



Small Business Case Study



256 Miracle Mile
Coral Gables, FL

Roof Replacement

Small business owner Jackson Rip Holmes needed to replace the roof of one of his commercial buildings on Miracle Mile, Coral Gables, but didn't have the financial means to pay for it. Thanks to Ygrene's property assessed clean energy (PACE) financing, Jackson was able to not only replace his roof but provide his tenants a safer, more comfortable environment and save \$2,000 dollars in annual property insurance.

"My business was about to go under because I didn't have the money to pay for a much needed roof replacement. Thanks to the Ygrene program I was able to finance it and in turn save \$2,000 on insurance! Thank you Ygrene for saving my financial life!"

- Jackson Rip Holmes, small business owner



Roof upgrade financed through Ygrene—the leading commercial and multifamily PACE provider in the U.S.

\$23,000
PROJECT VALUE

29%
INSURANCE PREMIUM SAVINGS

Ygrene Works for Small Buisnesses

The award-winning Ygrene PACE program offers 100% no money down property assessed clean energy (PACE) financing for a wide variety of energy efficiency, renewable energy, hurricane protection and electric vehicle charging station 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

It's Simple

to start saving now



Apply online or by phone in minutes, with fast approvals



Select your terms, sign your financing documents



Complete your efficiency or hurricane protection upgrades, we pay your contractor



Make payments through your property taxes

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
- Special tax can be passed through under most net leases
- No personal guarantees, covenant requirements or review of financials needed to qualify

Eligibility Criteria

- Minimum 10% equity in property
- Property taxes paid on time during the last three years or period of ownership
- Mortgage 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.