

PA C-PACE

PROPERTY ASSESSED CLEAN ENERGY

COUNTY C-PACE
PROGRAM DEAL NOTICE:

355 Maple Avenue
Montgomery County, PA

PROJECT OVERVIEW

Property Type:

Flex-industrial facility (adaptive reuse)

Financing Amount:

\$5,599,624.53 (total amount financed)

Building Measures:

Building envelope upgrades; interior and exterior LED lighting; HVAC system upgrades; domestic water heating upgrades; low-flow plumbing fixtures

Environmental Impact:

485,530 kWh electricity savings annually
2,382 therms natural gas savings annually
159,281 gallons of water savings annually
Estimated annual savings value: \$65,738

Property Owner:

VV355, LLC

Capital Provider:

Bayview Commercial Mortgage
Finance, LLC

PROJECT SUMMARY

VV355, LLC, the owner of the commercial property located at 355 Maple Avenue, Harleysville, Pennsylvania, has secured \$5,599,624.53 in C-PACE financing to support a substantial renovation and adaptive reuse project. The C-PACE financing is being used to fund qualified energy and water conservation measures associated with converting the existing building from office use to a flex-industrial facility.

VV355, LLC is the property owner and borrower, and Bayview Commercial Mortgage Finance, LLC is the C-PACE capital provider. Sustainable Energy Fund (SEF) serves as the third-party administrator of the Montgomery County C-PACE Program. In this role, SEF has reviewed the project and confirmed compliance with Act 30 of 2018 and the Montgomery County C-PACE Program Guidelines.

The property is a 237,877 square foot commercial building undergoing a comprehensive renovation and reuse. Qualified energy and water conservation measures include upgrades to the building envelope, interior and exterior LED lighting, HVAC system upgrades, upgraded domestic water heating equipment, and the installation of low-flow plumbing fixtures.

As modeled, the improvements are projected to generate annual savings of 485,530 kWh of electricity, 2,382 therms of natural gas, and 159,281 gallons of water. Total annual energy and water savings are estimated to be valued at \$65,738, with whole-building energy savings reported to be approximately 10.8% over the established baseline.

ABOUT MONTGOMERY COUNTY C-PACE

Montgomery County's Commercial Property Assessed Clean Energy (C-PACE) program enables owners of commercial, industrial, agricultural, and multifamily properties to finance qualified energy efficiency and water conservation improvements through long-term, fixed-rate financing. C-PACE financing is repaid through a voluntary special assessment that runs with the property.

Sustainable Energy Fund (SEF) serves as the third-party administrator for the Montgomery County C-PACE Program and works with property owners, capital providers, and local governments to support high-impact energy and water conservation projects across the county.



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PUBLIC NOTICE

Notice is hereby given that the property owner, VV355, LLC, has completed a C-PACE transaction pursuant to Act 30 of 2018 (12 Pa. C.S.A. § 4301 et seq.). The C-PACE financing supports a substantial renovation and adaptive reuse project at 355 Maple Avenue, Harleysville, Pennsylvania.

Legal Description

The legal description of the property located at 355 Maple Avenue in Harleysville includes:

ALL THAT CERTAIN parcel of land situate in Lower Salford Township, Montgomery County, and the Commonwealth of Pennsylvania, being identified as Parcel No. 50-00-02419-00-6.

Designated as Tax Map ID 50006C020.

Legal Description

Property owner is VV355, LLC.

Conservation Measures

Qualified energy and water conservation measures include upgrades to the building envelope, interior and exterior LED lighting, HVAC system upgrades, upgraded domestic water heating equipment, and the installation of low-flow plumbing fixtures.