

Ygrene Works For Commercial Properties



ATTENTION PROPERTY MANAGERS & OWNERS!

See How Heavenly Greens Can Offer You A Better Way To Fund Your Project Without Losing Your Cash Reserves!



**More than \$3M financed,
resulting in a 27% reduction in
annual energy savings**

Heavenly Greens & Ygrene

About Ygrene Works™

Ygrene provides 100% financing for water conservation projects. Financing is repaid over the long term via a special tax on your property tax bill.

Because the transaction has no effect on your capital budget, it doesn't affect your credit outlook. You can enjoy the many benefits of high performance buildings, while allowing your energy improvement projects to pay for themselves.

Increase the value of your property, save energy and create a safer and healthier environment — let Ygrene Works™ work for you.

Create Your High Performance Commercial Building



- Attract New Tenants / Employees
- Enhance Usable Square Footage (Bocce Ball, Putting Greens)
- Improve Water Efficiency
- Leverage Off Balance Sheet Capital
- Enhance Property Value
- Maximize Net Operating Income (NOI)
- Boost Occupancy And Lease Rates with a "Green Building"
- Enjoy Non-recourse Financing

Property Managers & Owners Save Money. Save Water

Benefits

Retain capital and finance 100% of eligible improvements

Improve property cash flow and improve value with no cash outlay

No personal guarantees, covenant requirements, term adjustments or review of financials to qualify

If the property is sold, the tax assessment moves with the sale to the new owner

The option for off balance sheet, tax-based financing can result in improved tax treatment

Special tax assessment may be passed through to tenants to avoid the split incentive of these improvement costs

Because of the special assessment appears on the property taxes, you may be able to expense the entire amount, including the principal and interest

Eligibility Criteria

Mortgage must be current at approval

No Notice of Default for three years on subject property

No open involuntary liens or judgments on the subject property

No delinquency on property taxes for last 12 months and, owner attestation that taxes were current for previous two years

No property owners currently in bankruptcy for last year

No Energy Audit with Benefits-to-Cost Ratio > 1 for related energy projects