

# C-PACE FINANCING PROGRAM GUIDE



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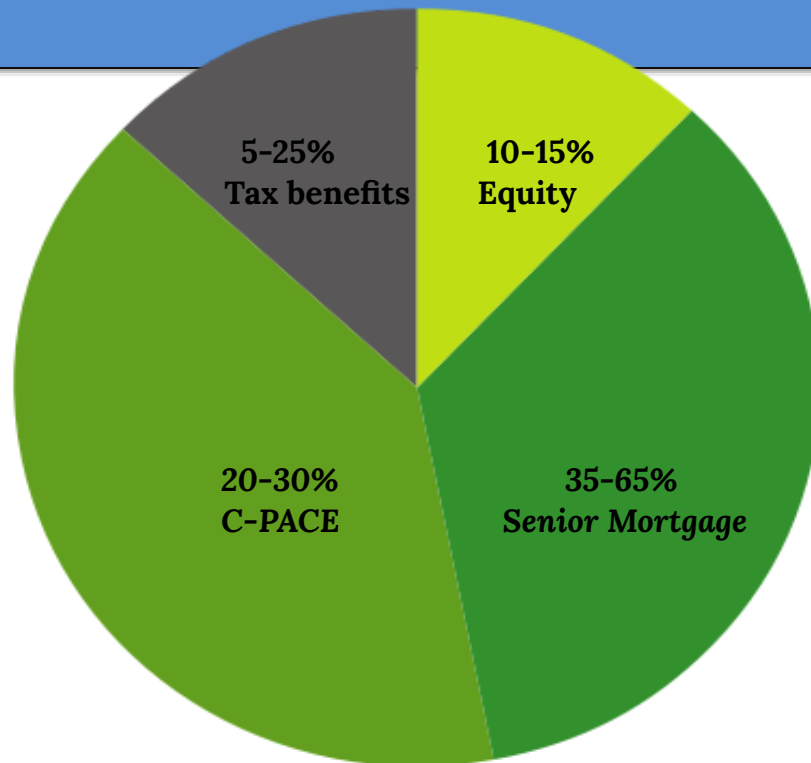
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# HOW C-PACE WORKS

C-PACE is a public/private partnership that allows for commercial, multifamily and industrial property owners to finance new construction and retrofits through a voluntary tax assessment that is placed on the property. Repayment is collected with local real estate taxes and is amortized over a 5-30 year term, not to exceed the useful life of the project.

## COMMERCIAL AND MULTIFAMILY FUNDING

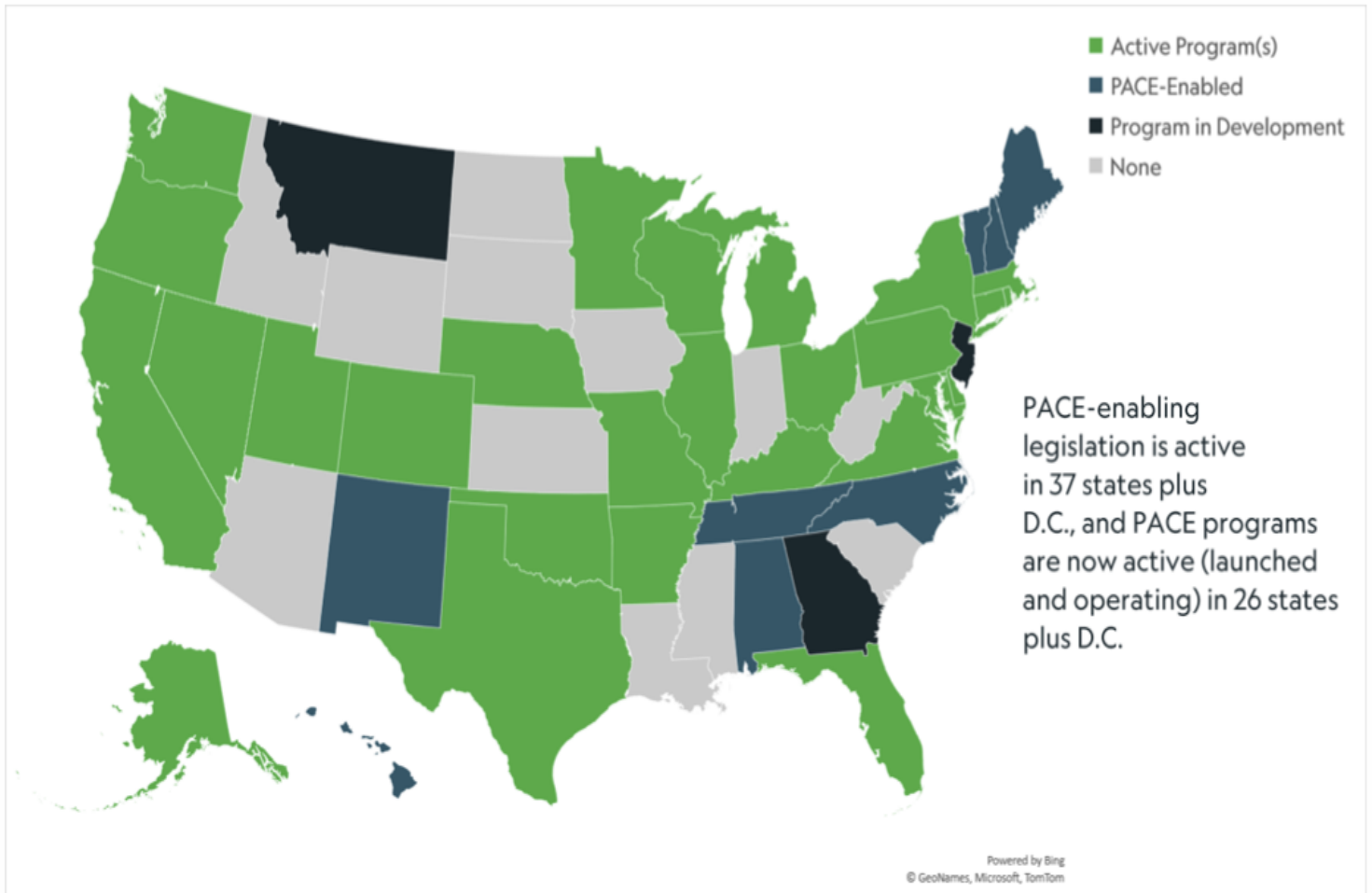
C-PACE (Commercial Property Assessed Clean Energy) is a financing program driven by municipal governments and the state which promotes a green energy future, facilitating the renewable generation, alternative energy, investment in energy efficiency, and many more qualifying green improvements. C-PACE helps to redefine ones capital stack by replacing higher cost debt and/or working well in conjunction with incentives and credits



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# C-PACE ELIGIBILITY



## C-PACE ELIGIBLE PROJECTS

- Office
- Multifamily
- Mixed Use
- Warehouse
- Industrial
- Schools (private)
- Healthcare
- Retail
- Commercial properties with restrictions (historical properties)

There are additional types of buildings that are eligible; such as, Multifamily properties with 5 or more units or a commercial unit.



# Commercial Property Qualifiers

## Alternative Energy

- Advanced Energy Storage Systems
- Cogeneration System
- Electric Vehicle Charging Station
- Fuel Cell Power System, Stationary PACE
- Fuel Cell Power System, Backup

## Building Envelope

- Air Sealing
- Building Control Systems
- Commercial Kitchen Exhaust Air Volume
- Elevator Motors and Controls
- Energy Efficient Reflective Coating
- Roof Installation or Green Roof
- Insulating Carpet & Padding
- Insulation, Hot Water Pipe

## Heating, Ventilation, Air Conditioning (HVAC)

- Air Conditioner, Central w/ Zone Control
- Ceiling Fans
- Central HVAC
- Furnace, Heat Pump, Condensing Component

## High-Efficiency Water Heating

- Hot Water System Controller
- Storage Water Heater
- Storage Water Heater with Filtration
- Tankless Water Heater

## High-Efficiency Lighting, Appliances

- Energy Efficient Appliances
- High Efficiency Lighting and Control Systems
- LED Lighting Fixture, Indoor/Outdoor
- SMART Project Pathway Lighting
- Wireless Lighting Controls



# FINANCING WITH C-PACE IS DIFFERENT THAN A TYPICAL LOAN:

**C-PACE financing is unique due to the fact that repayment (as well as program charges from administrator) is to be paid annually or semi-annually along with the property taxes.**

**It shows up as a line item on one's regular property tax statement.**

**This allows cost to be offset to tenants as well as payments to remain consistent on a steady basis.**

## THERE ARE MULTIPLE BENEFITS TO C-PACE....

- \*Low-cost alternative to mezzanine debt (higher cost debt)
- \*Retroactive financing of up to 3-7 years, depending on State
- \*Reserves working capital
- \*Covers 100% of financing for project which includes permits, inspections, etc
- \*Transferable with sale of property
- \*Long-term, fixed rate financing with up to 30 year terms
  
- \*Off balance sheet financing
- \*No acceleration clause
- \*Personal guarantees are not required
- \*No credit check
- \*Oftentimes payments can be deferred
- \*Multiple soft costs are available for funding; such as, energy audit, service fees, and contracts





**WE'RE WITH YOU EVERY STEP OF THE WAY**

**WE WILL.....**

- Help fill out a simple 3 page application.
- Order all required reports (third party) such as an energy audit report needed for all states but California.
- Help gather required lender consents.
- Quickly allocate funds during installation period
- Provide agreements
- Fund the assessment
- Help to understand the project guidelines and evaluate the maximum possible amount of financing for a project.



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***Reach out to our team and we can help you with this process...***



# Carbon Free Funding

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