



CIRRUS™ Low Carbon: Projects & Impacts



NOV. 2022 TO NOV. 2023

INNOVATING FOR IMPACT



LOW CARBON MEETS PRACTICAL

CIRRUS Low Carbon from PACE Equity is a program that provides a significantly reduced interest rate when you meet our low carbon design specification. We'll even help you achieve the lower rate with our in-house Design Guidance (at no additional cost.)

The best approach to improving your carbon footprint is a practical and actionable one. That's why we've created a simple way to meet your low carbon goals—with meaningful financial benefits and recognition.

WHAT IT INCLUDES

1

SIMPLE
DESIGN
SPECIFICATION

2

LOWER
FINANCING
RATE

3

HELPFUL
PROMOTION
PACKAGE



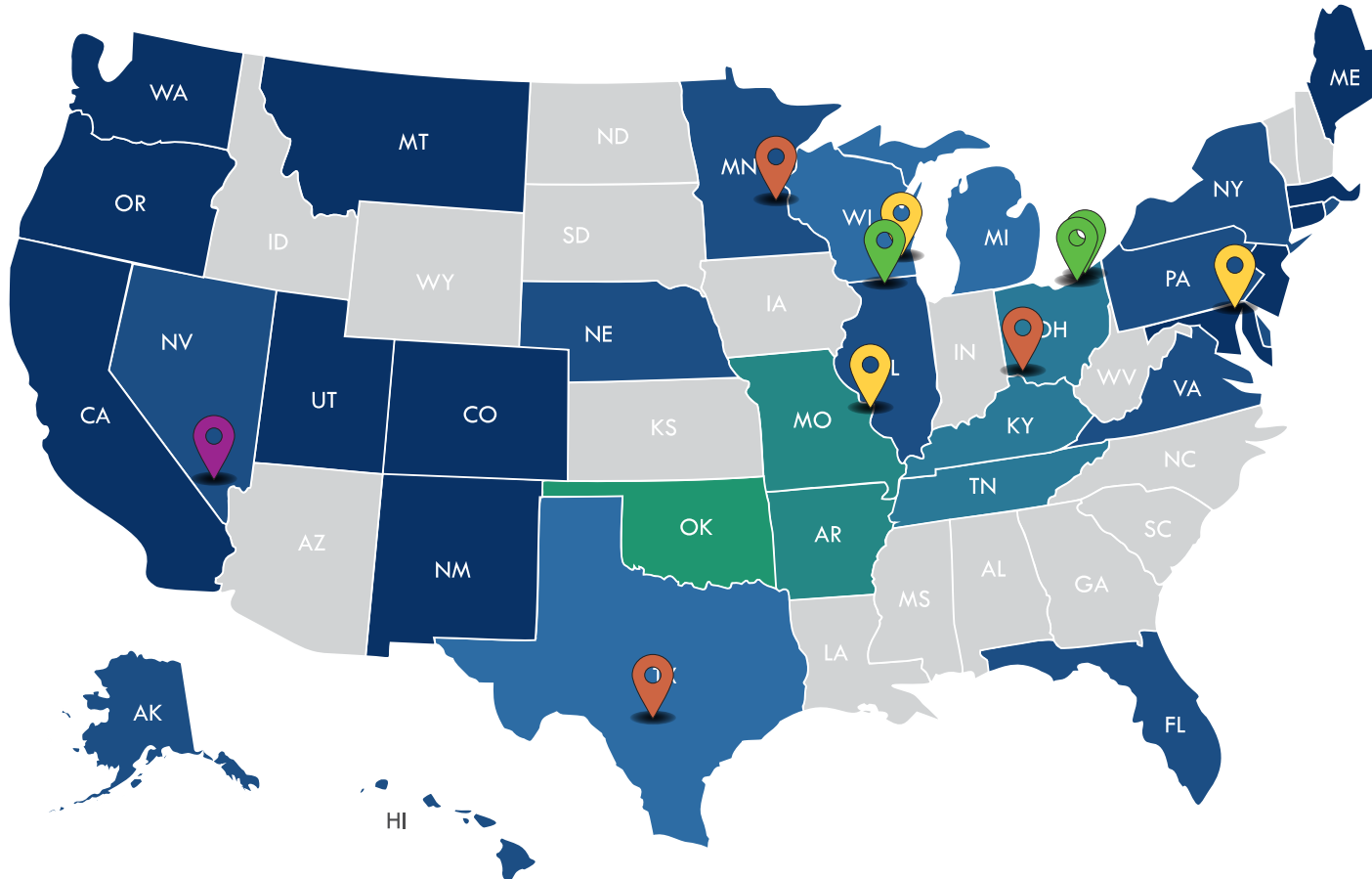
CIRRUS Low Carbon requires efficiency measures that meet ASHRAE 90.1-2019 plus 5%.



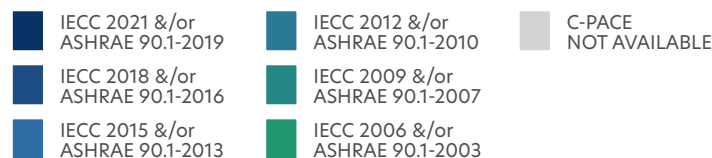
HIGHLIGHTS & IMPACTS

YEAR ONE VERIFIED PROJECTS

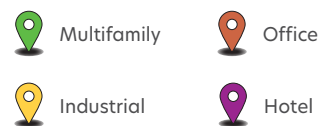
CIRRUS Low Carbon Works Well Across Asset Class and Building Code Environments.



CODE EFFICIENCY 2023



CIRRUS LOW CARBON PROJECTS BY ASSET CLASS



12:1
RATIO OF TOTAL
FINANCIAL BENEFITS
-TO-
TOTAL INCREMENTAL COSTS

0.21%
PERCENTAGE OF
INCREMENTAL COSTS
-TO-
HARD COST BUDGET

ENERGY SAVINGS TO DATE
\$1.4 M
EXPECTED OVER WEIGHTED
AVERAGE LIFE

CARBON SAVINGS TO DATE
67,000 MT
EXPECTED OVER WEIGHTED
AVERAGE LIFE

FINANCIAL BENEFITS INCLUDE:

- Interest Savings ▪
- Property Value Increases ▪
- Incremental Energy Savings ▪

TOWN 9 SPECULATIVE WAREHOUSE

PROJECT DETAILS

Total Amount Funded.....\$4.5 Million
 Asset Class..... Industrial
 Size 375,000 sf
 Location Germantown, WI

Type of Project.....New Construction
 Local CodeASHRAE 90.1 - 2013
 CIRRUS Low Carbon Code ASHRAE 90.1 2019+5%



IMPACT OVER WEIGHTED AVG LIFE

\$4,000,000

ENERGY SAVINGS OVER WEIGHTED AVERAGE LIFE

27,000 MT

CARBON SAVINGS OVER WEIGHTED AVERAGE LIFE

FINANCIAL WINS OVER 10 YEARS

8:1

RATIO OF FINANCIAL BENEFITS TO INCREMENTAL COSTS

\$257,000

INTEREST SAVINGS

\$480,000

ENERGY SAVINGS

\$676,000

PROPERTY VALUE IMPROVEMENT



ENERGY CONSERVATION MEASURES ADDED/UPDATED



ROOFTOP UNIT



INSULATION



WINDOWS



AIR BARRIER INSPECTION

COLMAN YARDS

PROJECT DETAILS

Total Amount Funded.....\$11 Million
 Asset Class.....Multifamily
 Size.....160,000 sf
 Location.....Rockford, IL

Type of Project.....Renovation
 Local Code.....ASHRAE 90.1 - 2016
 CIRRUS Low
 Carbon Code.....ASHRAE 90.1 2019+5%



IMPACT OVER WEIGHTED AVG LIFE

\$15,600,000
 ENERGY SAVINGS OVER
 WEIGHTED AVERAGE LIFE

20,700 MT
 CARBON SAVINGS OVER
 WEIGHTED AVERAGE LIFE

FINANCIAL WINS OVER 10 YEARS

14:1
 RATIO OF FINANCIAL
 BENEFITS TO
 INCREMENTAL COSTS

\$880,000
 INTEREST SAVINGS

\$137,500
 ENERGY SAVINGS

\$185,000
 PROPERTY VALUE
 IMPROVEMENT



**ENERGY
 CONSERVATION
 MEASURES ADDED/
 UPDATED**



SOLAR
 READINESS



HIGH EFFICIENCY
 HVAC



LED
 LIGHTING



HIGH EFFICIENCY
 PLUMBING FIXTURES



HIGH PERFORMANCE
 BUILDING ENVELOPE

COLISEUM BUILDING

PROJECT DETAILS

Total Amount Funded.....\$2.1 Million
 Asset Class.....Office/Retail
 Size 80,000 sf
 LocationMinneapolis, MN

Type of Project.....Renovation
 Local CodeASHRAE 90.1 - 2019
 CIRRUS Low Carbon CodeASHRAE 90.1 2019+5%

IMPACT OVER WEIGHTED AVG LIFE

\$1,500,000

ENERGY SAVINGS OVER WEIGHTED AVERAGE LIFE

4,100 MT

CARBON SAVINGS OVER WEIGHTED AVERAGE LIFE

FINANCIAL WINS OVER 10 YEARS

12:1

RATIO OF FINANCIAL BENEFITS TO INCREMENTAL COSTS

\$270,000

INTEREST SAVINGS

\$170,000

ENERGY SAVINGS

\$280,000

PROPERTY VALUE IMPROVEMENT



ENERGY CONSERVATION MEASURES ADDED/UPDATED



SOLAR READINESS



HIGH EFFICIENCY HVAC



LED LIGHTING



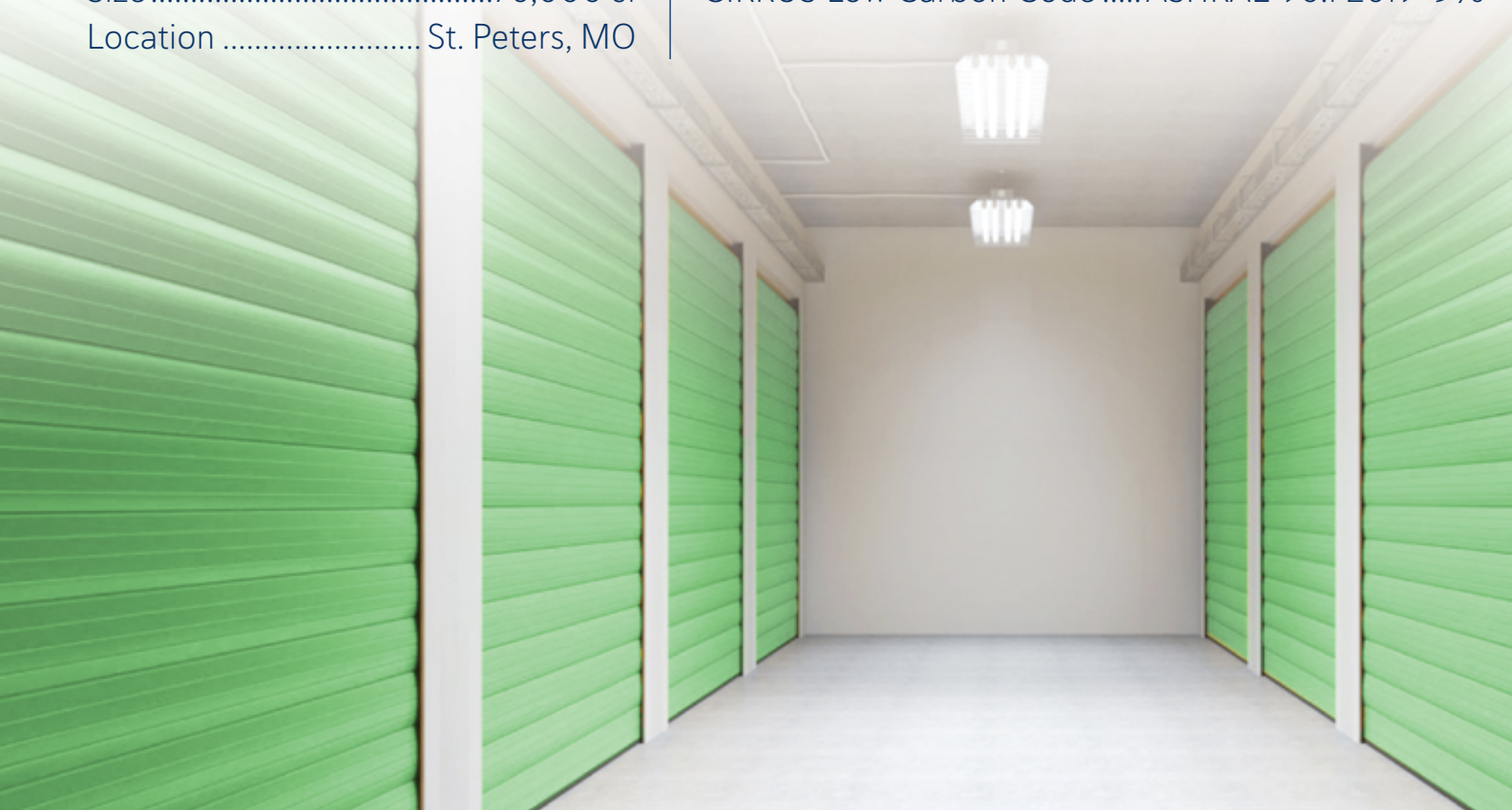
HIGH EFFICIENCY PLUMBING FIXTURES

STORCO SELF-STORAGE

PROJECT DETAILS

Total Amount Funded.....\$3 Million
 Asset Class.....Industrial
 Size.....70,000 sf
 LocationSt. Peters, MO

Type of Project.....New Construction
 Local CodeASHRAE 90.1 - 2013
 CIRRUS Low Carbon CodeASHRAE 90.1 2019+5%



IMPACT OVER WEIGHTED AVG LIFE

\$880,000
 ENERGY SAVINGS OVER WEIGHTED AVERAGE LIFE

4,300 MT
 CARBON SAVINGS OVER WEIGHTED AVERAGE LIFE

FINANCIAL WINS OVER 10 YEARS

4:1
 RATIO OF FINANCIAL BENEFITS TO INCREMENTAL COSTS

\$210,000
 INTEREST SAVINGS

\$18,000
 ENERGY SAVINGS

\$25,000
 PROPERTY VALUE IMPROVEMENT



ENERGY CONSERVATION MEASURES ADDED/UPDATED



HIGH EFFICIENCY HVAC



LED LIGHTING



HIGH PERFORMANCE BUILDING ENVELOPE

Lower Rates for Lower Carbon

To ensure you qualify for our lowest rates, we offer our Design Guidance program—one of our in-house engineers will participate on your design team, at no additional cost to you.

Contact us to learn more and get your next project started.



VISIT
[PACE-EQUITY.COM/LOWCARBON](https://pace-equity.com/lowcarbon)

PROJECTS
VERIFIED BY **nbi** new buildings
institute

ALTERNATE
COMPLIANCE
PATH **@phius**

MEMBER
OF **Better Buildings
CHALLENGE**
U.S. DEPARTMENT OF ENERGY

MEMBER
OF **Wisconsin**
Sustainable Business Council.

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