

CASE STUDY: SELF-STORAGE



OPPORTUNITY

Our client was looking to maximize the loan to cost (LTC) for the project in an effort to reduce the developer's equity requirement. Utilizing CPACE removed the need to raise outside equity allowing our repeat customer to maintain 100% ownership of the project - a 1,030-unit self-storage facility in Easton, PA.

SOLUTION

MD Energy Advisors (MDEA) structured CPACE financing to fill a \$3.1MM gap in the capital stack. Leveraging a CPACE execution, MD Energy Advisors (MDEA) was able to lower the borrower's equity requirement from \$5.6MM to \$3MM. Items financed include: building envelope, roof, lighting, HVAC, plumbing, and soft costs. The financed energy efficiency measures reduced energy usage by 33%.

PROPERTY TYPE

SELF-STORAGE

C-PACE LOAN AMOUNT

\$3.1MM

TOTAL CAPITAL STACK

\$18.9MM

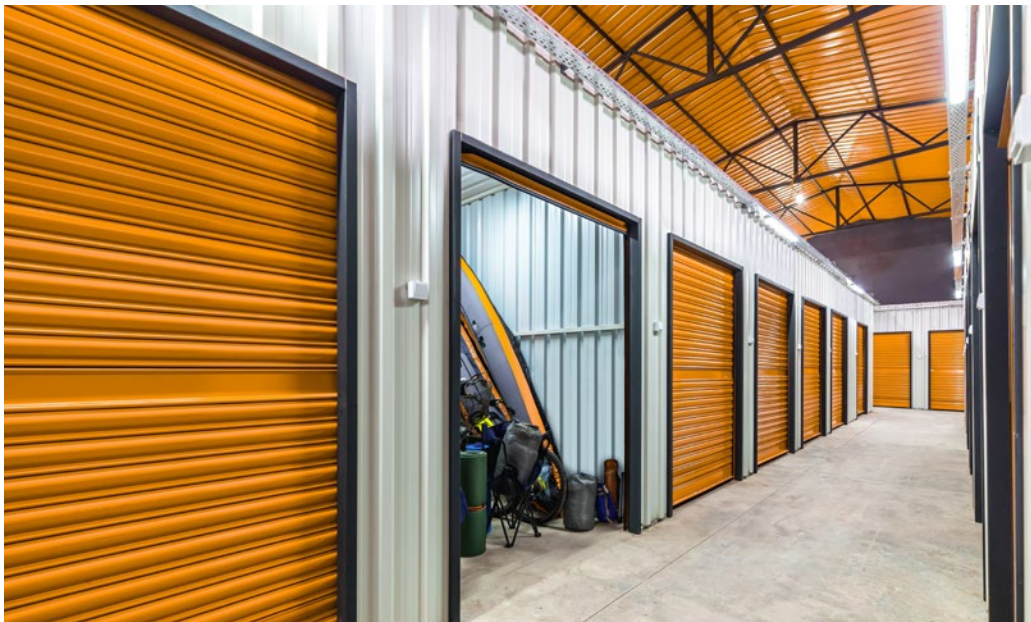
LOAN TYPE

C-PACE

C-PACE APPLICATION

PLUG

Fill Gap in the Capital Stack



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