



\$507,472
20 YR Term Fixed Rate
C-PACE Financing

\$502,175
Estimated Lifetime Savings

The property, located at 57 Mall Drive in the unincorporated community of Commack on Long Island, New York, is a 20,000+ square foot, one-story, multi-user industrial building containing three units, on a 2.5 acre site. The major features of the property include 2,950 square feet of finished office space, 20 foot ceilings and six loading doors.

The Property Owner is taking advantage of PACE financing by having Counterpointe Sustainable Real Estate provide a \$507,472, 20 year, fixed-rate assessment for a solar installation and roof upgrade to the property. The system being installed by Excelsior Development is a 102 KW system with 280, 365-Watt solar panels manufactured by JA Solar. The building has a 22,500 square foot flat roof deck that will increase insulation and a topcoat installed to support the new solar system and to provide greater energy efficiency/natural gas savings for the overall building. The solar array is projected to reduce the annual average electrical usage by 131,900 kWh, which equates to an annual savings of \$16,487. The property also qualifies for a New York State Energy Research and Development Authority rebate of \$15,123.

PROJECT

Development Stage:
Retrofit

Building Type:
Mixed-Use/Industrial

Property Name:
57 Mall

Property Cities:
Commack, NY

Developers:
NY Excelsior Development

IMPROVEMENT TYPES

- Building Envelope
- HVAC and/or chillers
- Wind or seismic risk mitigation
- Lighting
- Renewable energy
- Green or cool roof



57 Mall Drive
Commack, NY

PROPERTY DETAILS

20,000+ Sq. Ft./ 2.5 Acres

2,950 Sq. Ft. of Office Space

20 Foot Ceilings

Six Loading Doors (1 Tailgate Loading
Dock, 5 Drive-In Loading Doors)

102 KW (DC) Solar System

BENEFITS

- Reduce WACC
- Increase Leverage
- Pass through expense
- Fully non-recourse to sponsor
- Combine with tax credits
- Retain utility rebates & incentives

“We are excited to have our PACE program expand into Suffolk County. PACE is an important part of bringing energy savings to our communities and it works well with other incentives.”

Susan Morth
CEO
EIC