



16-20 EAST BROAD STREET
COLUMBUS, OHIO

REDUCING COSTS REVIVING HISTORY

“Greenworks’ C-PACE financing reduced the required equity, increased return on equity, and decreased overall cost of capital. Greenworks also did a fantastic job sorting through the inherent complications of a historic redevelopment project and managing the Energy Special Improvement District and City Council approval process.”

Michael Tomko, President, The Tomko Company

PROPERTY SUMMARY

The Hayden is a two-building historic property located in Columbus, Ohio. The 100-year old building is a centerpiece of the downtown business district but sat vacant for ten years before being purchased by the Tomko Company. Tomko embarked on a \$20M rehabilitation project to update the core systems, merge the two buildings' lobbies to function as one entity, build out flexible spaces designed to attract small tech and creative firms, and allow for first-floor retail.

OPPORTUNITY

After the ten year vacancy, many of the mechanical systems were dated or not operational. The owners wanted to save as much of the historical nature of the buildings as possible while still making them functional. Both buildings required a major renovation in order to meet indoor air quality and building code standards. Greenworks Lending provided \$4.7 million of the \$20.7 million total project.



| BUILDING TYPE | C-PACE MEASURES | LOAN TERM | C-PACE FINANCING | TOTAL PROJECT COST |
|---------------|-----------------------------------|-----------|------------------|--------------------|
| OFFICE | LIGHTING, HVAC, ELEVATOR UPGRADES | 25 YEARS | \$4,672,351 | \$20.7 million |

NEXT GENERATION CONSTRUCTION FINANCE



IMPROVES
SPONSORS'
FINANCIAL
RETURNS



FILLS EQUITY
GAPS IN
DEVELOPMENT
CAPITAL STACKS



RAPID APPROVAL
PROCESS
PROVIDES
TRANSPARENCY



REDUCES COST OF
CAPITAL

ABOUT GREENWORKS LENDING

Greenworks Lending is the nation's leading Commercial-PACE company. Our founders formed the first successful C-PACE program and we now facilitate clean energy investment for property owners and their contractors across the nation. Greenworks' mission is to make clean energy a smart business decision.

GET STARTED



If you're ready to get started with a streamlined feasibility review of your C-PACE project or simply want to learn more about this powerful commercial finance tool, visit greenworkslending.com.