A better way to finance energy and resiliency improvements for commercial properties.

Ygrene

Imagine what you can do.

Ygrene works for you.

The award-winning Ygrene program is a better way to make commercial building improvements in Florida that may increase the value of your property and help you retain capital and improve cash flow. An alternative to credit-based financing, Ygrene property assessed clean energy (PACE) financing makes a wide range of energy, solar and storm protection improvements accessible and affordable.

With no capital outlay, longer terms, fixed rates and eligibility based on available equity, Ygrene makes it easy to reduce your operating expenses while increasing comfort, safety and value.

30% Average amount of a building's operating expense that goes to energy.

Ygrene helps you finance the kinds of improvements that can lower your costs and increase property value. From LED lighting, roofing and HVAC to energy efficient doors and windows, there are hundreds of eligible upgrades you can make.

IMAGINE THESE KINDS OF SAVINGS:

- 8.5% lower operating costs
- 20% higher lease-up rates
- 7% higher property values
- 16% higher worker productivity

Recent trends compiled by US Green Building Council (2018).

Ygrene Works For A Wide Range of Commercial Properties

Office • Multifamily • Retail • Hotel • Mixed Use • Medical • Warehouse • Flex Space • Light Industrial

"With Ygrene I was able pay for a new roof and in turn save $2,000 on insurance."

– J. R. Holmes
Commercial Business Owner
Coral Gables, Florida

- Off balance sheet
- Property assessed
- 100% financing
- Nonrecourse, no personal guarantee
- No payment for up to 17 months[1]
- Long term, fixed rates (up to 30 years)
- Pass through under most net leases
- Zero capital outlay
- $5,000 minimum project size

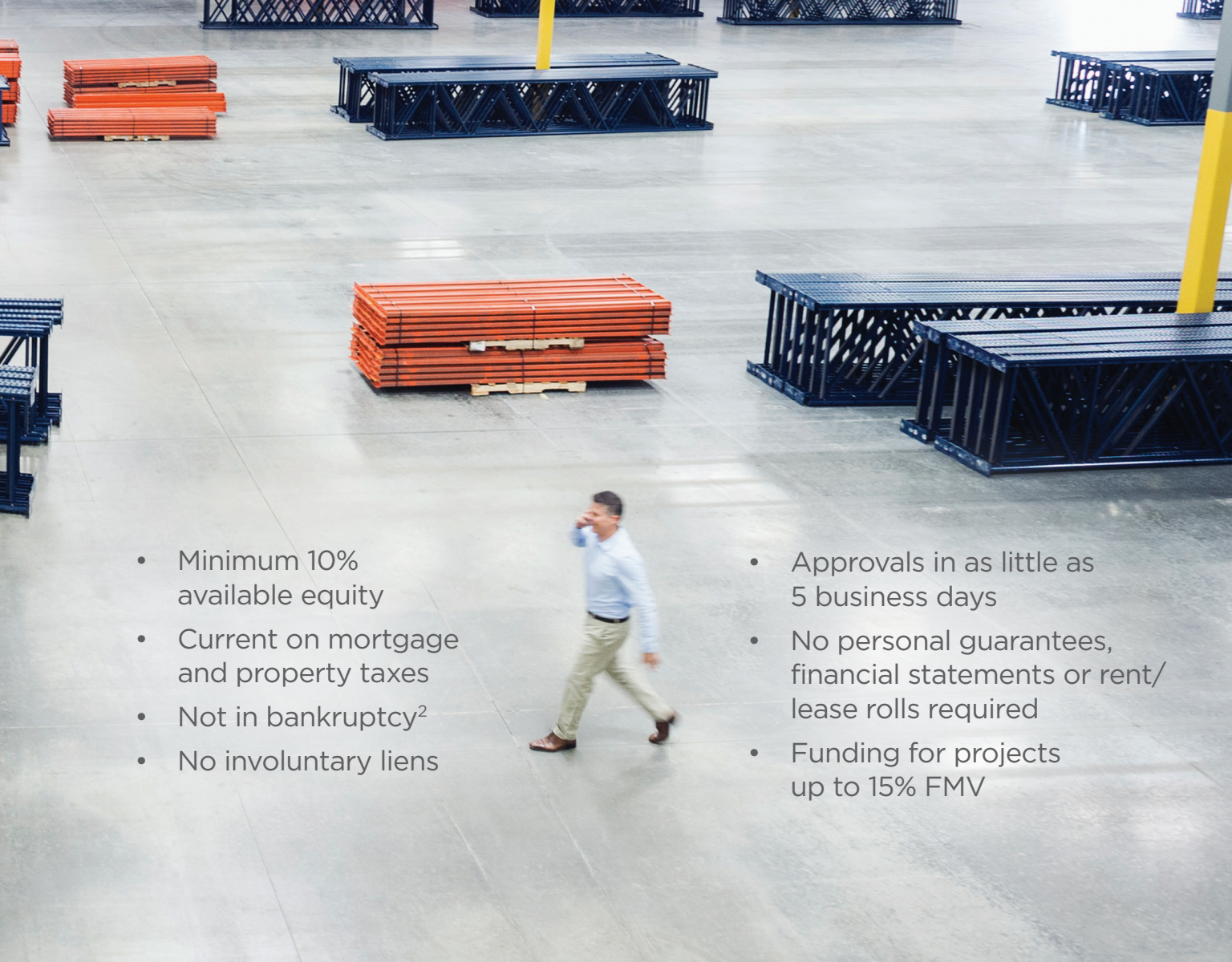
Start funding
upgrades with
OPEX, not CAPEX.

Ygrene
Katrina Davenport

At Ygrene, we take a people-first approach. Sure, we're relentless in getting you the very best financing for your property improvement. But we're just as committed to making the whole experience fast, easy, stress-free and, dare we say, enjoyable. As your partner in commercial improvement financing, our goal is to free you to imagine what you can do.

Your partner in building improvement financing.

Financing that’s fast and straightforward.



- Minimum 10% available equity
- Current on mortgage and property taxes
- Not in bankruptcy[2]
- No involuntary liens

- Approvals in as little as 5 business days
- No personal guarantees, financial statements or rent/lease rolls required
- Funding for projects up to 15% FMV

The Ygrene Network of Independent Contractors

Ygrene will only fund projects that have been properly permitted and inspected, and that are completed by contractors who meet state licensing and insurance requirements.

Save energy.

Use less and save more with energy saving improvements that can lower operating costs and increase tenant retention and satisfaction.

Generate solar power.

Lower your net energy costs and hedge against rising utility rates.

Protect against storms.

Stay safe and secure with financing that protects against severe storms and take advantage of insurance discounts that come from weatherproofing your property.

"PACE's credibility and proven track record make it the clear choice to upgrade our stores from both a business and an environmental perspective."

– L. Sinewitz, BrandsMart
Executive Vice President
Miami Gardens, Florida

solar pv system pool pump and motor roof installation standby generator LED lighting energy efficient appliances skylights sunroom windows light tubes wind turbine patio covers cable hold-downs foundation strengthening gable-end bracing sea walls high-impact windows & doors secondary water barrier tankless water heater geothermal heat pump weather stripping duct replacement storm shutters advanced energy storage systems central hvac co-generation system insulation electric vehicle charging station ceiling fan solar water heating green roof glass doors duct sealing and more...

business card

Let's get started.

Email: fl-commercial@ygrene.com

Phone: 866.634.1358

Visit: Ygrene.com/commercial

[1] Subject to underwriting guidelines and approvals; timing of first payment depends on date of funding; interest accrues during entire deferred payment period.

[2] Applies to both company and principals of company; some service areas require no NOD for 3 or more years.

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