



BUTTE

# XERXES INVESTMENTS LLC

## CASE STUDY

### Project Summary

Super 8 by Wyndham is a 106-room hotel located near Interstate 90 in Butte that was built in 1985. The owner was interested in installing solar panels on the property to help reduce electricity costs.

### Project Overview

- Project Type: Renewable energy
- Property Type: Commercial
- Industry: Hospitality
- Percent Financed: 100%
- Financed Amount: \$247,488
- Lifetime Energy Savings: \$373,153
- Loan Term: 15 years, fixed rate
- Other Project Incentives: USDA-RD REAP
- Improvements: 82.21 kW solar project

### Project Partners

- C-PACE Lender: Clearwater FCU
- Solar Contractor: OnSite Energy, Inc.
- Third-Party Reviewer: NCAT
- Senior Lender: Stockman Bank of Montana
- Legal Counsel: Jackson, Murdo & Grant

### Last Best PACE Program

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

Projects must be cost-effective, with savings equal to or greater than the costs. If there is existing debt, senior lender consent is required. C-PACE financing is repaid annually through a special payment added to the property's real estate tax bill.

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