



## 2.5MW ground mount solar financed by CounterpointeSRE helps Illinois food processing facility reduce carbon emission over 3,550 MTCO<sub>2</sub>e each year

Swift Pork sought to reduce energy costs and to meet ESG goals through installation of ground mount 2.63MW solar farm at one of its meat processing facilities in Illinois. They turned to C-PACE to finance project without using CAPEX and third party ownership structures so to keep the significant tax incentives for the facility. CounterpointeSRE provided \$4.5 million in C-PACE financing to finance the project and the on-line monitoring system to track energy production.

C-PACE is repaid through the property taxes and can be an operating expense. The repayments are not tied to performance of the equipment and are on a fixed schedule. This allows predictable cash flows and a financing term of 30 years optimizes cash flows to maximize benefits from the utility savings. Credit metrics are property based with no guarantees, which allows owners without investment grade credit pursue their sustainability goals through renewable energy.



<b>Location</b>	Cass County, Illinois
<b>Asset Class</b>	Light Industrial, Food Industry
<b>Project Type</b>	2.63 MW Ground Mount Solar
<b>Financing</b>	\$4.5 million C-PACE
<b>Utility Savings</b>	\$5.9 million over 25 years
<b>Rebates and Incentives</b>	\$5 million
<b>Annual Energy Production</b>	3,802,586 kWh
<b>Annual Carbon Reduction</b>	3,551.41 MTCO <sub>2</sub> d

*“The PACE financing from CounterpointeSRE will help us meet our commitment to achieve net-zero greenhouse gas (GHG) emissions by 2040.”*  
Jim Mullin, JBS USA

# COUNTERPOINTE C-PACE FINANCING

## **Increases ROI and smooths out cashflows**

Non-recourse fixed rate financing with terms up to the EUL removes term and interest rate risk

## **Pass-through can yield zero cost equity**

PACE assessment may be passed through to tenants with NNN or Modified Gross Leases

## **Delay start of repayment for years**

Defer repayment and/or pair with I/O period to allow receipt of incentives and accrual of utility savings

## **Recapture CAPEX**

Refinance qualified projects completed within three years in most locations

## **Releases Lender CAPEX Reserves**

Increase ROI and available capital by providing financing for many lender required reserves

## **Reduces Value Engineering**

100% financing for projects, including pre-paid maintenance and soft costs can reduce or eliminate value engineering

## **Alternative to Mezzanine Debt and Equity**

Reduce equity contribution to yield a lower blended cost of capital and increase returns

## **Project Scope**

Upgrade/Retrofit,  
New construction  
and previously completed

## **Tenancy**

Stabilized or transitional

## **Assessment Size**

\$1,000,000 – \$200,000,000+

## **Recourse**

Non-recourse

## **Term**

5 to 30 years

## **Amortization**

No balloon payments,  
self-amortizing

## **Maximum LTV**

Up to 35% (stabilized)

## **Maximum CLTV**

Up to 95%



CounterpointeSRE is a leading national commercial property assessed clean energy (C-PACE) capital provider. Our executive team has substantial expertise in commercial real estate, lending, structured finance and PACE program administration for some of the largest PACE jurisdictions in the nation. Over the past decade, we have played a leadership role driving investment toward clean energy and energy efficiency in our nation's commercial buildings.



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