



American Water & Energy Savers

PRESS RELEASE

For Immediate Release

Media Contact: Lisa Simmons
561.392.0783

Corporate Contact: Michael Sloup
561.361.4014

American Water & Energy Savers Joins Forces with Power Buyer Green and Grant Capital Management

One of the nation's oldest water conservation companies has partnered with Power Buyer Green along with Grant Capital Management in an effort to provide energy efficient programs to cut cost to owners of multifamily properties

Boca Raton, FL May 7, 2008 – American Water & Energy Savers (AWES), a leader for over 20 years in water conservation, has recently formed a partnership with Power Buyer Green, operated by GEMSA Loan Services, L.P., along with Grant Capital Management. This endeavor aims to deliver a guaranteed water conservation program that saves both money and natural resources for owners of multifamily properties of 100 units or more across the nation. With these companies' combined efforts, AWES will be able to offer an Off The Balance Sheet Financing program to owners of multifamily properties. This program will allow property owners to pay for water conservation and toilet retrofit programs from future water and sewer savings generated by completed projects. Together, offering the latest water and energy saving programs, which conserves our natural resources.

The water conservation/toilet retrofit program replaces high-flow fixtures with today's newer low-flow technology, which in turn reduces water and sewer usage by an average of 35% to 50%. When implemented on a typical 300-unit property built prior to 1992, significant savings can be seen in excess of 20,000,000 gallons per year. In today's environment of increasing operating costs and radical weather patterns, leading to severe drought, this program is a highly regarded solution for owners of multifamily properties with existing high-flow fixtures.

"We're thrilled with the opportunity to be associated with such highly regarded companies within the industry," Michael Sloup, president and CEO of American Water & Energy Savers, states. "With water and sewer costs escalating at unprecedented rates, owners of multifamily properties need to find ways to manage their utility costs more effectively. Today, the majority of toilet rebate programs available are geared towards single-family housing, making it difficult for property owners without cash resources. Funds being made available by our program provide a solution for these owners to retrofit their properties. Our Off The Balance Sheet Financing program is an affordable solution for these owners to stabilize property expenses while encouraging conservation, which is important now more than ever."

Some of the major strains on water supply today include increased demand, climate change and aging infrastructure. While conservation efforts may ease some of these concerns, rising cost can affect the economy. Green building solutions are not just for new construction; most existing buildings can be easily upgraded and made greener. There is a tremendous opportunity for owners to increase the value of their portfolios for buildings already in place.

"In a world that is driven by energy, we hope to encourage more and more property owners to move toward more environmentally sustainable practices," states Power Buyer Green Managing Director, Bob Hayes. "Today, many companies are investing in green retrofits and upgrades where it makes financial sense."

Power Buyer Green provides commercial real estate energy assessments and solutions. They offer real estate owners a clear roadmap for their energy efficiency strategy by evaluating energy efficiencies with engineer led inspections, identifying projects that drive cost savings, sourcing vendors for projects, and monitoring and tracking improvements through GREENLINK, Power Buyer Green's online energy assessment portal. The unique four level process improves performance and reduces operating costs in a cost effective, measurable and tangible way.



American Water & Energy Savers

What's more, by working with Grant Capital Management, the program helps to structure the most efficient financing for any energy performance contracts. A large majority of energy related improvements almost certainly involve utilizing a lease structure. By balancing the needs of the project with the entity's capital structure a sure fit plan can be implemented that is cost effective and an efficient way to finance energy performance contracts.

About Power Buyer Green

Power Buyer Green is owned and operated by GEMSA Loan Services, L.P. a joint venture between GE Real Estate and CB Richard Ellis-Melody Texas. GEMSA has been in the commercial real estate loan servicing business for over 25 years, servicing \$110 billion in loans with 12,000 commercial properties totaling over 1.1 billion square feet. For additional information, visit: www.gemsals.com and www.powerbuyergreen.com.

About American Water & Energy Savers

Headquartered in Boca Raton, Florida, American Water & Energy Savers (AWES) is one the oldest and largest water conservation companies in the country. Servicing the multifamily housing industry since 1987, they have implemented successful water-saving programs in hundreds of thousands of units from coast to coast, helping some of the largest management companies and property owners save tens of millions of dollars in the process. For additional information, visit: www.americanwater.com.

About Grant Capital Management

Grant Capital Management Corporation provides lease finance services to governmental entities, which are comprised of states, cities, counties, school districts, universities and transit, port and housing authorities. These include: lease purchase agreements, master leases, certificates of participation, and shared savings energy financing machines. For additional information, visit www.grantcapitalmgmt.com.

###