



\$996,752
20 YR Term Fixed Rate
C-PACE Financing

\$120,000
Annual Revenue Increase

Constructed in 1904, the Page Apartment Building, is a two-story above parking wood frame residential building located within the San Francisco Apartment Market, specifically the Russian Hill/ Embarcadero submarket. Before construction started the property was approximately 2,606 square feet and consisted of six apartment units; three studio apartments, and three one-bedroom apartments. Upon completion of the project the property’s total gross building area will be 4,082 square feet and will feature seven studio units and three one-bedroom units.

CounterpointeSRE was able to provide a long term, fixed interest rate PACE assessment that covered 100% of the seismic costs and approximately 65% of the Accessory Dwelling Units (ADU’s). The energy efficiency improvements included a seismic retrofit project for the existing six unit structure, as well as construction of four ADU’s to current seismic code. These improvements include demolition, excavating, concrete foundations, rebar and hold down work, slab and grade beams, rigid wall insulation boards, and additional eligible retrofits for the new ADU’s. Additional improvements include windows and doors, sprinkler system, radiant heating light fixtures, hot water heater, insulation, re-roofing, high efficiency water fixtures, and all related electrical and labor.

PROJECT

Development Stage:
Retrofit

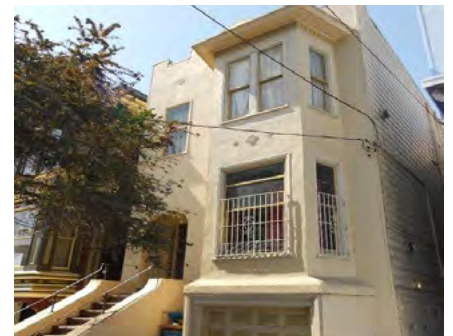
Building Type:
Multifamily

Property City:
San Francisco, CA

General Contractor:
Everhome Builder Inc.

IMPROVEMENT TYPES

- Seismic Retrofit
- Building Envelope (Windows, Doors & Walls)
- LED Lighting (Exterior)
- HVAC (Exhaust Ventilation Fixture)
- HVAC (Duct Replacement)
- High-Efficiency Water Heating



1364 Page Street
San Francisco, California

PROPERTY DETAILS

2 Stories

10 Units
(7 Studio & 3 One-bedroom)

2,580 Square Foot Site

4,802 Square Feet

BENEFITS

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

For more information on CounterpointeSRE’s Seismic Retrofit Program contact seismicretrofit@counterpointesre.com or **855-431-4400**.