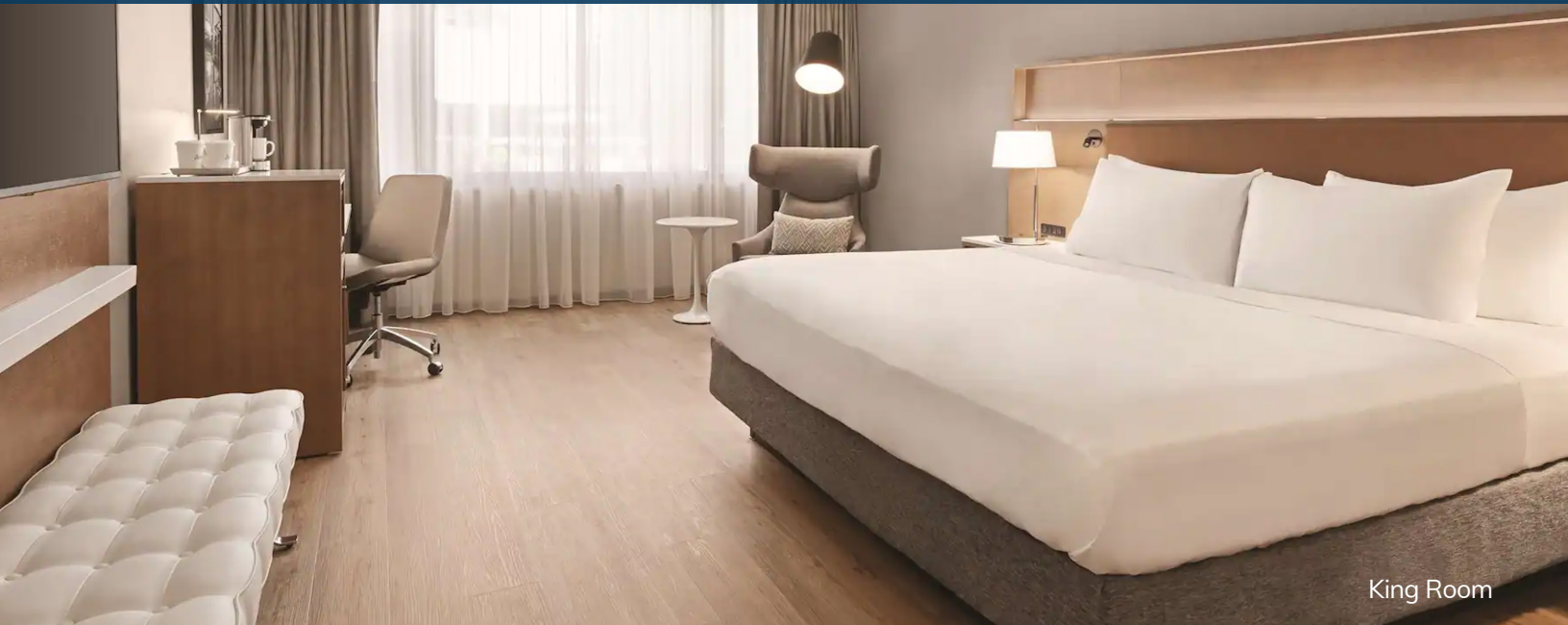




Hotel Renovation/Retroactive Financing Project



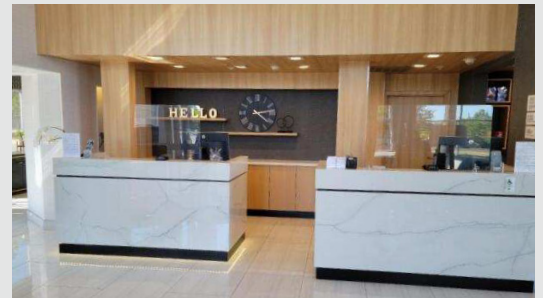
King Room

1250 Halyard, Sacramento, CA (Former Ramada Inn)

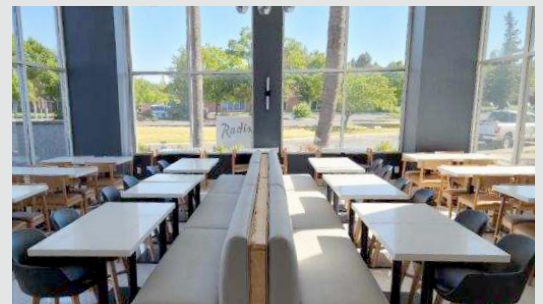
When it came time to finance a major rehab of a newly acquired hotel property in West Sacramento, hotel owner Ankit Panchal turned to Ygrene for assistance in funding some of the crucial energy-efficient property improvements.

The former Ramada by Wyndham was purchased by Panchal's company, West Sacramento Hospitality, LLC for \$9.25 million with the intent to complete a major "curb-to-counter" renovation and rebrand of the property. Panchal decided to utilize Ygrene Commercial, which provides long-term, fixed-rate retroactive financing for energy-efficient, renewable energy and resilient building improvements.

As part of the renovation, Panchal invested \$1.26 million to improve the property's PTAC air conditioning units, upgrade flooring, add new LED lighting and remodel hotel room bathrooms.



Main Lobby



Dining Room

“I heard about Ygrene through Wholly Construction and was pleased to learn they could retroactively help me finance capital improvements already underway at the hotel,” said Panchal. “Now that this money is no longer tied up in the remodel, I have additional funding that can be used for acquisitions, growth and distributions.”

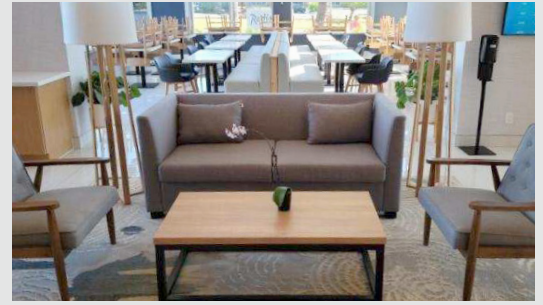
With Ygrene Commercial’s retroactive financing, commercial property owners can recover capital, replenish reserves, or restore near-term cash flow within days or weeks with a quick approval and funding process. And, said Panchal, “With Ygrene’s Phase Pay, the funding can be acquired during or after construction, which was very helpful.”

A-1 Hospitality supplied West Sacramento Hospitality with many of the interior elements needed for the renovation, such as flooring and carpeting, furniture, affordable energy-efficient lighting and more.

“We were so pleased with our first experience working with Ygrene that we are already collaborating on our second hotel renovation project,” said Rajinder Uppal, A-1 Hospitality founder and owner. “There is a lot synergy between the services that we and Ygrene provide – hotels are becoming more environmentally conscious and A-1 Hospitality can supply products that are energy efficient, such as LED lights and LVP flooring. We look forward to building a long-term business relationship with Ygrene in Sacramento.”

It was a win-win for all parties involved. “I am pleased we chose Ygrene to provide our financing solution and would recommend that my fellow hotel and motel operators look into their commercial finance options for upcoming projects,” said Panchal.

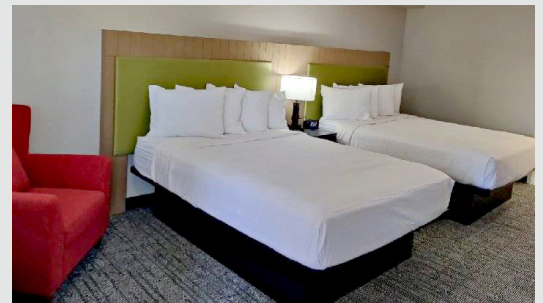
PACE financing is available for multiple property types, from small and medium retail to large industrial complexes.



Lounge/Lobby



Vending/Shop



Double Room



Bathroom