Assembling the capital needed to develop new commercial and industrial properties is increasingly challenging and expensive. C-PACE New Construction can help. This innovative tool leverages the proven success of C-PACE (Commercial Property Assessed Clean Energy) to provide accessible and affordable financing for developers and owners to help them build higher performing, and more cost-effective and competitive buildings.

Through C-PACE New Construction developers can:

- Complete their capital stack with access to affordable, long-term financing that may take the place of more expensive debt and equity. Up to 20 percent of eligible costs can be financed through C-PACE New Construction for terms up to 25 years.

- Develop buildings that are higher performing, more cost-effective, comfortable, and competitive. With C-PACE New Construction, developers can afford more efficient and higher quality materials and measures, boosting a project’s long-term sustainability and creating a more attractive investment.

- Invest with confidence. The Green Bank’s Technical Administrator will conduct an independent review of the energy modeling and projected energy performance.
**Structure investments with immediate and long-term value.** Developers shouldn’t let short-sighted thinking and “value engineering” undermine their building’s long-term economic and environmental sustainability. C-PACE New Construction enables developers to better structure their investment and ensure extended viability of their buildings. It can help conserve equity, reduce cost of capital and empower developers to construct buildings that stand out against the competition. Building smarter, more competitive buildings today can result in investments with greater longevity and stronger returns in the future.

**Bring higher performing buildings within reach.** C-PACE New Construction financing helps pay for a variety of costs directly related to a building’s design and construction. These costs may include (but are not limited to) engineering and design expenses, energy modeling, building core and shell, and equipment or measures that consume and save energy (e.g. HVAC, lighting, elevators, controls, windows, green or cool roofs, meters and other green energy measures). Nearly any property type — commercial, industrial, office, retail, nonprofit, multifamily — can benefit from C-PACE New Construction financing. Projects involving historical buildings are also eligible to apply.

**Invest with confidence.** Developers using C-PACE New Construction will demonstrate, using whole-building energy modeling, that a building’s performance will exceed a code-compliant baseline by at least 10 percent. The Connecticut Green Bank will work with an independent reviewer to confirm performance projections and determine the total eligible financing amount, which is then repaid through an assessment placed on the property.

C-PACE New Construction creates an opportunity to channel positive energy into new buildings, creating a more sustainable future and thriving communities.

Lower the average cost of capital or increase total capital available for your project using C-PACE.

![Diagram showing cost of capital comparison before and after C-PACE](diagram.png)

**C-PACE**
- **Senior Debt**
- **Mezzanine/Other Debt**
- **Preferred Equity**
- **Sponsor Equity**

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**REDUCE** Weighted Average Cost of Capital with C-PACE

**INCREASE** Total Available Capital with C-PACE

Build better with C-PACE New Construction. Connect with us today. 860.257.2176 / www.cpace.com

The Connecticut Green Bank is the nation’s first green bank. We’re creating a thriving marketplace to accelerate green energy adoption in Connecticut by making green energy financing accessible and affordable for homeowners, businesses and institutions.