be detrimental to birds and bats flying over?

- The glass surface of solar panels has an anti-reflective coating to absorb light rather than reflect it.
- Any light that *is* reflected is diffuse and not of a blinding nature.

Will the solar panels attract lightning?

- There are lots of myths about what attracts lightning.
- There is no evidence that the presence of solar panels attracts lightning to the buildings on which they're mounted.

Why SunBug Solar?

Why is SunBug Solar a good choice for The Lofts at Westinghouse?

- SunBug Solar is a locally owned and operated solar installer, and has been installing solar systems in Massachusetts since 2009.
- The Lofts' Board of Managers selected SunBug for the following reasons: strong pricing, excellent references, high quality solar panels, experience in dealing with condominium associations, responsiveness, and focus on customer satisfaction.
- SunBug has installed more than 5 megawatts of solar power across more than 500 successful projects throughout Massachusetts.
- SunBug is a Premier SunPower dealer, and has extensive experience with the SunPower product.
- SunBug is also the only solar company in Massachusetts to have been awarded the Angie's List "Super Service Award" for the past three consecutive years (2012-2014). Less than 5% of all companies on Angie's List nationwide receive this independent honor annually.

Does SunBug Solar use licensed installation staff?

- Yes, SunBug's installation staff are NABCEP-certified and fully licensed for installations across the Commonwealth of Massachusetts.

Does SunBug Solar have appropriate commercial insurance?

- Yes, they carry $1M/$2M aggregate general liability coverage.

The Lofts at Westinghouse Unit Owner Solar Incentives

Unit Owner Name	Unit Number	Beneficial Interest	Unit Share of Solar System Purchase Price	Unit Owner Residency Status	MA Solar and Wind Energy Credit	IRS Residential Energy Credit	IRS Investment Tax Credit	IRS MACRS Depreciation (assuming 35% tax bracket)	Total Unit Owner Incentive
OXFORD PARTNERS	M101	8.69%	$ 58,735.71	Non-Resident	N/A	N/A	$ 17,620.71	$ 17,473.87	**$ 35,094.59**
OXFORD PARTNERS	M102	7.26%	$ 49,070.34	Non-Resident	N/A	N/A	$ 14,721.10	$ 14,598.43	**$ 29,319.53**
OXFORD PARTNERS	M103	9.66%	$ 65,291.94	Non-Resident	N/A	N/A	$ 19,587.58	$ 19,424.35	**$ 39,011.93**
OXFORD PARTNERS	M104	5.45%	$ 36,836.55	Non-Resident	N/A	N/A	$ 11,050.97	$ 10,958.87	**$ 22,009.84**
ARENS	201	1.15%	$ 7,772.85	Resident	$ 1,000.00	$ 2,331.86	N/A	N/A	**$ 3,331.86**
BOVA	202	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
SALERNO	203	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
DUDEK	204	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
WHITE, V.	205	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
MCDONALD	206	0.93%	$ 6,285.87	Resident	$ 942.88	$ 1,885.76	N/A	N/A	**$ 2,828.64**
CONSTANTINE	207	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
POCHESCI	208	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
BAKER	209	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
SCALA	210	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
ALLEN	211	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
MOTHER BROOK LLC	212	0.88%	$ 5,947.92	Resident	$ 892.19	$ 1,784.38	N/A	N/A	**$ 2,676.56**
CROWLEY	213	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
MCCORMICK	214	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
AGUDELO	215	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
WHITE, E.	216	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
DISTASO	217	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
O'BRIEN	218	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
DELVAL	219	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
RANALLI	220	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
JIMENEZ	221	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
MUELLER	222	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	**$ 2,798.23**
RIDLON	223	1.15%	$ 7,772.85	Resident	$ 1,000.00	$ 2,331.86	N/A	N/A	**$ 3,331.86**
HODGE	S1	0.47%	$ 3,176.73	Non-Resident	N/A	N/A	$ 953.02	$ 945.08	**$ 1,898.10**
WIRTH	S2	0.38%	$ 2,568.42	Non-Resident	N/A	N/A	$ 770.53	$ 764.10	**$ 1,534.63**
ARENS	S3	0.36%	$ 2,433.24	Non-Resident	N/A	N/A	$ 729.97	$ 723.89	**$ 1,453.86**
COWAN	S4	0.40%	$ 2,703.60	Non-Resident	N/A	N/A	$ 811.08	$ 804.32	**$ 1,615.40**
PAOLILLO	S5	0.39%	$ 2,636.01	Non-Resident	N/A	N/A	$ 790.80	$ 784.21	**$ 1,575.02**
PAOLILLO	S6	0.37%	$ 2,500.83	Non-Resident	N/A	N/A	$ 750.25	$ 744.00	**$ 1,494.25**
MCKEE	S7	1.16%	$ 7,840.44	Non-Resident	N/A	N/A	$ 2,352.13	$ 2,332.53	**$ 4,684.66**
REED & RHODES	S8	0.85%	$ 5,745.15	Non-Resident	N/A	N/A	$ 1,723.55	$ 1,709.18	**$ 3,432.73**
WHITE, E.	S9	0.80%	$ 5,407.20	Non-Resident	N/A	N/A	$ 1,622.16	$ 1,608.64	**$ 3,230.80**
LI & YUAN	S10	1.15%	$ 7,772.85	Non-Resident	N/A	N/A	$ 2,331.86	$ 2,312.42	**$ 4,644.28**
LIANG & JUBA-LIANG	S11	1.15%	$ 7,772.85	Non-Resident	N/A	N/A	$ 2,331.86	$ 2,312.42	**$ 4,644.28**
LYONS	S12	1.12%	$ 7,570.08	Non-Resident	N/A	N/A	$ 2,271.02	$ 2,252.10	**$ 4,523.12**
HARBOURG & SCHATTENKIRK	301	1.12%	$ 7,570.08	Resident	$ 1,000.00	$ 2,271.02	N/A	N/A	**$ 3,271.02**
GABBARD	302	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	**$ 3,108.81**
MASSINGER	303	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	**$ 3,108.81**
CUTRER & ROBERTS	304	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	**$ 3,108.81**

Last updated: 21st May 2015

The Lofts at Westinghouse Unit Owner Solar Incentives

Unit Owner Name	Unit Number	Beneficial Interest	Unit Share of Solar System Purchase Price	Unit Owner Residency Status	MA Solar and Wind Energy Credit	IRS Residential Energy Credit	IRS Investment Tax Credit	IRS MACRS Depreciation (assuming 35% tax bracket)	Total Unit Owner Incentive
LAROCHE	305	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
WALKER	306	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
O'CONNELL	307	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
PAPADOPOULOS	308	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
ROSS	309	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
TANNER	310	1.05%	$ 7,096.95	Resident	$ 1,000.00	$ 2,129.09	N/A	N/A	$ 3,129.09
BAHLMANN	311	1.03%	$ 6,961.77	Resident	$ 1,000.00	$ 2,088.53	N/A	N/A	$ 3,088.53
ROBERTS	312	0.99%	$ 6,691.41	Resident	$ 1,000.00	$ 2,007.42	N/A	N/A	$ 3,007.42
ALLEN	313	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
CASE	314	1.05%	$ 7,096.95	Resident	$ 1,000.00	$ 2,129.09	N/A	N/A	$ 3,129.09
HOGAN	315	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
KENNEY	316	1.05%	$ 7,096.95	Resident	$ 1,000.00	$ 2,129.09	N/A	N/A	$ 3,129.09
MACCREARY	317	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
DE BERRY	318	1.05%	$ 7,096.95	Resident	$ 1,000.00	$ 2,129.09	N/A	N/A	$ 3,129.09
LAZCANO	319	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
SILVA & ROSENBERG	320	1.05%	$ 7,096.95	Resident	$ 1,000.00	$ 2,129.09	N/A	N/A	$ 3,129.09
HARMON	321	1.04%	$ 7,029.36	Resident	$ 1,000.00	$ 2,108.81	N/A	N/A	$ 3,108.81
LYNCH	322	1.05%	$ 7,096.95	Resident	$ 1,000.00	$ 2,129.09	N/A	N/A	$ 3,129.09
BALLIN	323	1.11%	$ 7,502.49	Resident	$ 1,000.00	$ 2,250.75	N/A	N/A	$ 3,250.75
BEARSE	324	1.01%	$ 6,826.59	Resident	$ 1,000.00	$ 2,047.98	N/A	N/A	$ 3,047.98
ANDREEV	325	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
WAGNER	326	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
JOHNSON	327	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
SAMBUCETI	328	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
POPE	329	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
COOPER	330	0.85%	$ 5,745.15	Resident	$ 861.77	$ 1,723.55	N/A	N/A	$ 2,585.32
STAPLETON	331	0.91%	$ 6,150.69	Resident	$ 922.60	$ 1,845.21	N/A	N/A	$ 2,767.81
HACKETT	332	0.88%	$ 5,947.92	Resident	$ 892.19	$ 1,784.38	N/A	N/A	$ 2,676.56
PAYNE	333	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
MARTINI	334	0.93%	$ 6,285.87	Resident	$ 942.88	$ 1,885.76	N/A	N/A	$ 2,828.64
HOLLAND & MASSIE	335	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
LOMBARDI	336	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
LAWRENCE	337	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
KAYDEN	338	0.92%	$ 6,218.28	Resident	$ 932.74	$ 1,865.48	N/A	N/A	$ 2,798.23
CALLAHAN	339	0.91%	$ 6,150.69	Resident	$ 922.60	$ 1,845.21	N/A	N/A	$ 2,767.81
Totals	**78**	**100.01%**	**$ 675,968**		**$ 59,427**	**$ 122,372**	**$ 80,419**	**$ 79,748**	**$ 341,965**
				Resident 62					
				Non-resident 16					

Last updated: 21st May 2015