



## FACT SHEET

# PropertyFit Overview

PropertyFit provides strategic, long-term financing for energy efficiency, renewable energy, water conservation, and seismic resiliency projects in Multnomah County—enabling owners, developers, and investors in commercial buildings to enhance performance and unlock value.

## Why PropertyFit?

PropertyFit is not your traditional loan. It is an innovative financing tool that transforms what was once a capital expenditure into an investment in improved performance. PropertyFit is based on the Commercial Property Assessed Clean Energy (CPACE) financing tool that is being used by cities and states across the U.S. The unique elements of PropertyFit financing include:



### TARGETED

Specifically designed to fund building investments that are often misunderstood by traditional financing and “value-engineered out” through building design and construction.



### ACCESSIBLE

Up to 100% financing, with no out-of-pocket costs or personal guarantee, and personalized support to make your project a success.



### COMPETITIVE

Long-term financing that is competitively priced, fully amortized, and repaid through assessments that cannot accelerate.



### TRANSFERABLE

Secured by a benefit assessment lien which automatically transfers to the new owner upon sale of the property, improving liquidity.



### STRATEGIC

Turns an expense into an investment, often generating immediate cashflows, increasing the market appeal of a property, and accelerating progress toward business and environmental goals.

“

*We were evaluating a range of financing options for our major renovation. The more we dug in, the more we realized that PropertyFit CPACE financing was an excellent way to replace high-leverage debt and lower our blended cost of capital.* ”

– Nick Fritel

CHIEF FINANCIAL OFFICER  
STURGEON DEVELOPMENT

## When Can I Use PropertyFit?

PropertyFit can fund a wide range of projects. Eligible improvements must be permanently affixed to the property and reduce energy or water consumption, generate renewable energy, improve seismic resiliency, or enable energy storage or electric vehicle charging. PropertyFit can cover equipment, labor, audit costs, commissioning, fees, and even related improvements such as roof upgrades to support a solar energy system. Project examples include:

PROJECT TYPES	ELIGIBLE IMPROVEMENTS
New construction	Building envelopes
Major renovation	Water conservation
Existing buildings	EV charging
PROPERTY TYPES	Solar and wind energy
Retail	Seismic retrofits
Office	High efficiency lighting
Multifamily	Boilers, chillers, and furnaces
Hotel	HVAC upgrades and controls
Healthcare	Combined heat and power
Industrial	Energy storage
Non-profits	And more...

## How Does it Work?

A dedicated PropertyFit Advisor will walk you through each step of the process. The Energy Trust of Oregon can assist with energy auditing or feasibility studies. In addition, property owners can access PropertyFit's network of enrolled contractors and Energy Trust's trade allies for engineering and installation services.



## About PropertyFit

PropertyFit is a collaboration between Prosper Portland, Multnomah County, and Energy Trust of Oregon to support a variety of carbon reduction, water conservation, redevelopment, and economic development goals. It was created to help property owners invest in energy efficiency, renewable energy, water conservation, and seismic resiliency projects in Multnomah County.



## Case Studies



### Premier Gear Seismic Upgrade

Sturgeon Development Partners used PropertyFit financing to implement a seismic retrofit as part of the adaptive reuse project on the Premier Gear Building.



### KEX Hostel Energy and Seismic Upgrade

Green Light Development implemented energy efficiency and seismic improvements using PropertyFit financing as part of a redevelopment of the Vivian Building.



### Neil Kelly Company Energy and Seismic Upgrade

Neil Kelly Company used PropertyFit financing to retrofit its Portland office space with energy efficiency and seismic improvements along with a rooftop solar PV installation.

## GET STARTED

Want to learn more? Have a project opportunity that needs financing? **We are here to help.**

### SET UP A CALL TODAY

 Visit our website:  
propertyfitoregon.com

 Email us:  
support@propertyfitoregon.com