



CASE STUDY

3198 BLAKE STREET

Condominium Building



The Challenge

3198 Blake Street is a residential condominium building with 7,000 square feet of commercial retail and office condominium space. The property owner wanted to minimize the building's footprint with solar panels that would provide electric utility to condominium owners.

The Solution

Lever's C-PACE financing funded nearly all of the cost of the solar array, significantly reducing required upfront equity to construct the building. The building owner monetized the solar panels with utility reimbursements from condominium owners to cover and exceed the financing payments. The revenue and savings associated with the solar array, in combination with C-PACE financing, increased property NOI, value, and IRR.

Property Type:

Commercial & Residential Condominium

Project Type:

New Construction

Building Investments:

Solar Array

Denver, CO

Location

\$500,000

C-PACE Financing

45.0%

Annual O&M Savings

25 Year

Term

+\$40,000

NOI Increase

+\$640,000

Value Increase

+3.6%

IRR Increase

Alpine Bank

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 ("C-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 C-PACE, we strive to optimize commercial real estate assets while positively impacting profit, people, and the planet.