

 BOZEMAN

KILN BOZEMAN

CASE STUDY

Project Summary

An adaptive reuse of a grocery store into a coworking hub in Bozeman. Providing office space for entrepreneurs, startups and remote teams.

Project Overview

- **Project Type:** Retrofit
- **Property Type:** Commercial
- **Industry:** Office
- **Financed Amount:** \$1.85M
- **Total Savings:** \$4.85M
- **Loan Term:** 30 years
- **Improvements:** HVAC, lighting, building envelope, insulation, and water conservation

Project Partners

- **C-PACE Lender:** Peachtree Group
- **Energy Assessment:** Bernhard TME
- **Third-Party Reviewer:** Asset Environments
- **Senior Lender:** Goldenwest FCU
- **Legal Counsel:** Jackson, Murdo & Grant

Last Best PACE Program

Commercial property owners can apply for the Commercial Property Assessed Capital Enhancements Program, which qualifies projects to access low-cost, long-term financing for energy and water efficiency improvements, renewable energy systems and resiliency measures.

C-PACE is non-recourse, non-accelerable and may be transferred. New construction, renovations and even retroactive projects – within the past three years, are eligible. If there is existing debt, senior lender consent is required. C-PACE financing is repaid annually through a special payment added to the property tax bill.

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