



Clean energy and resilience projects for commercial buildings are important but can be hard for property owners to afford.

C-PACE can help!

C-PACE is an innovative financing solution available in New Jersey that enables owners of commercial properties to obtain fixed rate, long-term financing for energy efficiency, renewable energy, and resiliency projects which is paid back over time through a voluntary assessment on the property.

Contact

 www.njeda.gov/c-pace/

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Commercial Property Assessed Clean Energy (C-PACE) can provide up to 100% financing of total project costs by placing a voluntary assessment on a property. Because C-PACE is attached to the property, it is a low risk form of financing.

Key features of C-PACE financing

100% Funding



ZERO Out-of-Pocket

Non-Recourse



Non-Accelerating

Fixed Rate for up to 30 Years



Transferable Payment Obligation



Increase Cash Flow, Net Operating Income (NOI), and Asset Value

C-PACE financing is a voluntary program that is adopted by a municipality.

The main responsibility of the local government is to collect C-PACE assessments (payment) through the existing property tax collection process, and to remit payment back to the C-PACE capital provider



Improve your Building Save Money

Property owners can finance new construction and retrofit projects, as well as retroactively finance projects with a three-year lookback. Eligible improvements include energy efficiency, renewable energy, water conservation, and resilience measures, with the goal of reducing energy costs and increasing clean energy generation as well as disaster preparedness.

C-PACE attaches the financing to the property, rather than the borrower. If the property is sold, the payment obligation is transferred to the new owner.

C-PACE offers fixed, low rate, financing through private lenders.

WHAT MEASURES ARE ELIGIBLE FOR C-PACE FINANCING?



Energy Efficiency



Renewable Energy Systems



EV Charging Infrastructure



Energy Storage



Water Conservation



Flood Resistant Construction



Hurricane Resistant Construction



Stormwater Management Systems

Learn more about Garden State C-PACE on our website

Select a Qualified Capital Provider

Develop project scope

Compile C-PACE application and submit online

Close financing with the C-PACE capital provider

Assessment is placed on property

Funds are disbursed to build project

WHAT IS C-PACE FINANCING?

C-PACE allows commercial property owners to finance up to 100% of the costs of clean energy and resiliency projects. Financing is provided by private capital providers and secured by a special assessment against the property. C-PACE has an extended amortization period which makes it possible for operational savings to exceed annual C-PACE payments, meaning projects can be cash flow positive from day one.

WHAT ARE THE BENEFITS OF C-PACE?

- Increases property value and market competitiveness
- Long-term financing up to 30 years
- Non-recourse financing
- Potential for immediate positive net cash flow
- Asset is transferable upon sale of property