



Healthcare and social services campus with National Historic Landmark status revitalized its physical plant with \$4.3 million in C-PACE financing.

The six-building campus of a community institution and designated National Historic Landmark sought capital to replace both its boiler and chiller plants. With a history of restructuring, ownership protected their asset by securing a Solutions Based Investment™ from CounterpointeSRE in the form of C-PACE financing.

The \$4.3 million in funding was provided with a 25 year term based upon the useful life of the equipment and is non-recourse because it is tied to the property rather than the credit of ownership.



Both tenants, ownership, and building occupants benefit from this project via the increased operational efficiency of this critical community asset. Additionally, compliance with a diversity and inclusion plan required of the Philadelphia PACE program supported job creation for local Philadelphia contractors.

In addition to the capital improvement, the estimated annual savings of 254,499 kWh and 96,232 therms reduce greenhouse gas emissions 668 MTCO2e per year.

Location	Philadelphia, PA
Asset Class	Healthcare and Social Services Institution
Project Type	Retrofit
Measure(s)	HVAC boiler and chiller
Financing	\$4.3 million C-PACE
Term	25 years
EUL of Improvement(s)	25+ years
Annual Savings	92,986
Lifetime Savings	3,390,201
Annual Carbon Reduction	668 MTCO2e

# COUNTERPOINTE C-PACE FINANCING

## Increases ROI and smooths out cashflows

Non-recourse fixed rate financing with terms up to the EUL removes term and interest rate risk

## Pass-through can yield zero cost equity

PACE assessment may be passed through to tenants with NNN or Modified Gross Leases

## Delay start of repayment for years

Defer repayment and/or pair with I/O period to allow receipt of incentives and accrual of utility savings

## Recapture CAPEX

Refinance qualified projects completed within three years in most locations

## Releases Lender CAPEX Reserves

Increase ROI and available capital by providing financing for many lender required reserves

## Reduces Value Engineering

100% financing for projects, including pre-paid maintenance and soft costs can reduce or eliminate value engineering

## Alternative to Mezzanine Debt and Equity

Reduce equity contribution to yield a lower blended cost of capital and increase returns

<b>Project Scope</b>	Upgrade/Retrofit, New construction and previously completed
<b>Tenancy</b>	Stabilized or transitional
<b>Assessment Size</b>	\$1,000,000 – \$200,000,000+
<b>Recourse</b>	Non-recourse
<b>Term</b>	5 to 30 years
<b>Amortization</b>	No balloon payments, self-amortizing
<b>Maximum LTV</b>	Up to 35% (stabilized)
<b>Maximum CLTV</b>	Up to 95%



CounterpointeSRE is a national commercial property assessed clean energy (C-PACE) capital provider with expertise in commercial real estate lending, structured finance and PACE program administration for some of the largest PACE jurisdictions in the nation. Over the past decade, we have played a leadership role driving investment toward clean energy and energy efficiency in our nation's commercial buildings.



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