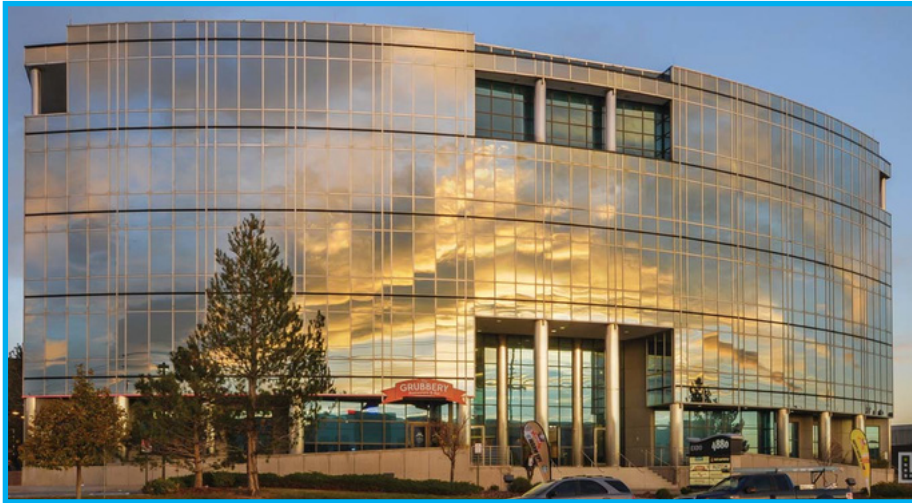




# CASE STUDY HAVANA GOLD

Office Building



**Property Type:**  
Multi-Tenant Office

**Project Type:**  
Building Retrofit

**Building Measures:**  
LED Lighting, HVAC Upgrades, Boiler Replacement, Controls, Window Tinting

## The Challenge

Havana Gold, an existing Class A office building with 80,000 square feet, needed modernization to retain and attract tenants. Notably, building systems were outdated and large capital expenditures were long overdue. Havana Gold's Energy Star rating was 26 out of 100 prior to financing building upgrades through Lever.

## The Solution

Through Lever and CPACE, the building owner financed upcoming capital expenditures and energy efficiency solutions such as LED lighting, advanced building controls, and window tinting. At no upfront cost, these investments improved asset quality and significantly reduced operating expenses. In addition, CPACE assessment payments were passed through to tenants, who received operating savings alongside the owner. Furthermore, NOI and asset value increased with the financing of building improvements and associated operating savings.



**Denver, CO**  
Location



**\$1,100,000**  
Approved CPACE Financing



**55%**  
Annual O&M Savings



**20 Year**  
Term



**Wells Fargo**  
Mortgage Holder

*"The end result was a win-win for the building owner and the tenants!"*



To learn more about Lever Energy Capital, visit our website or contact us at **(303) 390-1655** or **info@leverec.com**

[leverenergycapital.com](http://leverenergycapital.com)

## About Us

Lever is a leader in the origination and funding of commercial property assessed clean energy (CPACE) projects across the United States. Our team of sustainability, real estate, and finance experts successfully helps our clients leverage CPACE to modernize their real estate assets. Our streamlined process, in combination with competitive capital, is scaling the adoption of sustainability in the commercial real estate industry. Contact us today to discuss how you can improve asset's bottom line!

