



195 13th Ave, Ronkonkoma, New York

SAVINGS POWERED BY THE SUN

"The future of sustainable energy is solar. It's clean, renewable, and increasingly more profitable for property owners. C-PACE's leading benefit is that it covers 100% of the project costs while the owners continue to receive 100% of the incentives from purchasing solar. Most of the financial returns are front-loaded by the Federal Solar Tax Credit and bonus depreciation. Over the 25-year lifespan, the project continues to generate positive annual cash flows after debt service. Solar technology's performance and cost have come a long way and if owners have the ability to activate their roofs, they should."

Working with Greenworks was quick and easy, especially since they've worked in Suffolk County before and understand the process. The closing was quick, and funding has been timely and organized."

- Jacob Entel, Founder - Nexjen Real Estate

YEAR ONE SAVINGS

\$706,000

SAVINGS OVER PROJECT LIFE

\$5,643,000

PROPERTY SUMMARY

195 13th Ave is an owner-occupied light industrial building located in Ronkonkoma, NY, about an hour outside of New York City in central Long Island.

OPPORTUNITY

The owners received \$1.724M in C-PACE financing for the installation of a 739 kW community solar project installed by SuNation. The project is using community solar to turn their previously empty roof into a revenue generating asset that more than offsets their C-PACE payments, resulting in a cash flow positive project from year 1. The owners are expected to realize a net savings of \$5.4M over the life of the solar array, all with \$0 out of pocket.



PROPERTY TYPE	C-PACE FINANCING	PROJECT TYPE	SYSTEM SIZE	TERM
LIGHT INDUSTRIAL	\$1,724,000	SOLAR	739kW	25 YEARS

WHAT IS COMMERCIAL PACE?

Commercial Property Assessed Clean Energy (C-PACE) makes it possible for commercial property owners to obtain low-cost, long-term financing for energy efficiency, water conservation and renewable energy projects. The program starts with a state-level government policy that classifies clean energy upgrades as a public benefit – like a new sewer, water line or road. These upgrades can be financed with no money down and then repaid as a benefit assessment on the property tax bill over a term that matches the useful life of improvements and/or new construction infrastructure (typically ~20-30 years). The assessment transfers on the sale of the property and can be passed through to tenants where appropriate. While facilitating sustainability efforts, the program reduces property owners' annual costs and provides dramatically better-than-market financing for green new construction.

C-PACE IS REVOLUTIONIZING CLEAN ENERGY



IMMEDIATE CASH FLOW

- 100% financing
- Long payback period
- Covers all hard and soft costs



FLEXIBLE AND SECURE FOR OWNERS

- No personal guarantee
- Transfers on sale
- Can pass through to tenants
- Preserves borrowing capacity



MOST PROJECTS & BUILDINGS QUALIFY

- Based on property value
- Must save energy or water
- Most commercial property types

ABOUT GREENWORKS

Greenworks Lending is the largest provider of Commercial Property Assessed Clean Energy (C-PACE) financing in the country. Led by several of the industry's founding policy developers and standard-setters, Greenworks Lending is a private capital provider uniquely dedicated to funding commercial real estate through C-PACE. Greenworks has provided financing to hundreds of commercial properties in more than a dozen states. Greenworks Lending's C-PACE financing makes clean energy a smart financial decision for commercial property owners.

GET STARTED



If you're ready to get started with a streamlined review of your C-PACE project or simply want to learn more, visit www.greenworkslending.com