



C-PACE Green Financing

Commercial Property Assessed Clean Energy (C-PACE)

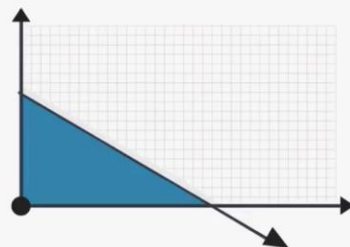
Kim Johnston
Market Development Director - PACE
608.729.6900
kjohnston@slipstreaminc.org

C-PACE is a property tax-assessment financing mechanism for **energy & water efficiency, renewable energy and resiliency improvements** to commercial properties.

INCREASE BOTTOM LINE

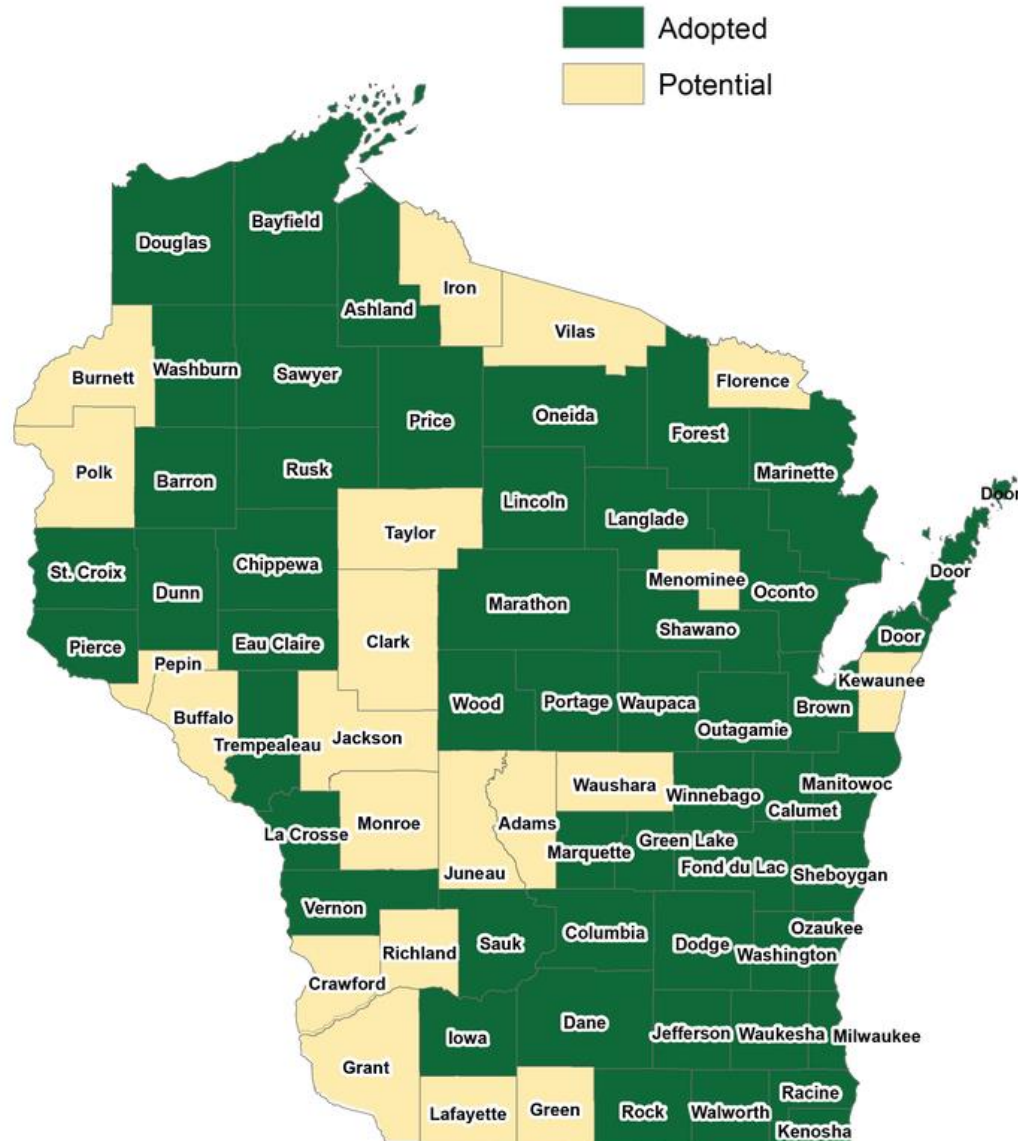


LOWER ENERGY COSTS



Benefits:

- Finance up to 100% of hard + soft costs
 - Non-recourse financing
 - Frees up equity for other priorities
- Fixed rate, long-term: 20 – 30 years
 - Yields positive cash flow
 - Boost Property Value
- Potential off-balance sheet treatment
- Reduce waste and saves energy



Commercial Properties



AGRICULTURAL



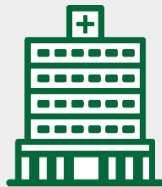
INDUSTRIAL



MULTIFAMILY



RETAIL



HEALTHCARE



HOSPITALITY



NONPROFIT



OFFICE



MIXED USE

Project Types

- Renovations
- New Construction
- Adaptive Reuse
- Refinance
- Equipment Installation

** Property located in member county*

** Does NOT work for residential (1-4 units)
and government owned properties*

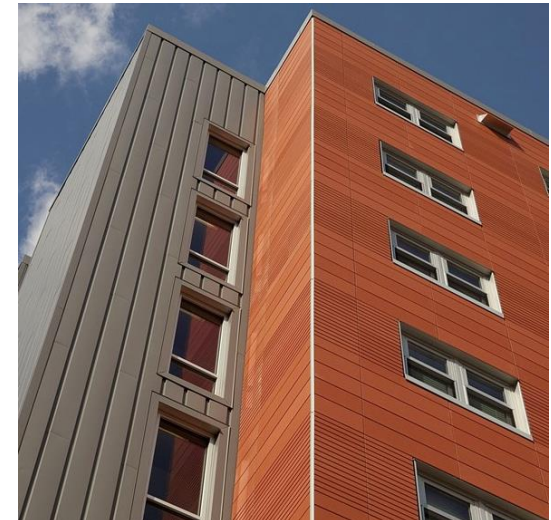
Renewable Energy

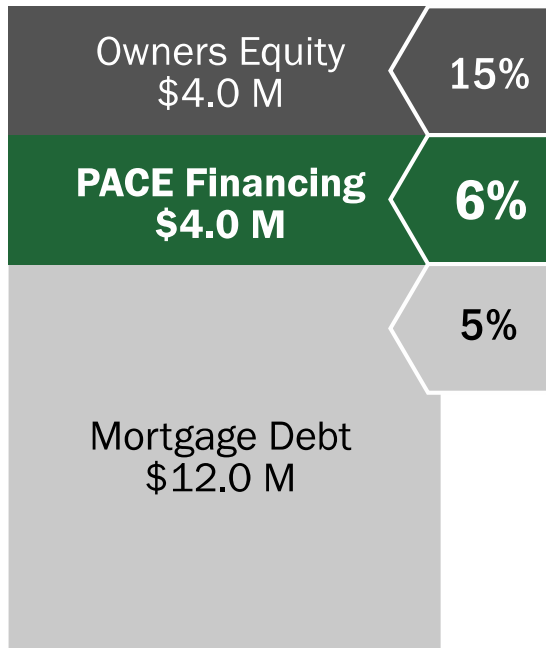
- Solar PV
- Battery Storage
- Biofuel
- Wind



Energy & Water Efficiency

- Lighting Systems
- Building Controls
- Building Envelope Improvements
- Furnaces, Boilers & Chillers
- Heat Pumps
- Pumps, Motors & Variable Speed Drives
- Low flow fixtures
- Heat Recovery
- Fuel Switching





With PACE

Financing Terms (Set by the Market)

- **Loan Term:** 5 – 30 years (Full Amortization)
- **Interest Rate:** 300 – 450 bps over Index (~5.00% - 7.0%)
- **Loan Size:** \$100,000 - \$50.0 Million
- **PACE Loan-to-Value (LTV):** 5%-35%

Statutory & PACE WI Program Requirements:

- **Mortgage Lender must consent to PACE Financing**
- **Energy Assessment**
- **Security:** Property Tax Assessment
- **Term:** Equal to Useful Life of Equipment
- **Total Secured LTV:** 95%
- **Loan-to-Cost:** Up to 100%

Renovation / Replacement



Waterloo Technology Center Office

PACE Financing: \$249,000
PACE to Value: 12.5%
Annual Savings: \$47,294
Lifetime Savings: \$898,589
Improvements: HVAC and Lighting



Uniroyal

Manufacturing

PACE Financing: \$355,713
PACE to Value: 11%
Annual Savings: \$70,698
Lifetime Savings: \$989,777
Improvements: Roof Upgrades and Lighting



Hotel Retlaw

PACE Financing: \$2,373,798
PACE to Value: 10.5%
Annual Savings: \$289,011
Lifetime Savings: \$6.3 Million
Improvements: HVAC, Lighting, Windows, Roof

New Construction / Adaptive Reuse



The Edge at 706 Mixed-Use

PACE Financing: \$1,420,000
PACE to Value: 9.0%
Annual Savings: \$54,763
Improvements: LED Lighting, Shell Upgrades (Windows, Walls & Roof), Garage DCV



Weiskopf School Apartments Multifamily

PACE Financing: \$250,000
PACE to Value: 11%
Annual Savings: \$2,134
Improvements: HVAC, LED Lighting, Roofing



Velocity Multifamily

PACE Financing: \$232,996
PACE to Value: 4.5%
Annual Savings: \$5,206
Lifetime Savings: \$104,123
Improvements: HVAC System, Windows, Lighting

Green Valley Dairy

Located in Krakow, WI, the system consists of 20 rows of solar panels in a 7.5-acre parcel of land. It's producing over 2.2 megawatts of clean energy.

PROJECT

Location:	Shawano County
Property Type:	Agriculture
Capital Provider:	German American State Bank
PACE Financing :	\$3,000,000
Term:	11 years

ENERGY SAVINGS

Ave. \$ Savings / Yr.: \$155,417/Year
Environmental Benefits 7,643,197 kBTUs/Year
Offset carbon dioxide emissions equivalent to more than 1,740,000 tons



IMPROVEMENTS

- Ground Mounted Solar Array System
- 4,940 Solar Panels
- System Capacity 1.85 MWdc

BENEFITS

- Clean Energy Goals
- Long term capital
- Non-recourse to borrower

Krescent Valley Dairy

Krescent Valley Dairy is a family farm being operated by its sixth generation. They installed a ground mounted solar array.

PROJECT

Location:	Washington County
Property Type:	Agriculture
Capital Provider:	German American State Bank
PACE Financing :	\$190,640
Term:	15 years

ENERGY SAVINGS

Ave. \$ Savings / Yr.:	\$27,737/Year
Total Lifetime Savings:	\$416,061
Environmental Benefits	384,982 kBTUs/Year



IMPROVEMENTS

- Ground Mounted
Solar Array System

BENEFITS

- Clean Energy Goals
- Long term capital
- Non-recourse to
borrower



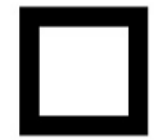
Active PACE Program



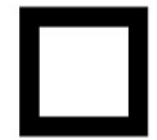
Property Owner Engagement



PACE Capital Provider Commitment



Mortgage Lender Consent



Qualify Clean Energy Project

www.pacewi.org

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PROPERTY OWNERS



LOCAL GOVERNMENT



LENDERS



CONTRACTORS