



Philadelphia C-PACE Program Deal Summary

Ford Road Medical Center

Property Type: Healthcare

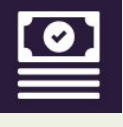
Financing Amount: \$10,963,845

Building Measures: LED Interior Lighting, High Efficiency HVAC Equipment, Low-Flow Plumbing Fixtures, High Efficiency DHW System, Improved Building Envelope

Environmental Impact: Avoids 1,200 MWh of electricity, 525,000 gallons of water, 1.7 million pounds of carbon emissions per year



Property Owner:
3905 Ford LLC



Capital Provider:
Nuveen Green Capital

Qualified Engineer:
Asset Environments

Project Summary:
On June 20, 2025, the Philadelphia Energy Authority, Nuveen Green Capital, and 3905 Ford LLC closed on C-PACE financing for energy efficiency and water conservation measures installed during the major renovation of a healthcare facility located at 3905 Ford Road. The C-PACE assessment is for \$10.96MM.

Located in West Philadelphia, the 138,157 rentable SF property will be leased to a single tenant.

The owners, managed by BG Capital, borrowed \$10,963,845 in C-PACE financing from Nuveen Green Capital to fund the energy and water efficiency improvements.

Energy savings calculations are based on improvements above IECC 2018, Philadelphia’s energy code baseline in 2025 and percent of qualified project financed with C-PACE. The facility features high-efficiency variable refrigerant flow (VRF) heat pumps throughout the common areas and packaged terminal heat pumps (PTHPs) within the resident rooms.

Altogether, the building is projected to use 46% less energy than required by energy code (IECC 2018).

C-PACE in Philadelphia

C-PACE is a financing tool that allows commercial property owners to borrow money for energy efficiency, water conservation, renewable energy, indoor air quality and resiliency projects. C-PACE provides competitive long term fixed rate financing that can help Philadelphia’s commercial property owners save money while reducing their carbon footprints and improving occupants’ health and safety.

Rev: 12/1/22

Philadelphia C-PACE Program Deal Notice

3905 Ford Road Medical Center

As Program Administrator, PEA provides this notice pursuant to Section 4306 of the Pennsylvania C-PACE Statute ([Pennsylvania Public Law 198 No. 30](#)). The following project has been financed through an assessment under the C-PACE Program established by the City of Philadelphia. Furthermore, PEA, the City of Philadelphia, and the Property Owners and Capital Providers set forth below, have entered into a Statement of Levy and Lien Agreement for the deal below. The Statement of Levy and Lien Agreement provides for the assessment amount to be placed against the property in accordance with the Pennsylvania C-PACE Statute to satisfy the C-PACE financing obligations.

<u>Name of Property Owner:</u> 3905 Ford LLC	<u>Property Address:</u> 3905 Ford Road
<u>Property Description:</u> ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected. SITUATE in the 52nd Ward of the City of Philadelphia and described in accordance with a Plan made for Balwynne Park, by Dayton F. Stout, Surveyor and Regulator of the 7th District dated July 9, 1959, to wit: BEGINNING at a point on the Northeasterly side of Ford Road (70 feet wide) and the Northwesterly line of land of Fairmount Park Commission, said point being in the bed of a 55 feet wide right of way Drainage purposes; thence extending North 69 degrees 57 minutes 21.5 seconds West, along the said Northeasterly side of Ford Road, partly crossing the aforesaid 55 feet wide Right-of-Way for Drainage purposes, 435.307 feet to a point of curve; thence Northwestwardly on the arc of a circle, curving to the right, which connects the said Northeasterly side of Ford Road and the Easterly side of Daphne Road (60 feet wide), having a radius of 25 feet, the arc distance of 39.270 feet to a point of tangent on the said Easterly side of Daphne Road; thence North 20 degrees 02 minutes 38.5 seconds East, 129.727 feet to a point of curve; thence Northwardly along the said Easterly side of Daphne Road, on the arc of a circle curving to the left, having a radius of 415 feet, the arc distance of 91.592 feet, crossing a macadam driveway, which extends Northeastwardly from the said Daphne Road to Ellington Road (60 feet wide), to a point of reverse curve; thence Northeastwardly on the arc of a circle, curving to the right, which connects the said Easterly side of Daphne Road and the Southerly side of Ellington Road (60 feet wide), having a radius of 25 feet, the arc distance of 30.369 feet to a point of tangent on the said Southerly side of Ellington Road; thence North 77 degrees East, along the said Southerly side of Ellington Road, 130.315 feet to a point of curve in the bed of aforesaid macadam driveway; thence Eastwardly along the said Southerly side of Ellington Road, recrossing the aforesaid macadam driveway, on the arc of a circle, curving to the right, having a radius of 320.714 feet, the arc distance of 240.693 feet to a point of tangent; thence South 60 degrees East, still along the said Southerly side of Ellington Road, recrossing the 55 feet wide Right-of-Way for Drainage purposes, 93.145 feet to a point on the Easterly side of aforesaid 55 feet wide Right-of-Way for Drainage purposes; thence South 7 degrees 30 minutes East, along the same, 29.129 feet to a point on the Northeasterly side of aforesaid 55 feet wide Right-of-Way for Drainage purposes; thence South 53 degrees 07 minutes 41 seconds East, along the Northeasterly side of aforesaid 55 feet wide Right-of-Way for Drainage purposes, 115 feet to a point; thence South 36 degrees 52 minutes 19 seconds West, through the aforesaid 55 feet wide Right-of-Way for Drainage purposes, parallel with and 35 feet Southeastwardly from the Northwesterly side of same and along the Northwesterly line of Fairmount Park Commission, 328.974 feet to a point on the said Northeasterly side of Ford Road, being the first mentioned point and place of BEGINNING.	

<u>Complete description of the qualified project:</u> C-PACE is financing energy and water efficiency investments in this substantial renovation project. The project includes certain HVAC, building envelope, lighting and low flow water fixture improvements above required energy code. C-PACE financing is projected to contribute to the annual reduction of 786 Metric Tons of CO2-e over 26 years. Estimated utility savings are \$99,000 annually.

Financing rate: 8.10%	Total amount of the qualified project: \$10,000,000
Financing charges: \$963,845	Total amount of financing: \$10,963,845
Date of Financing: June 20, 2025	Financing Term: 26 years