



Enhanced Wind and Flood Resilience

The Metro at Clearview is a newly completed 270-unit, Class A multifamily development located in Metairie, Louisiana, and incorporates a range of energy-efficient features, including high-performance split HVAC systems, a reflective thermoset membrane roof, water-saving fixtures, and smart home technology that allows residents to optimize energy usage. The attached parking garage promotes green mobility with 12 EV charging stations and provides 422 spaces for tenants. The property has been awarded green globes certification for its resiliency and sustainability measures.

The Property was designed with comprehensive wind and flooding resilience measures, including construction materials rated for 142-mph zones and a foundation elevated 2.4 feet above surrounding lots for flood protection. Advanced drainage systems direct 85% of roof runoff externally, while all common areas feature extensive drainage networks flowing to oversized stormwater management systems.



These resilience investments are backed by extended warranties including 25-year roof coverage, 15-year balcony protection, and 10-year window guarantees.

CounterpointeSRE structured a \$54.379 million mortgage loan used to retire a \$41.1 million construction loan and a \$4.0 million mezzanine loan, while also funding reserves, purchasing a rate cap, and covering closing costs.

The financing solution enables the sponsor to stabilize the asset and pursue long-term agency debt, all while benefiting from favorable loan terms tied to the project's sustainable design. With a strong location, modern efficiency features, and a green capital stack, The Metro at Clearview demonstrates how environmentally conscious development and innovative financing can drive long-term value in the multifamily sector.

Location	Metairie, Louisiana
Asset Class	Multifamily
Financing	\$54,379,000
First Year Avoided Emissions	306.83 mt CO2e (est)
First Year Energy Reduction	1,356,884.10 kWh (est)