

Value Beyond Cost Savings: How to Underwrite Sustainable Properties

Topical Index

Prepared by

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This topical index is a guide to help locate information on select topics that are covered in multiple locations within *Value Beyond Cost Savings: How to Underwrite Sustainable Properties* and the six Expanded Chapters.

1. Development Costs/Initial Cost Analysis

- Chapter IV, Section E-1: Building Performance, Development (“First” Costs)
- Chapter V, Section C-2c: Sustainability Sub-Financial Analysis, Comparative First Cost Analysis
- Appendix F: Financial Analysis Alternatives: Comparative First Cost Analysis
- Chapter V, Section F-3: Assessing the Net Impacts of Sustainable Costs/Benefits, Development Costs

2. Green Leases/Split Incentives

- Chapter V, Section C-2c: Sustainability Sub-Financial Analysis, DCF Lease-Based Cost/Benefit Allocation Models
- Appendix F: Financial Analysis Alternatives: DCF Lease-Based Cost/Benefit Allocation Models
- Chapter VI, Section G-3: Property Management, Leasing Agreement Review
- Chapter VI, Section G-5: Property Operations and Cash Flow; Lease Structure and Review, Green Leases and Addressing the Issue of Split Incentives

3. Energy Investment

- Chapter III, Section C-1: Sustainable Property Features
- Chapter III, Section C-2: Sustainable Property Resources
- Chapter III, Section C-3: Sustainable Property Features and Building Outcomes
- Expanded Chapter III, Appendix III-A, Sustainable Property Features List
- Expanded Chapter III, Appendix III-D, Sustainability Assessment Systems/Tools
- Chapter IV, Section C-4: Process Performance, Energy Use Forecasting
- Chapter IV, Section C-6: Process Performance, Commissioning

- Chapter IV, Section C-7: Process Performance, Measurement & Verification
- Chapter IV, Section D-1: Feature-Based Financial Performance
- Chapter IV, Section D-2: Performance of Daylighting, Lighting Controls
- Chapter IV, Section E-2: Whole Building Performance Studies
- Chapter IV, Section E-3: Building Energy Use (Performance)
- Chapter V, Section C-2: Financial Analysis Alternatives, Energy Star
- Appendix F: Financial Analysis Alternatives: Energy Star
- Chapter VI, Section E: Underwriting Energy-Carbon Reduction Investment

4. Health and Productivity Benefits Analysis

- Chapter IV, Section D-2, Performance of Under floor Air Distribution and Daylighting
- Chapter IV, Section E-4: Occupant Performance, Health and Productivity
- Expanded Chapter IV, Appendix IV-C: Studies of Productivity and Health Cited by Industry
- Expanded Chapter IV, Appendix IV-D: Additional Studies of Productivity and Health
- Chapter IV, Section F: Market Performance, Space User/Investor Surveys and Tenant Demographics and Market Research
- Chapter V, Section C-2c: Sustainability Sub-Financial Analysis; Productivity Benefits Analysis; Health Benefits Analysis
- Appendix F: Financial Analysis Alternatives: Productivity Benefits Analysis; Health Benefits Analysis
- Chapter V, Section G-3: The Process for Determining Financial Model Inputs
- Chapter VI, Section F: Underwriting Space User Demand

5. Key Trends in Performance Measurement

- Chapter III, Sections D-2 and D-3

6. Public Benefits of Sustainable Properties

- Expanded Chapter III, Appendix III-D, Measuring Sustainability: Assessment Systems/Tools
- Chapter IV, Section C-5: Process performance, Regulations and Code Compliance
- Chapter V, Section C-2d: Public Sustainability Benefits Analysis
- Appendix F: Financial Analysis Alternatives: Public Sustainability Benefits Analysis
- Chapter V, Appendix G, GBFC Sustainable Cost/Benefit Checklist, Public Benefits
- Chapter V, Section F-3: Assessing the “Net Impact” of Sustainable Costs and Benefits, Public Benefits

7. Risk Analysis and Mitigation

- Much of the book focused on this topic. Key sections include:
- Chapter IV, Section C: Process Performance
- Chapter IV, Section D: Feature Performance
- Chapter V, Section C-2, Financial Analysis Alternatives, Risk Analysis and Presentation
- Chapter V, Section E: Assess Costs/Benefits of Sustainability
- Chapter V, Appendix G: GBFC Sustainable Property Cost/Benefit Checklist
- Chapter V, Section H: Risk Analysis and Presentation
- Chapter VI: Sustainable Property Underwriting Guidelines

8. Service Provider Risks and Underwriting

- Chapter III, Section D: Measuring a Property’s Sustainability, Service Provider Certifications and Assessments

- Expanded Chapter III, Appendix III-D: Measuring a Property's Sustainability, Service Provider Certifications and Assessments
- Chapter IV, Section C-3: Process Performance, Service Provider Quality and Capacity
- Chapter V, Appendix G: GBFC Sustainable Property Costs/Benefits Checklist
- Chapter VI, Section D: Underwriting Service Providers
- Chapter VI, Section E-9: The Impact of ESCO's on Underwriting Energy/Carbon Reduction Investment

9. Space User Demand- Enterprise Value

- See references above to Health and Productivity Benefits Analysis, a component of Space User Demand
- Chapter IV, Section E-4: Occupant Performance
- Chapter V, Section C-2c, Sustainability Sub-Financial Analysis, Enterprise Value Analysis
- Chapter V, Appendix F: Financial Analysis Alternatives, Enterprise Value Analysis
- Chapter V, Appendix G: GBFC Sustainable Property Cost/Benefit Checklist, Space User Demand Analysis
- Chapter VI, Section F: Underwriting Space User Demand
- Chapter VI, Appendix I: Space User Underwriting Checklist

10. Sustainable Features Choices and Analysis

- Chapter III, Section C-1: Sustainable Property Features
- Chapter III, Section C-2: Sustainable Property Resources
- Expanded Chapter III, Appendix III-A: Sustainable Property Features Lists
- Chapter IV, Section D: Feature Performance
- Chapter VI, Section E-4: Sustainable Property Features/Strategies

- Chapter VI, Section E-5: Sustainable Property Features and Building Outcomes
- Chapter VI, Section E-6: Feature/Strategy Based Financial Analysis Tools

11. Three Principles for Applying Sustainable Property Market Performance Research

- Chapter IV, Section F-2: Three Principles for Applying Sustainable Property Market Performance Research

12. Underwriting Differences for Sustainable Property

- Chapter VI, Section C: Key Differences in Sustainable Property Underwriting

13. Valuation Issues for Sustainable Properties

- Chapter V, Section I: Valuing Sustainable Properties