

Looking for affordable capital to finance your construction project? IT'S TIME YOU LOOKED AT C-PACE

As a construction industry insider, you know that bank construction loans can be difficult to come by—and are more expensive than ever before. Fortunately, there's a new tool in the tool box. It's called commercial property assessed clean energy, or C-PACE, and it can help you *access affordable capital*—and build a more competitive, more valuable building in the process!

WHAT IS C-PACE FOR NEW CONSTRUCTION?

C-PACE for new construction provides affordable, longterm, non-recourse financing to enable property owners to achieve higher building performance - improvements that are often "value engineered" out of a project. The program, designed to encourage energy efficiency, water efficiency, renewable energy and resiliency measures, typically reduces the project's weighted average cost of capital.

HOW DOES IT WORK?

Developers and owners can access C-PACE Financing in an amount up to 35% of the property's assessed value, provided they design the new building to meet or exceed the current City of Las Vegas energy code (IECC 2018/ASHRAE 90.1-2016).

C-PACE MAY ENABLE YOU TO:

- Reduce your equity contribution or other types of high-cost capital
- Finance up to 35% percent of your property's assessed value
- Lower your weighted average cost of capital
- Reduce long-term operational costs
- Tap into a practical, economic solution to sustainability
- Build a more valuable, more efficient, more competitive building



WHICH PROPERTY TYPES ARE ELIGIBLE?

- Commercial
- Industrial
- Multifamily (with 5 or more units)

WHY BUILD SUSTAINABLE BUILDINGS?

Economic benefits:

- Reduce operating costs
- Qualify for utility incentives
- Attract and retain tenants
- Maximize lease rates

Environmental and social benefits:

- Improve environmental performance and sustainability
- Enhance occupant comfort, health and productivity

Design benefits:

- Integrated design lets you consider all variables up front for a higher-performing building
- Include improvements often “value engineered” out of a project

WHAT DEVELOPERS ACROSS THE COUNTRY ARE SAYING ABOUT C-PACE

“C-PACE provides an avenue to monetize energy efficiency improvements. The program was an important factor in getting the project done.”

— *David Dragoo, president Mayfly Outdoors*
41,000 sq. ft. new headquarters and manufacturing facility
Total construction budget: \$7.5 million

Used C-PACE to incorporate energy efficiency into building design:

- LED lighting
- Engineered concrete
- Low-e glass
- Geothermal

C-PACE financing: \$994,000

Finance term: 20 years



GET STARTED TODAY!

Contact Las Vegas C-PACE today at Vegas@PACEworx.com or 702-675-8860 to learn how you can maximize the economic and environmental impact of your next project.