



\$3.92 Million

20 YR Term Fixed Rate
C-PACE Financing

\$653k

Estimated Lifetime Savings

The owners of Atrium at Liberty Park, located in Cape Coral, Florida, were looking for a cost effective way to fill the construction financing gap and lower the cost of capital for the overall project with market conditions causing higher material costs. The solution, a long term, fixed rate \$3.92 million C-PACE assessment provided by Counterpointe Sustainable Real Estate, lowered the cost of capital and the amount of equity needed for the project.

With C-PACE the property owners were able to achieve their return hurdle and build out a much needed energy efficient, environmentally friendly senior living and memory care facility. The energy efficiency improvements to be funded through the PACE program include: building envelope, interior and exterior lighting, windows and exterior doors, air conditioning and ventilation (HVAC) and elevators.

PROJECT

Development Stage:
Ground Up Construction

Property City:
Cape Coral, FL

Developer:
Aileron Capital Management

General Contractor:
Brooks & Freund LLC

IMPROVEMENT TYPES

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



1321 NE 24th Avenue
Cape Coral, Florida

PROPERTY DETAILS

Property Name:
Atrium at Liberty Park

Building Type:
Assisted Living Facility

2 Floors

140 Beds

119,842 sq. ft.

BENEFITS

- ☒ 100% project financing
- ☒ Increase Leverage
- ☐ Pass through expense
- ☒ Fully non-recourse to sponsor
- ☐ Combine with tax credits
- ☒ Retain utility rebates & incentives

“Using Counterpointe’s collective expertise and innovative approach, Atrium at Liberty Park will allow us the opportunity to provide a much needed service to the Cape.”

Dan Castleberry
CIO
Meridian Senior Living