



CASE STUDY

1403 E. 6TH STREET

Office & Industrial Building



The Challenge

1403 E. 6th Street is the 14,000 square foot headquarters office and warehouse building of Entegriety Partners, a sustainability and energy services company. Entegriety wanted to improve and modernize its headquarters to be a reflection of its sustainability-focused philosophy.

The Solution

The building owner financed building investments out-of-pocket and Lever Energy Capital reimbursed the building owner for these investments with G-PACE financing, resulting in a partial cash-out for the building owner. The average annual savings associated with the investments exceeded the annual G-PACE financing payments, resulting in an increase in property NOI, value, and IRR.

Property Type:

Single-Tenant Office & Industrial

Project Type:

Building Retrofit

Building Investments:

LED Lighting, HVAC Upgrades, Controls, Window Glazing, Solar Array

Little Rock, AR

Location

\$430,000

G-PACE Financing

75.0%

Annual O&M Savings

25 Year

Term

+\$27,000

NOI Increase

+\$300,000

Value Increase

+12.6%

IRR Increase

IBERIABANK

Primary Mortgage Holder



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

www.leverenergycapital.com

About Us

Lever Energy Capital is a leading provider of Commercial Property Assessed Clean Energy ("G-PACE") financing for commercial real estate. With \$500M in capital to deploy, our professionals take an innovative, scalable approach to providing clients and partners with a reliable source of accretive capital. Through the strong economics of G-PACE, we strive to optimize commercial real estate assets while positively impacting profit, people, and the planet.