



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 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.

This document is printed at State expense. Information on the cost of producing this publication may be obtained by contacting the Montana Department of Administration.

