

# CASE STUDY: MULTI-TENANT OFFICE BUILDING



## OPPORTUNITY

Our sponsor purchased a 184,000 square foot office building in Dallas, TX and embarked on a capital improvement plan in effort to re-tenant the building. Once stabilized, the sponsor wanted to recap some of the investor's equity. Due to the rising interest rate environment refinancing the senior loan was not an option.

## SOLUTION

In an effort to return capital to the sponsor to help fund their next project and return equity to their investors, MD Energy Advisors leveraged the retroactive C-PACE financing application. Projects that have been completed within 36 months from certificate of occupancy are eligible for the program. Through retroactively financing the building envelope, lighting, plumbing, and HVAC, MDEA was able to return capital to the developer to the tune of more than \$1.05MM.



### PROPERTY TYPE

MULTI-TENANT  
OFFICE BUILDING

### C-PACE LOAN AMOUNT

\$1.06MM

### TOTAL CAPITAL STACK

\$23MM

### LOAN TYPE

C-PACE

### C-PACE APPLICATION

RETROACTIVE  
PAY-OUT

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makes energy  
choices simple.

For more information, visit  
[www.mdenergyadvisors.com](http://www.mdenergyadvisors.com).

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