



Empowering you to make smart energy choices

# BUSINESSES ARE SAVING WITH C-PACE

## Reduce your building's operating costs

Connecticut Property Assessed Clean Energy (C-PACE) provides 100%, low-interest upfront financing for property owners to add smart energy upgrades to their buildings and is repaid as a long-term benefit assessment on the property.

Building owners enjoy increased cash-flow while their building is improved. Using money saved from energy improvements, the building owner repays C-PACE financing through an assessment charge on the building's property tax bill, with additional savings to spare.

### 855 Main Street

An eleven-story, multi-tenant office building in Bridgeport is **saving \$80,000 annually** in net operating costs with C-PACE financing. 855 Main Street implemented a variety of energy efficiency measures, ranging from chiller replacements to new windows and cooling towers, with \$1.99 million in C-PACE financing. Now, 855 Main Street will save energy and money for years to come.



“ We are thrilled to receive C-PACE financing for our office building at 855 Main Street. Energy efficiency is something we always strive for, but due to the size and scope of this particular project, it would not have been possible without C-PACE. The end result will be better comfort for our tenants, a significant reduction in energy costs, and a much improved physical asset. ”  
 — Brandon Hall, *Principal, Forstone Capital*



“ The C-PACE program allowed me to access low-cost and long-term financing to further support our desire to deploy solar energy and stabilize our energy costs over the long-term. Additionally, the C-PACE program streamlined the funding process and was extremely customer friendly. ”  
 — Paul Breglio, *President, Crest Mechanical*

### Crest Mechanical

A Hartford-based sheet metal fabricator covered 100% of their buildings' roof with solar panels, using \$325,000 in C-PACE financing. The building will produce 140,000 kWh, **saving over \$46,000 annually**—more than enough to offset an annual C-PACE assessment of \$26,000. The future looks bright for the building.

See how buildings are benefitting from C-PACE financing. →

## It's a win/win proposition

C-PACE allows building owners to minimize the investment, installation and performance risk of energy upgrades, while they enjoy immediate lower operating costs, improved asset value, and market competitiveness. It's a no brainer. And here's why.

### No upfront cost to upgrade your building

C-PACE provides 100% low-interest, long-term financing to property owners upfront to install qualifying energy upgrades, with no money down. Audits, construction costs and M&V can be financed through C-PACE.

### Immediate return on investment

Owners no longer have to patch up old equipment that is too expensive to replace. Financing is structured so that the energy savings will more than offset the benefit assessment, which can be spread out over twenty years. This means higher ticket items, such as solar or new boilers and chillers, can earn owners a return on investment in one year.

### No barriers to sale with C-PACE

The C-PACE payment obligation is attached to the property and transfers to the new owner.

### Track your energy savings

C-PACE helps building owners understand their future energy savings by benchmarking a building's energy performance and tracking project savings in real-time, so owners can see whether energy savings meet projected targets.

### Share in the costs and benefits with your tenants

Because tenants often pay the utility bills, they get the benefits of lower utility costs and improved comfort that result from building energy improvements. As a benefit assessment repaid through the property tax bill, under typical leases, C-PACE payments – as well as energy savings – can be passed along to tenants, so tenants benefit while sharing the cost.

### Preserve borrowing capacity for core opportunities

By repaying the C-PACE assessment through the property tax bill as an operating expense, owners can finance improvements while preserving capital and credit lines for core investments.

### Combine with other programs for additional savings

C-PACE can be used with all existing programs to maximize energy and cost savings.

- Energy efficiency incentives
- Utility rebates and incentive programs
- REC contracts and tax credits



NON-PROFIT



OFFICE



INDUSTRIAL

## Winning with C-PACE

All of these buildings are netting savings each year through C-PACE financing. If you own a non-residential building in Connecticut, C-PACE can help you invest in energy efficiency and clean energy improvements for your building.