

## 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 Henderson 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
- 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 Henderson C-PACE today at [HendersonNV@PACEworx.com](mailto:HendersonNV@PACEworx.com) or 702-675-8860 to learn how you can maximize the economic and environmental impact of your next project.