

CASE STUDY: MULTI-TENANT OFFICE BUILDING



OPPORTUNITY

Our sponsor purchased a 13-story, 206,000 square-foot Class-A office property in Dallas, TX in need of TLC. Modernization was necessary to retain the healthcare, non-profit, education, legal, accounting, and professional services tenants. The developer was looking to upgrade the building while minimizing their equity contribution.

SOLUTION

MD Energy Advisors leveraged the C-PACE program to accomplish the developer's objective of modernizing the building while minimizing capital outlay. Tapping the retroactive C-PACE financing application in an effort to recap the developer, MDEA identified \$2.59MM in recently completed improvements that had been previously paid for, including the cooling tower, lighting, HVAC, and elevator upgrades. The return of capital through retroactive C-PACE was then utilized to support the completion of additional capital improvements and the project.

PROPERTY TYPE

MULTI-TENANT
OFFICE BUILDING

C-PACE LOAN AMOUNT

\$2.59MM

TOTAL CAPITAL STACK

\$13.78MM

LOAN TYPE

C-PACE

C-PACE APPLICATION

PROJECT



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makes energy
choices simple.

For more information, visit
www.mdenergyadvisors.com.

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