

PREMIUM SOLAR & ENERGY SAVINGS FEATURE

One of the most valuable features of this home is its fully owned 32-panel solar energy system (approximately 11 kW) operating under California's highly desirable NEM 1.0 (Net Energy Metering) program, grandfathered through approximately 2039. Installed at an original cost of approximately \$55,000, this system is fully paid for and transfers with the property.

Unlike newer solar installations operating under California's less favorable NEM 3.0 rules, this home benefits from the rare and highly advantageous NEM 1.0 program, allowing excess solar production to receive significantly greater utility value. This benefit is no longer available to new solar customers and is considered a valuable long-term asset attached to the property.

The system has historically produced a near-zero annual Southern California Edison true-up, demonstrating exceptional real-world performance. For comparison, many Southern California homes of similar size can experience electric costs ranging from \$3,000 to \$6,000 or more per year, particularly in the Antelope Valley climate where air conditioning use is significant.

Additionally, many homes in the approximately 2,000-square-foot range utilize solar systems in the 5–7 kW range, while this home's approximately 11 kW system was designed to support substantial household energy demands and provide greater long-term utility savings.

With approximately 13 years of NEM 1.0 benefits remaining, the combination of a fully owned solar system, grandfathered NEM 1.0 status, and demonstrated near-zero utility costs may represent tens of thousands of dollars in future electricity savings while helping protect the homeowner from rising utility rates.

Key Energy Features:

- Fully owned 32-panel solar system
- Approximately 11 kW capacity
- Original installation cost approximately \$55,000
- NEM 1.0 grandfathered through approximately 2039
- Historical annual SCE true-up near zero
- No solar lease
- No solar loan assumption
- Significant long-term energy cost advantage versus comparable homes without solar