



## RUPPERT PROPERTIES

200 MONROE AVENUE

### THE CUSTOMER

Established in 2000, Ruppert Properties is a privately held commercial real-estate investment company that invests, owns and manages office, flex and industrial properties throughout the Washington/Baltimore metropolitan region.

### THE CHALLENGE

In 2018, in keeping with one of the company's core values that states, "We shall continuously explore new means and methods to reduce costs to build, operate and manage our properties thus reducing costs to the customer," Ruppert set out to update the lighting in one of its premier Frederick, MD properties.

Built in 1982, 200 Monroe Avenue is a multi-use property that includes 192,000 square-feet of warehouse space. Knowing first-hand the work American Energy Services had done to bring companies—both local and nationwide—significant energy savings, Ruppert reached out for help in bringing the property to a more environmental and energy-efficient state.

Due to the industrial/warehouse nature of the space, proper lighting was critical and well overdue. The company knew that updating its outdated fluorescent lighting to super-efficient LEDs was not only a great way to lower tenants' energy bills, but more importantly, it was an essential move to increase worker safety.

### THE RESULTS

Over 230 lighting fixtures were upgraded or replaced, bringing Ruppert nearly \$20,000—or a whopping 84%—in annual energy savings and a project payback of just two years, three weeks. Beyond the energy and maintenance savings, AES was also able to find, apply and execute \$39,600 in rebates on Ruppert's behalf, cutting the project cost nearly in half.

Following the project's impressive result, Ruppert plans to continue upgrading lighting across its property portfolio to not only save its tenants money, but ensure a safer work environment.



**84%**  
Reduction in  
Annual Lighting Costs



**2 year 3 week**  
Project Payback



**+\$155,500**  
10-Year Cash Flow

# Clear Solutions for Energy Efficiency

## AES COMMITMENT TO SERVICE

For over 15 years, American Energy Services has been a trusted provider of single and multi-product energy solutions. AES is dedicated to delivering **cost-effective energy solutions** and establishing long-term relationships with commercial and public customers based on exacting technical and ethical standards and achieving measurable results.

At AES we believe in earning the respect and trust of our clients, and after more than a decade of providing clients with full turnkey solutions we still hold fast to that foundational belief.

American Energy Services leverages **a national network** of AES offices and certified partners serving small businesses, Fortune 500 companies, government agencies, healthcare facilities, property management companies, and schools and universities.



An improved lighting environment refreshes any space, from multi-family or office, to academic or retail. Our experienced technicians are capable of installing best-in-class solutions to meet any need.



Graded  
Audit



Design  
Build



LED  
Lighting



Intelligent  
Controls



AES  
Monitoring



EV  
Charging



Service  
Excellence



Financing  
Options

## ABOUT AES

American Energy Services is a trusted provider of energy solutions that helps small businesses and Fortune 500 companies reduce their monthly energy bills, resulting in double-digit percentage savings. This advance in reducing energy use allows our clients to rededicate valuable resources back into their organization. The technology AES provides has led to our partners being honored ENERGYSTAR® Partner of the Year.

