A simple idea that just makes sense
Property Assessed Clean Energy (PACE) is an innovative financing program that permits commercial and industrial property owners to obtain long-term, low interest financing for the installation of energy efficient improvements, water conservation measures and renewable energy systems on their property.

How it works
PACE financing is repaid through a voluntary special assessment on the property tax bill. The security of the tax lien is key to this program as the lien attaches to the property and transfers with ownership. PACE permits financing eligible energy efficient, water conservation and renewable energy improvements over their useful life — up to 20 years — making more projects cost-effective and encouraging property owners to invest in newer, greener technologies.

Keeping up the PACE
Third party lenders provide 100% long-term financing for qualified energy upgrades
- Repayment source is an increased property tax assessment
- Long-term financing allows for high-quality improvements
- Annual energy cost savings typically exceed increased tax expense
- Repayment stays with the property rather than the owner

Continued acceptance nationwide
- PACE enabling legislation: 31 states
  - Fully active programs: 9 states
  - Colorado legislation has approved PACE for a statewide program

Good for owners
Off-balance-sheet financing increases value of the building at no upfront cost to owner
- Annual savings is greater than cost = net positive NOI/cash flow
- Higher rated, efficient, comfortable building
- Attract and retain high quality tenants
- Achieve higher rents
- Energy savings/payments can typically be passed through to tenants

Highly favorable PACE financing structure
- 100% upfront long term financing for qualified energy upgrades
  - Low fee structure
  - No personal guaranties
  - Payments do not accelerate in a default

PACE tax assessment remains with the property upon sale or transfer

Good for the community
Substantial economic development tool
- Significant job creation
- Lower energy costs, better buildings, promotes environmental mindset
- Attracts high quality new business
- Retains current business owners
- Low fiscal cost with burden fully on property owners

Implementation of community sustainability goals
- Reduced greenhouse gases & other pollutants
- Accelerates movement toward energy independence
- Facilitates advancement of new energy technologies

Integro assists building owners and communities to take advantage of all of the tools available to make green building retrofits make good business sense. On a national level we work with both large portfolio owners and individual owners. Our services include full service PACE guidance while also leveraging on little known public and private incentive programs to give owners and communities every advantage.

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