



# Sustainable INITIATIVES PROGRAM

BY BACELINE INVESTMENTS

## Sustainable Investments drive returns on investments

### Baceline's "Green" real estate program promotes sustainability and profitability

Baceline Investments is taking its portfolio to a new level...Green. Our new Sustainable Initiatives Program has an environmental impact, and will also have a positive financial impact. This program will reduce operating costs and enhance property value and profits – leading to stronger returns for investors. Moreover, we will contribute to our nation's effort to reduce our dependence on foreign oil. Not only is it a smart financial move, it's a great move to protect the environment we all share.

Our Sustainable Initiatives Program sets operational and building standards that will help our property managers and tenants make smarter decisions. The Program will promote the environment and bottom-line profitability that we share with our investors.

### Taking the LEED on property responsibility

Baceline Investments:

- U.S. Green Building Council member
- ULI Colorado Sustainability Committee Green Partner
- Members of multiple real estate leadership organizations

By evaluating different certification requirements set forth by these programs and others, we are able to determine where each of our properties meet, exceed or fall short of our commitment to create and maintain environmentally responsible assets.

“This program has the capacity  
to influence how thousands of  
buildings are operated.”



BACELINE INVESTMENTS, LLC  
BUILDING REAL ESTATE VALUE

### Environmental benefits:

- Improve air and water quality
- Reduce waste
- Conserve natural resources
- Enhance and protect ecosystems

### Economic benefits:

- Reduce operating costs
- Enhance property values and profits
- Improve employee productivity and retention
- Optimize life-cycle economic performance



# Leading the way

Baceline is the first real estate company to bring Green Standards to Main Street real estate ownership. By managing, designing, constructing and entitling sustainable improvements, Baceline Investments is leading the way for a more socially responsible way to profitably invest in real estate.

No other comparable commercial real estate company in the country is implementing programs of this character. While some larger office building owners are making city center properties green – Baceline is the first to focus on retail and industrial properties in the rest of country.



We have developed Green Standards for the acquisition, operation and improvement of our real estate assets. These standards contain an improvement list for property managers, vendors and tenants that will outline strategy and implementation.

## Sustainability Improvement Examples:

- Recycling
- Compact Fluorescent Lights (CFLs) to be used in all “back of house” and sales floor areas
- Occupancy Sensors: motion sensors for some exterior and all restroom and “back of house” areas
- Low-E Storefront Glass: low-emissivity coating with preferred range of reflectivity (retail) and shading coefficients
- No or Low-VOC paint
- Use of solar energy



In addition to Green Standards for our assets, we have developed a Tenant Incentive Program to further encourage and ensure that the benefits of going green are realized on a social level and economic levels. Tenant incentives come in the form of formal recognition and financial rewards.

## sus•tain•abil•ity

1. meeting the needs of the present without compromising the ability of future generations to meet their own needs.

- U.S. Environmental Protection Agency

We believe we can make an impact to help change the world, one property at a time. Baceline's Sustainable Initiatives Program is just one way we add value to our properties.

Contact us today for more information on how we add value through socially responsible, fiscally intelligent programs and actions.



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