



**\$1.02 Million**  
20 YR Term Fixed Rate  
C-PACE Financing

**\$57,508**  
Estimated Annual Savings

The Letts Industries Building, designed in 1915 as the Standard Motor Truck Company by Albert Kahn, is located across from the Beltline Greenway in Detroit, Michigan. Following a significant renovation in 2015, the owner became interested in a green roof and rain garden installation based on the long-term benefits these technologies offer. From an infrastructure standpoint, the green roof will provide the building with energy efficiency and stormwater management, and extend the life of its roof while integrating the property into the planned, city-wide, greenway and bike path that will pass directly behind the property.

CounterpointSRE's financing of the project marks the first use of commercial PACE for a green roof in Michigan. The firm provided \$1.02 million in capital to support the infrastructure designed by Inhabitect, LLC of Traverse City, MI and ECT, Environmental Consulting & Technology of Detroit, MI. The project additionally benefited from a \$50,000 grant from the Detroit Water and Sewage Department.

**PROJECT**

**Development Stage:**  
Retrofit

**Property City:**  
Detroit, MI

**Project Developers:**  
Inhabitect LLC and  
Environmental Consulting &  
Technology

**IMPROVEMENT TYPES**

- Permeable Pavers
- Blue Roof
- Rain Garden (1250 sq. ft.)
- Green Roof (16,800 sq. ft.)
- Building Envelope
- Solar Renewables



1111 Bellevue Street (Aerial Rendering)  
Detroit, Michigan

**PROPERTY DETAILS**

**Property Name:**  
Letts Industries Building

**Building Type:**  
Mixed-Use

Multi-tenant  
Lofted, Industrial/ Flex Office  
Building

**BENEFITS**

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

*“Unlike other forms of infrastructure, green roofs provide triple bottom line benefits in both the public and private sectors. PACE financing provides the opportunity for this value added piece of infrastructure to be available to a wider audience and more financial feasible, on new and retrofit projects, than ever before.”*

Nathan D. Griswold, GRP, ASLA, CNSP  
President  
Inhabitect, LLC