DREAM Financing

Deed-restricted Resiliency & Energy Affordability Measures

A New Approach to Financing Property Improvements

DREAM financing is an innovative tool for improving the value of homes, businesses, institutions, and communities. DREAM provides property owners with financing for energy, environmental and resiliency improvements through a Deed Restriction which runs with the property. Meeting the needs of both property owners and private investors, DREAM provides up to 100% nonrecourse off-balance-sheet financing with no upfront costs, and affordable long term payments. Most energy improvements allow you to pocket cost savings, immediately!

What is DREAM Financing?

♦ Financing for Energy Efficiency, Renewables, and Resiliency Improvements

DREAM Financing provides 100% financing to property owners to improve the value of their properties through energy upgrades, renewable energy systems, resiliency, and other worthwhile improvements. The financing is secured by a Deed Restriction on the property. If a property is sold, the obligation remains with the property until the improvements are fully repaid, according to the terms of a contractual agreement. DREAM stands for Deed-restricted Resiliency & Energy Affordability Measures.

♦ Eligible Improvements

To be eligible, projects must add demonstrable economic value to the property, by making the property more energy efficient or cost-effective to operate, or by otherwise adding to both the short and long-term market value of the property. Projects may be submitted for financing by the property owner or the owner's contractor/representative.

♦ Energy upgrades can save you money, immediately!

Energy upgrades are typically designed so that the savings exceed the regular payments – making projects cashflow positive, immediately. Up to now, property owners have typically chosen projects that pay for themselves in a few short years, like lighting. Now, property owners can do deep energy retrofits that pay back over the long term (up to 30 years) and save even more energy and money. With no upfront costs and high ROI (Return on Investment), such projects can be done without competing for capital investments.

♦ Off-Balance Sheet Obligations, not Debts

Since the contractual agreement is attached to the property (and not the balance sheet of the owner) it can be considered "off-balance sheet," and not a "loan," like a second mortgage or home equity line. Property owners can use their credit and cash for other needs. In a bankruptcy or default, the obligation is not wiped out; the new owner's liability is limited to any arrears plus the current year's payments. If the owner sells the property, the Deed Restriction remains on the property and payments are made by the new owner. A Deed Restriction can also be used as an added enhancement if an owner's credit history is insufficient.

♦ A secure, above-average ROI that also builds communities

The Center for Regenerative Community Solutions (CRCS) will arrange financing through one of several methods: (a) a single investor invests in an individual project, (b) an entity pools funds for specific community initiatives, or (c) the CRCS Clean Energy and Resiliency Investment Fund pools investors' funds for eligible projects. If you are looking for a secure, above-average return on capital, DREAM may be an appropriate vehicle. CRCS plans to help communities utilize DREAM to generate local jobs and economic development.

**Contact Jonathan Cloud (908) 581-8418
for further information**