



## CASE STUDY



One of the largest PACE projects in the United States.

### Sacramento Metro Center, SACRAMENTO, CA

#### **Chiller, Cooling Tower & Water Treatment System**

At the time, the retrofit for the Sacramento Metro Center was the largest PACE project in United States history. More than \$3 million was financed, resulting in \$140,000 in annual energy savings—a 27 percent reduction.

#### About Ygrene Works™

Ygrene provides 100% financing for energy efficiency, renewable energy and water conservation projects. Financing is repaid over the long term via a special tax on your property tax bill.

Because the transaction has no effect on your capital budget, it doesn't affect your credit outlook. You can enjoy the many benefits of high performance buildings, while allowing your energy improvement projects to pay for themselves.

Increase the value of your property, save energy and create a safer and healthier environment—let Ygrene Works™ work for you.

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# CREATE YOUR HIGH PERFORMANCE COMMERCIAL BUILDING



#### AND MORE

- Warehouses
- Flex Space
- Mills
- Light Industrial
- Power Plants
- Agricultural

- 🍃 **Improve Energy Efficiency**
- 🍃 **Leverage Off Balance Sheet Capital**
- 🍃 **Enhance Property Value**
- 🍃 **Maximize Net Operating Income (NOI)**
- 🍃 **Boost Occupancy and Lease Rates with a “Green Building”**
- 🍃 **Enjoy Non-Recourse Financing**

## SAVE MONEY. SAVE ENERGY.

### BENEFITS:

- Retain capital and finance 100% of eligible improvements
- Improve property cash flow and improve value with no cash outlay
- No personal guarantees, covenant requirements, term adjustments or review of financials to qualify
- If the property is sold, the tax assessment moves with the sale to the new owner
- The option for off balance sheet, tax-based financing can result in improved tax treatment
- Special tax assessment may be passed through to tenants to avoid the split incentive of these improvement costs
- Because the special assessment appears on the property taxes, you may be able to expense the entire amount, including the principal and interest

### ELIGIBILITY CRITERIA:

- Mortgage must be current at approval
- No *Notice of Default* for three years on subject property
- No open involuntary liens or judgments on the subject property
- No delinquency on property taxes for last 12 months and, owner attestation that taxes were current for previous two years
- No property owners currently in bankruptcy for last year
- No Energy Audit with Benefits-to-Cost Ratio > 1 for related energy projects

