



**\$10.46 Million**  
25 YR Term Fixed Rate  
C-PACE Financing

**\$1.02 Million**  
Estimated Lifetime Savings

The Hyatt Centric Downtown Sacramento is a ground up construction of a 172-room, 11-story upscale full-service hotel adjacent to the Golden 1 Center in the heart of Sacramento. The project is a redevelopment of the Hotel Marshall, a landmark on the city’s register of historic sites. With market conditions causing higher material costs to the project PACE financing was able to reduce the equity requirement, allowing the property owner to achieve its return hurdles without giving up an ownership stake in the property. It also removes both interest rate risk and term risk from the most critical stage of the redevelopment of the asset.

Counterpointe Sustainable Real Estate provided \$10.46 million in proceeds, structured as a fully amortizing 25-year term at a fixed interest rate note. The PACE proceeds are entirely non-recourse to the Sponsor and prepayable. The project will involve a variety of energy conservation measures, including building envelope, lighting, HVAC, water, elevators and seismic improvements.

**PROJECT**

**Development Stage:**  
Ground Up Construction  
**Building Type:**  
Hotel  
**Property Name:**  
Hyatt Centric  
**Property Cities:**  
Sacramento, CA  
**Developers:**  
1122 7th Street LLC

**IMPROVEMENT TYPES**

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



1128 7th Street  
Sacramento, California

**PROPERTY DETAILS**

11 Floors  
172 Guest Rooms  
109,500 sq. ft.  
Ground Floor Dining/ Mixed-Use  
Business/ Fitness Center

**BENEFITS**

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

*“Hotel guests have shown nationwide an affinity for undertaking “green” initiatives and with the availability of the PACE financing program it would be foolish not to listen to our guests.”*

Sushil Patel  
Founder/ Managing Principal  
Presidio Co.