

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

COUNTY C-PACE
PROGRAM DEAL NOTICE:

140 Cedarville

PROJECT OVERVIEW

Property Type:

Self-storage facility

Financing Amount:

\$3,050,000

Building Measures:

HVAC systems, plumbing, lighting, sealing, and elevator systems

Environmental Impact:

Will save 253,311 kWh of electricity, valued at \$40,381 and 614 gallons of water

Property Owner:

140 Cedarville Properties, LLC

Capital Provider:

Nuveen Green Capital

nuveen
GREEN CAPITAL

PROJECT SUMMARY

140 Cedarville Properties, located at 140 Cedarville Rd, Easton, Pennsylvania 18042, has secured \$3,050,000 in C-PACE financing. C-PACE financing was utilized to fund several energy and water conservation measures. 140 Cedarville Properties, LLC is the borrower, and Greenworks Lending, LLC is the capital provider. Sustainable Energy Fund (SEF) is the program administrator of the Northampton County C-PACE Program. As such, SEF has ensured the compliance of this project with the Act 30 Statue and Northampton County C-PACE Program Guidelines for a new construction building.

140 Cedarville is a ground-up construction, 118,000 square foot 3-story building. The property will serve as a Class A self-storage facility with 971 climate-controlled units. The as-designed energy and water conservation measures include the building envelope, lighting, HVAC systems, and low-flow plumbing fixtures. As-designed energy conservation measures were reported to reduce electricity consumption by 253,311 kWh or 33% per year compared to a baseline (code minimum) building. These energy savings were reported to have an annual value of \$40,381. This project is also estimated to save 614 gallons of water annually.

ABOUT NORTHAMPTON C-PACE

Northampton County passed a resolution to adopt C-PACE in May 2019. County leadership, including Northampton County Council, County Executive Lamont G McClure, and Department of Community Economic Development Director, Tina Smith, recognized the program's potential as a job-creator and an opportunity to invest in the health and longevity of their built environment. Upon approving the resolution, Northampton County also named Sustainable Energy Fund as the Program Administrator.



4250 Independence Drive, Suite 100
Schnecksville, PA 18078
610-264-4440
cpaced@thesef.org



PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

COUNTY C-PACE
PROGRAM DEAL NOTICE:

140 Cedarville

PUBLIC NOTICE

Notice is hereby given that the property owner 140 Cedarville Properties, LLC, has completed a C-PACE transaction as per Act 30 of 2018 (12 Pa. C. S. A. § 4301) chapter 43 of Title 12 of the Pennsylvania Consolidated Statutes.

Legal Description

The Land referred to herein below is situated in the County of Northampton, Commonwealth of Pennsylvania and is described as follows:

ALL THAT CERTAIN tract or parcel of land situate, lying and being in the Township of Williams, County of Northampton and Commonwealth of Pennsylvania being bounded and described as follows, to wit:

BEGINNING at an iron pipe found on the northerly sideline of Cedarville Road (60' R.O.W.) said pipe marks the Southeast corner of lands now or late the Holy Cross Society and from said iron pipe running:

1. Leaving Cedarville Road, North 04°-00'-00" West, 392.56 feet, along lands now or late the Holy Cross Society, to an iron bar set at the corner; thence
2. North 61°-44'-17" East, 416.20 feet, along lands of Interstate Highway 78, to an iron bar set at the corner; thence
3. Leaving Interstate I-78, South 04°-00'-00" East, 556.96 feet, along lands now or late of A. Brotzman, to an iron pipe found on the northerly sideline of Cedarville Road; thence
4. Along Cedarville Road, South 85°-00'-00" West, 379.50 feet to an iron pipe at the Southeast corner of lands now or late of the Holy Cross Society, the place of Beginning.

UNDER AND SUBJECT to easements and rights-of-way of record.
For Informational Purposes Only: PARCEL NO. M9 11 11 0836

Property Owner

Property owner is 140 Cedarville Properties, LLC.

Conservation Measures

The annual assessment amount is equal to \$2,554,501.52. The principal amount financed was \$3,050,000 with a fixed interest rate equal to 7.31%. Financing charges were equal to \$116,250 with a capitalized interest of \$379,123.48.