

# CASE STUDY: SELF-STORAGE



## OPPORTUNITY

Our mission was to reduce the equity need and increase project returns for the ground-up development of a 111,700 sq. ft. Class-A, climate-controlled self-storage facility in Stratford, Connecticut. To unlock the C-PACE financing we had to help redesign the building to perform at least 10% better than prevailing building code to be proven by an energy model.

## SOLUTION

With the knowledge and experience to support projects in all 30+\* C-PACE eligible states and the District of Columbia, MD Energy Advisors performed the building energy audit to prove the building performance exceeded the 10% efficiency requirement securing more than \$3.2MM in C-PACE to finance the eligible building envelope, lighting, and HVAC.



### PROPERTY TYPE

SELF-STORAGE

### C-PACE LOAN AMOUNT

\$3.2MM

### TOTAL CAPITAL STACK

\$24.7MM

### LOAN TYPE

C-PACE

### C-PACE APPLICATION

PLUG

*Fill Gap in the Capital Stack*

MD Energy Advisors  
makes energy  
choices simple.

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

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\*As of May 2023