



Metro Center Case Study



Sacramento Metro Center, Sacramento, CA

Chiller, Cooling Tower & Water Treatment System

The Sacramento Metro Center is currently the second largest PACE project in United States history. More than \$3 million was financed, resulting in \$140,000 in annual energy savings—a 27 percent reduction. Metro Center, owned by Metzler Real Estate, is comprised of four buildings, totaling approx. 250,000 square feet. Upgrades included replacement of rooftop units with high efficiency equipment and installation of a Metasys® building management system to control the mechanical equipment and interior and exterior lighting. The retrofit will enable Metro Center to register for LEED® certification, an emerging standard for large corporate tenants in California.

“Together [with Ygrene] we are creating local jobs, reducing emissions, and putting Sacramento on the map as a national leader in sustainability.”

– Kevin Johnson, Mayor of Sacramento

“The decision to retrofit Metro Center demonstrates the economics of sustainability to increase energy efficiency while reducing costs.”

– Dwight McRae, Managing Director, Metzler Real Estate



One of the largest PACE projects in the United States.

\$3.16 million

PROJECT VALUE

27%

ENERGY SAVINGS

Ygrene for Commercial Properties

The award-winning Ygrene program offers 100% no money down property assessed clean energy (PACE) financing for energy efficiency, renewable energy, water conservation and, in certain locations, electric vehicle charging stations and seismic upgrades to commercial buildings.

Eligibility is based on property equity—no capital outlay, guarantors, and no financial qualifications or covenants. Low fixed payments are spread out for up to 30 years and repaid through a property tax assessment that may be transferable upon sale or refinance.¹

Now it's easier and more affordable than ever to improve your cash flow, reduce your costs—and increase the comfort, safety and value of your commercial property.

Smarter, Easier than Traditional, Credit-Based Financing

- Leverage Off Balance Sheet Capital
- Enhance Property Value
- Maximize Net Operating Income (NOI)
- Improve Energy Efficiency
- Enjoy Nonrecourse Financing

Property Types

- Office
- Retail
- Multifamily
- Mixed Use
- Warehouses
- Flex Space
- Mills
- Light Industrial
- Power Plants
- Agricultural

Save Money. Save Energy.

Benefits of Ygrene PACE Financing

- Retain capital with 100% project financing of eligible improvements with fixed terms up to 30 years
- Improve property cash flow and value with no cash outlay
- If property is sold, property tax assessment may be transferable to the new owner upon sale¹
- Off balance sheet, property tax-based financing may result in improved tax treatment²
- Special tax can be passed through under most net leases
- No personal guarantees, covenant requirements or review of financials needed to qualify

Eligibility Criteria

- Mortgage and property taxes current at approval
- No involuntary liens on the property
- Not in bankruptcy

¹ Ygrene payments are incorporated into and repaid as part of your property taxes which are legally transferable upon sale; however, some mortgage lenders may require full repayment of the special tax upon sale or refinance.

² Ygrene does not provide tax advice; consult your tax advisor.