



Full stack financing with easy execution from single source lowers the cost of capital and finances decarbonization in this multifamily development in Texas

With rising interest rates, the developer of a \$1.5 billion mixed use development sought to reduce the weighted average cost of capital in the financing of luxury multifamily being constructed in Flower Mound, Texas. CounterpointeSRE provided \$122 million full stack construction financing with C-PACE lowering the blended rate resulting in an estimated savings of over \$3 million in the overall financing costs of the construction. Financing is structured with delayed start of repayment for the 3 years of construction to boost returns and to reduce the risk in development.

Single source capital for both C-PACE and construction loan allowed for ease of execution within 60 days of commitment. With quick close, the developer met their deadline for GMP contract execution to further lower costs. The building has all electric HVAC with heat pump VRF systems projected to reduce annual energy consumption 575,545 kWh with additional savings from lighting, building envelope and plumbing equipment. There is an estimated \$9.15 million in O& M savings and utility savings projected at \$17 million over 25 years.

"It was important to us to make the building as energy efficient as possible. We are excited to partner with CounterpointeSRE to help us achieve this goal."

Alex Brown
President, Realty Capital Residential

Location	Flower Mound TX
Asset Class	Class A Multifamily
Developer	Realty Capital Residential
General Contractor	Archer Western Construction
Architect	Merriman Anderson Architects
C-PACE Financing	\$34 Million
Construction Loan	\$88 Million
Annual Savings	5,957 kgallons, 2 MWh
Annual Carbon Reduction	3,551.41 MTCO2e