

Real smart solutions as simple as 1,2,3



1. Assess Performance

Achieving your goals can only be accomplished by first taking an honest measurement of where you are now— creating an assessment baseline.

2. Create an Action Plan

The best investments depend greatly both on your personal goals and the current environment. For sustainable investments this “environment” is what incentive programs are in place that provide a reasonable rate of return.

3. Evaluate Performance

A profitable portfolio is constantly managed and reviewed for new opportunities. As the environment changes success is measured on the ability to adapt and make changes accordingly

Your Sustainable Site Assessment

A one hour site visit will take photos and measurements which will be later analyzed to generate a 3-5 page summary report on your sustainable investment opportunities in relation to the sites environmental performance. Some contractors can use this report (delivered within five days after the site visit) to produce bids thus allowing you to get to get multiple prices on the exact same scope of work.

Once you decide on and implement a plan the investment you make now becomes part of the development cost and eligible for the same incentives. In most cases these reports are valid for up to 10 years and can be transferred with the sale of the property as an added value component.

The essence of sustainable design is just being smart about the building process and the first smart step is to have a good plan. Any experienced builder can tell you that investing in a good plan in the beginning will save money, time, and energy down the road.

Real Smart Developments evolved out of 10 years of intense study and industry experience to provide our clients with the ability to create and execute a strategic plan for maximizing their real estate investments. By looking at the buildings environmental performance we can identify the means by which to reduce operating costs, increase property value, and in in some cases identify potential sources of sustainable revenue generation.

Using principles and guidelines from the Energy Star program, the US Green Building councils living building compliance standards, and other clean economy resources we have created this tool as a means for residential and small business owners to understand what they have and what they can do with it.

The path to real savings is before you and your journey starts with this one step.

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Sustainable Site Assessments

Understanding, prioritizing, and maximizing your sustainable investment opportunities
\$75

A planning tool provided by



Real Smart Developments

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Connect

Water, an essential compound of life is abundant all over the planet. However potable water (water safe to drink) represents less than 1% of that global supply. A properly designed system can meet your landscaping, gardening, and grey water needs year round.



We may not be able to grow all of our own food but we can grow some things and usually in greater quantity than you can use ourselves. Neighbors and local farmers markets provide opportunities to meet our dietary needs and reconnect with the earth in a very personal way. Don't have time, there are solutions for that too.



Size does matter. As part of the service we help to evaluate a properties ecological footprint. We focus on the property because over a buildings life time it is expected to contain more than one occupant. A small foot print can also have a big impact on the value of property when buying and selling.



Reduce, reuse, and recycle. Three small words that can have a huge impact on our lives and our future. Learn how you can make simple changes that if everyone did would change the world forever.



When you decide to make sustainable investments in your property you can also increase its value (while protecting tax base) by certifying your home, business, or community with Energy Star and or any of the design specific LEED certification. There are even programs for certifying and increasing the value of entire neighborhoods. Learn more at www.realsmartdevelopments.com

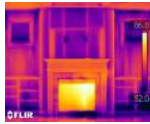


Conserve

Good insulation in first your attic, then floor, then walls is the most cost effective way to create a strong thermal barrier, minimizing heat loss and maximizing energy savings.



Air leaks are one of the simplest solution to reducing energy loss and preventing pests. A little caulk and weather stripping can go far in making your building more comfortable all around.



Bringing light indoor and on-demand is a simple task in this technological age and saving energy is just as simple. electronic ballast instead of magnetic and a move toward energy efficient and LED lighting can be the penny jar that fills up quickly..



Any of your major appliances older than 5 years is an energy investment opportunity. Simply look for the Energy Star label to save money and the planet.



Keep the heat in during the winter and out during the summer. A single pane window has the effective insulation value of a hole in the wall. At a very minimum take the time to make sure all the seals are solid.



Fall should be the season of the furnace. Before the cold weather sets in ducts should be cleaned filters replaced, and get your furnace checked up. Once your home is sealed and solid this are could yield significant savings with efficient equipment

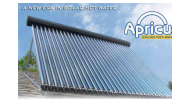


Grey water from your sinks, washer and showers make up about 30% a homes water usage. This resources can be cost effectively cleaned, sanitized, and recycled to reduce water usage and the buildings ecological footprint.



Create

Solar hot water is the most cost effective way to harness the energy of the sun. The evacuated tube system is one of the most efficient means to harness this free and abundant energy on the market today.



In Oregon we get as much sun as Germany and it is a world leader in solar electricity. To eliminate your electric bill requires a diverse energy strategy and solar electricity is part of that strategy.



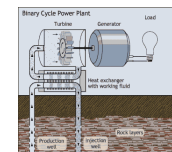
Wind power is far more cost effective than solar however matching the right technology with the site and resources still challenges the industry today. We can help determine the broad parameters to determine if this resource is available to you.



Nearby streams can be a source of clean power, This clean source of energy can be ecologically sound with careful and deliberate design, without harm to the local environment the way big dams are.



The earth itself is a great source of energy and when building new or during any major earth moving renovations you can harness the power for heat, and in some cases even electricity.



Make money 24hrs a day - become a clean energy power plant. The cash incentives and tax credits for these types of sound investments have never been better, and it simply requires a real smart plan.

