The reality is that the high cost of utilities makes it difficult to do business downtown, but this is the place of my home, my business and my community. I’ve tried to save on expenses changing lightbulbs and converting ovens, but with minimal impact. That changed with the C-PACE program and Greenworks Lending.”

- Anthony Peluso
Owner, Tolli’s Restaurant
New Haven CT

**SPECIALIZED FINANCE FOR MAIN STREET ENERGY SAVING IMPROVEMENTS**

- 100% financing available for Main Street building upgrades.
- Long term, fixed rate financing enables lower operating expenses.
- Repayment via a special tax assessment applied to the property, not the business entity.
- No personal or corporate guarantee required.
- Debt can transfer on sale of property.
- Easy qualification and funding process.
- Combines with federal, state and local development and utility incentives to maximize savings.

**GREENWORKS LENDING COMMITMENT**

- Competitive long-term, low-cost financing through the state’s C-PACE program.
- Third party verification of proposed energy savings via “technical review.”
- Accelerated project approval process and timelines.
- A dedicated project team ready to assist with all aspects of a C-PACE financed project.

**EXAMPLE IMPROVEMENTS**

<table>
<thead>
<tr>
<th>MEASURE</th>
<th>MOTIVATION</th>
</tr>
</thead>
</table>
| LED Lighting  | - Inefficient, unattractive incandescent lighting  
                - Frequent maintenance                        |
| High Efficiency HVAC | - End of life equipment                         
                           - Frequent need of repair                       
                           - Facility demands have changed                |
| Solar         | - Electricity rates/expenses                    
                           - Attractive tax and utility incentives          |
| Resiliency    | - Redundant power source                        
                           - Battery storage                                 
                           - Support critical infrastructure               |

Greenworks Lending is committed to investing in Main Streets across America and offers C-PACE in partnership with Main Street America and its member organizations.
<table>
<thead>
<tr>
<th>Location</th>
<th>Measure(s)</th>
<th>Lifetime savings</th>
<th>Property Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHESTERTOWN, MARYLAND</td>
<td>New windows and HVAC system</td>
<td>$300,000</td>
<td>17,000 sq ft building with ground floor retail and multi-tenant residential above</td>
</tr>
<tr>
<td>HARTFORD, CONNECTICUT</td>
<td>Building envelope including historic windows, HVAC and 60kW solar</td>
<td>$1,620,000</td>
<td>35,000 sq ft multi-tenant office conversion to residential with ground floor retail</td>
</tr>
<tr>
<td>MADISON, WISCONSIN</td>
<td>Historic replica windows, building envelope, HVAC and lighting</td>
<td>$1,900,000</td>
<td>Adaptive reuse of historic 100+ year-old vacant warehouse into a boutique hotel</td>
</tr>
<tr>
<td>MIDDLETOWN, CONNECTICUT</td>
<td>Lighting, building controls, and high efficiency HVAC</td>
<td>$440,000</td>
<td>25,000 sq ft multi-tenant office with ground floor coffee shop</td>
</tr>
</tbody>
</table>

TO LEARN MORE OR INTRODUCE YOUR PROJECT, PLEASE VISIT: greenworkslending.com/mainst