

C-PACE IS THE MOST AFFORDABLE WAY TO IMPROVE YOUR BUILDING.

Greenworks Lending's C-PACE makes clean energy a smart financial decision for commercial property owners. Greenworks Lending funds 100% of the hard and soft costs of commercial building upgrades and new construction elements that improve energy performance via a public-private financing program called C-PACE (Commercial Property Assessed Clean Energy). With C-PACE, repayment is made through the property tax bill over the useful life of the upgrades (often 20 plus years). Cash flow is positive from day one, as energy savings typically cover the cost of repayment.

DAY 1 SAVINGS FOR MAIN STREET



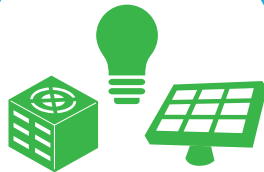
100% FINANCING AND LONG REPAYMENT (20+ YEARS) DRIVES DAY 1 CASH FLOW



NEARLY ALL COMMERCIAL BUILDINGS ARE ELIGIBLE



UTILITY BILL SAVINGS COVER C-PACE PAYMENTS; IMPROVE BUILDING VALUE



FINANCE A WIDE RANGE OF MEASURES FROM HVAC TO LIGHTING, SOLAR, ENVELOPE, ETC.

GREENWORKS
LENDING



WORK WITH A CONTRACTOR TO DEVELOP A MONEY-SAVING PROJECT



PROPERTY TAX STRUCTURE KEEPS FUNDING OFF CORPORATE BALANCE SHEET; ALLOWS TRANSFER ON SALE

C-PACE IS SMART BUSINESS.

Requires \$0 out of pocket and allows long (20+ year) payback periods

- Projects cash flow from day one and increasing over time

Provides numerous tax benefits

- Interest is tax deductible
- Full realization of tax credits and depreciation

Attractive financing

- Competitive rates
- Conserves owner equity

Increases property value

- Boosts net operating income
- Helps attract and retain tenants by modernizing buildings

Preserves owner flexibility

- Secure funding for owners (fixed rate, non-recourse)
- No repayment on sale
- Can be passed through to tenants under most lease structures
- Accessible to those with non-investment grade credit

“During the project planning phase, I learned about C-PACE and it seemed like a great fit for what we were trying to achieve through our deep energy retrofit. We expect the enhanced energy performance will transform the building for decades to come, making it a more comfortable, healthier, and productive place to do business.”

-Timon Malloy, Building Owner

HOW DO I GET STARTED?

C-PACE is available in most states and Greenworks Lending can help you get started.

1. Tell us about your project at greenworkslending.com/mainst.
2. Work with a contractor to scope your project.
3. Greenworks Lending will calculate the annual savings you should expect and will verify those projections through a third party engineer.
4. Greenworks Lending will do a rapid financial review, work with your mortgage lender for their consent, and get your project approved.
5. Install your upgrades and start saving.

HOW DOES C-PACE WORK?

C-PACE is a public-private-partnership enabled by state law and county/municipal ordinance. The program is designed to help commercial building owners invest in their property while seeing day-one savings. With C-PACE, private lenders like Greenworks Lending provide 100% financing for projects that meet the requirements of state and local PACE administrators. Once constructed, PACE projects reduce utility bills and often qualify for incentives and tax benefits. Building owners use a portion of the project savings to pay back the up-front funding via a special assessment charge added to their property tax bill. Repayment terms usually match the equipment life.