

Commercial Properties Case Study



Sacramento Metro Center, Sacramento, CA

Chiller, Cooling Tower & Water Treatment System

The Sacramento Metro Center is currently the second 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 YgreneWorks

YgreneWorks™ provides zero down, 100% PACE financing for energy efficiency, renewable energy, water conservation and, in certain locations, electric vehicle charging stations and seismic upgrades.

With no capital outlay, no guarantors, no financial review, low, fixed payments and terms up to 30 years, loans are repaid through a special assessment on your property taxes that may be transferable upon sale or refinance.

Increase the value of your commercial property, save money and energy, and create a safer and healthier environment. Put YgreneWorks to work for you.



One of the largest PACE projects in the United States.

**More than \$3M financed,
resulting in a 27%
reduction in annual
energy savings**

Create Your High Performance Commercial Building

- 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



Property Types

- Office
- Retail
- Multi-Family
- Mixed-Use
- Warehouses
- Flex Space
- Mills
- Light Industrial
- Power Plants
- Agricultural



Save Money. Save Energy.

Benefits of YgreneWorks PACE Financing

- Retain capital with 100% project financing of eligible improvements with fixed terms up to 30 years
- Improve property cash flow and value with zero cash outlay
- If property is sold, property tax assessment may be transferable to the new owner upon sale
- Off balance sheet, property tax-based financing may result in improved tax treatment
- Special tax can be passed through under most net leases
- Special assessment appears on property taxes, potentially enabling property owners to expense the entire amount, including principal and interest



Eligibility Criteria

- Mortgage and property taxes current at approval
- No involuntary liens on the property
- Not in bankruptcy
- No personal guarantees, covenant requirements or review of financials needed to qualify

