



Philadelphia C-PACE Program Deal Summary

7078 Lincoln Drive

Property Type: Multifamily

Financing Amount: \$1,102,187

Building Measures: Upgrades above code to building envelope, HVAC, lighting, and plumbing

Environmental Impact: Avoids 38,900 KWH of electricity, 182,500 gallons of water, 31,120 pounds of carbon emissions per year

Project Summary:

On November 21, 2025, the Philadelphia Energy Authority, PACE Equity, and Lincoln 7078 LLC closed on C-PACE financing for energy efficiency and water conservation measures to be installed on a new construction multifamily property. The C-PACE assessment is for \$1.1MM which represents 50% of total eligible C-PACE measures.

The 39,000 square-foot mixed use multifamily building is 5 stories tall and will have 30 apartments. It is in the Mt. Airy neighborhood of Philadelphia. The owners, managed by SRG Living, borrowed \$1,102,187 in C-PACE financing from PACE Equity 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 HVAC, lighting and envelope measures substantially above energy code. Altogether, the building is projected to use 23% less energy than required by energy code (IECC 2018).

Property Owner:
Lincoln 7078 LLC

Capital Provider:
PACE Equity LLC

Qualified Engineer:
PACE Equity LLC

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.

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COMMERCIAL PROPERTY-ASSESSED CLEAN ENERGY FINANCING



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Administered by Philadelphia Energy Authority



Philadelphia C-PACE Program Deal Notice

7078 Lincoln Drive

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> Lincoln 7078 LLC	<u>Property Address:</u> 7078 Lincoln Drive
<p>ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.</p> <p>SITUATE in the 59th Ward of the City of Philadelphia and described according to a Plan thereof made by John T. Campbell, Surveyor and Regulator of the 9ch District on February 8, 1940 as follows, to wit:</p> <p>BEGINNING at a point on the Southwest side of Lincoln Drive (80 feet wide) at the distance of 21 feet and 1/4 of an inch Southeastward along the said Southeast side of Mt. Pleasant Avenue (50 feet wide); thence extending Southeastward along the said Southwest side of Lincoln Drive on the arc of a circle curving to the right with a radius of 444.348 feet, the distance of 98 feet, 3-3/4 inches to a point; thence extending South 41 degrees 43 minutes 35 seconds West 78 feet, 4 inches to a point; thence extending North 48 degrees 40 minutes 6 seconds West 96 feet, 10-1 /4 inches to a point; thence extending North 41 degrees 41 minutes 33 seconds East through the center of a 13 inch brick wall 94 feet, 4-1/2 inches to the Southwest side of Lincoln Drive and place of beginning.</p> <p>BEING Nos. 7070-78 Lincoln Drive.</p> <p>BEING the same premises conveyed on June 21, 2013 by Fernando Santilli to 7078 Partners, LP and recorded June 28, 2013 at Document ID # 52661073 in the Department of Records in Philadelphia County, Pennsylvania.</p>	

<u>Complete description of the qualified project:</u> <p>C-PACE is financing energy and water efficiency investments in new construction project. The project includes certain HVAC, building envelope, lighting and low flow water fixture improvements above required energy code.</p> <p>C-PACE financing is projected to contribute to the annual reduction of 16 Metric Tons of CO2-e over 29 years. Estimated utility savings are \$6,880 annually.</p>
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Financing rate: 7.47%	Total amount of the qualified project: \$1,000,000
Financing charges: \$102,187	Total amount of financing: \$1,102,187
Date of Financing: November 21, 2025	Financing Term: 29 years