

ELS CASE STUDY

STONE RIDGE APARTMENTS

QUICK FACTS

- **Project Name:** Stone Ridge Apartments LED Retrofit
- **Location:** Patricia Dr., Nashville, Tennessee
- **Number of Apartment Buildings:** 21



PROJECT DESCRIPTION

Stone Ridge Apartments is owned and operated by Belew Properties in Clarksville, Tennessee.

In 2012, Belew Properties contracted with Energy Lighting Services to retrofit all of the exterior lighting at their Stone Ridge Apartments complex in Nashville to LEDs. The staff and tenants were impressed with the transformation from an aesthetics perspective. Their complex is safer, brighter, and fresher looking.

Energy Lighting Services secured nearly \$10,000 in incentive money for the project. The project had a 31% return on investment (ROI) and provided an annual savings of \$11,257. Retrofitting to LEDs cut their energy consumption by 71% on their lighting system.

Energy Lighting Services

ENVIRONMENTAL IMPACT

This energy efficiency project created a very favorable environmental impact. Not only did they save \$11,257 per year, they reduced their carbon footprint as well. The comparable metrics are as follows:



1,864 tree seedlings grown for 10 years



15 passenger vehicles driven for 1 year



72 tons of carbon dioxide gas

KEY PROJECT RESULTS					
Total Cost w/o Incentives	Financial Incentives	Net Cost of Project	Projected Annual Savings	Simple Payback Period	Return on Investment
\$35,511	\$9,046	\$26,465	\$11,257	16 months	91%
Annual Energy Use			Annual Energy Reduction		
Before Project: 148,324 kWh After Project: 45,986 kWh			69%		