# **Mixed-Use Development**





## \$155 Million to Support Green Development for the Future

The Habitat is a mixed-use complex (office and multifamily), being development with all-electric mechanical design in addition to a solar photovoltaic system, minimizing energy use and resulting in net zero carbon operations. The developers sought low cost financing In order to be successful in implementing the sustainable features.

## **Anticipated Sustainability**

- Net zero in all stages, from construction through stabilization including annual net zero audits by KPMG
- Targeting Fitwel certified operations, LEED Platinum certified office, and LEED Gold for residential

## Sustainable Design:

- Net zero carbon for scopes 1 and 2 All-electric 100kW rooftop solar
- 64 EV charging stations & 222 bike parking spots
- Low-carbon concrete structure
- Stormwater recycling system
- Biophilic features including garden terraces
- Daylighting with floor-to-ceiling windows

ocation	С
Asset Class	M
C-PACE Financing	\$
Annual Economic Savings	\$4
Annual Energy Reduction	2
Annual Carbon Reduction	8

Culver City, California Multifamily & Office \$155.53 million \$406,843 2.1 million kWh 896.88 MTCO2e

855.431.4400

V08162024

### inquiry@counterpointesre.com

This is not a commitment to provide financing. Financing is subject to approval. Terms and conditions apply. Programs, rates, terms and conditions are subject to change without notice. The testimonial is based on unique experiences from a current borrower and is not representative of all borrower experiences. Testimonials are unsolicited, and no cash or noncash compensation is provided. Investing involves risk, including the possible loss of principal and fluctuation of value. Past performance is no guarantee of future results.