

Joule

LESGA

A visionary climate-positive, multifamily project providing workforce housing in Bend, OR.

1.1M

NET SAVINGS on cost of capital from sustainable real estate product

\$27.2M

Senior Debt	60%		14,686,200
Pace Fund	20%		4,895,400
Equity	20%		7,636,824

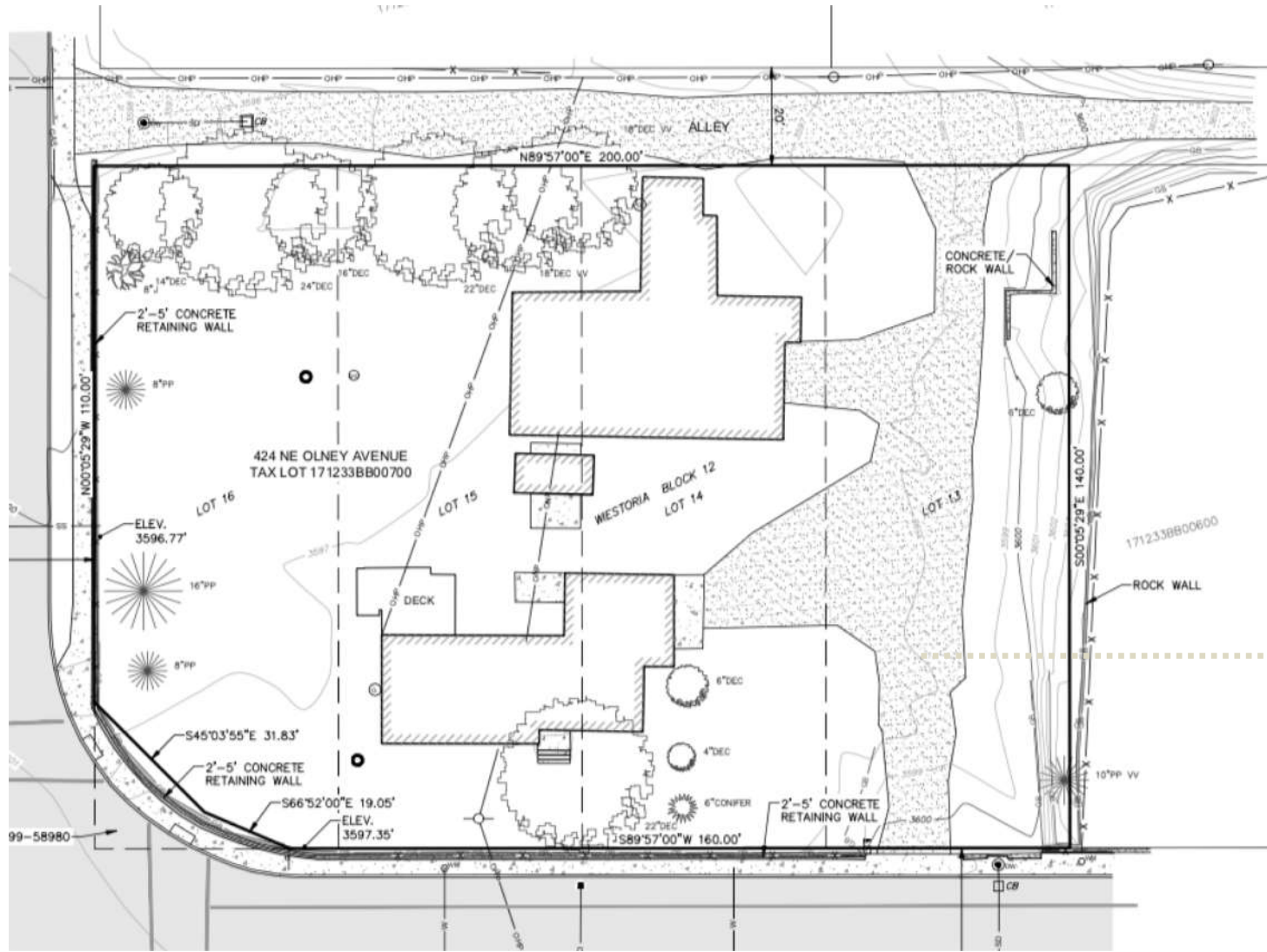
Mixed Use	
46K	Gross Square Feet
\$14.7M	Senior Debt
\$4.9M	Pace Fund
\$7.6M	Equity Capital



Development Budget	27,218,424
Equity Capital – NA	7,636,824
Lender 1A – Pace Fund 25 Year Term	4,895,400
Annual Debt Service Rate 6.875	410,520
Annual Debt Service CESG 6.25	387,516
Interest Rate Savings Per Annum	23,004
Lender 1B – 20 Year Term	14,686,200
Annual Interest Rate 5.65	1,227,264
Annual Interest Rate CESG 5.35	1,197,408
APR Savings Per Annum	29,856
CZERO ESG-Grade Product	104,405
Client CESG Product Credit	(19,500)
NET FINANCIAL SAVINGS	1,172,220

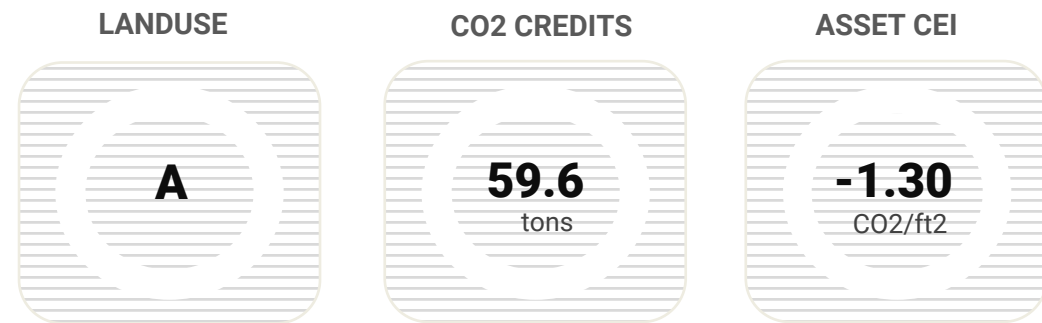
Project Budget/Cost	27,218,424
CZERO ESG-Grade Asset	9,526,448
Real Estate Investment	36,744,872
Product Price	104,405
Capital Gains	9,422,043

ROI **30.4%**



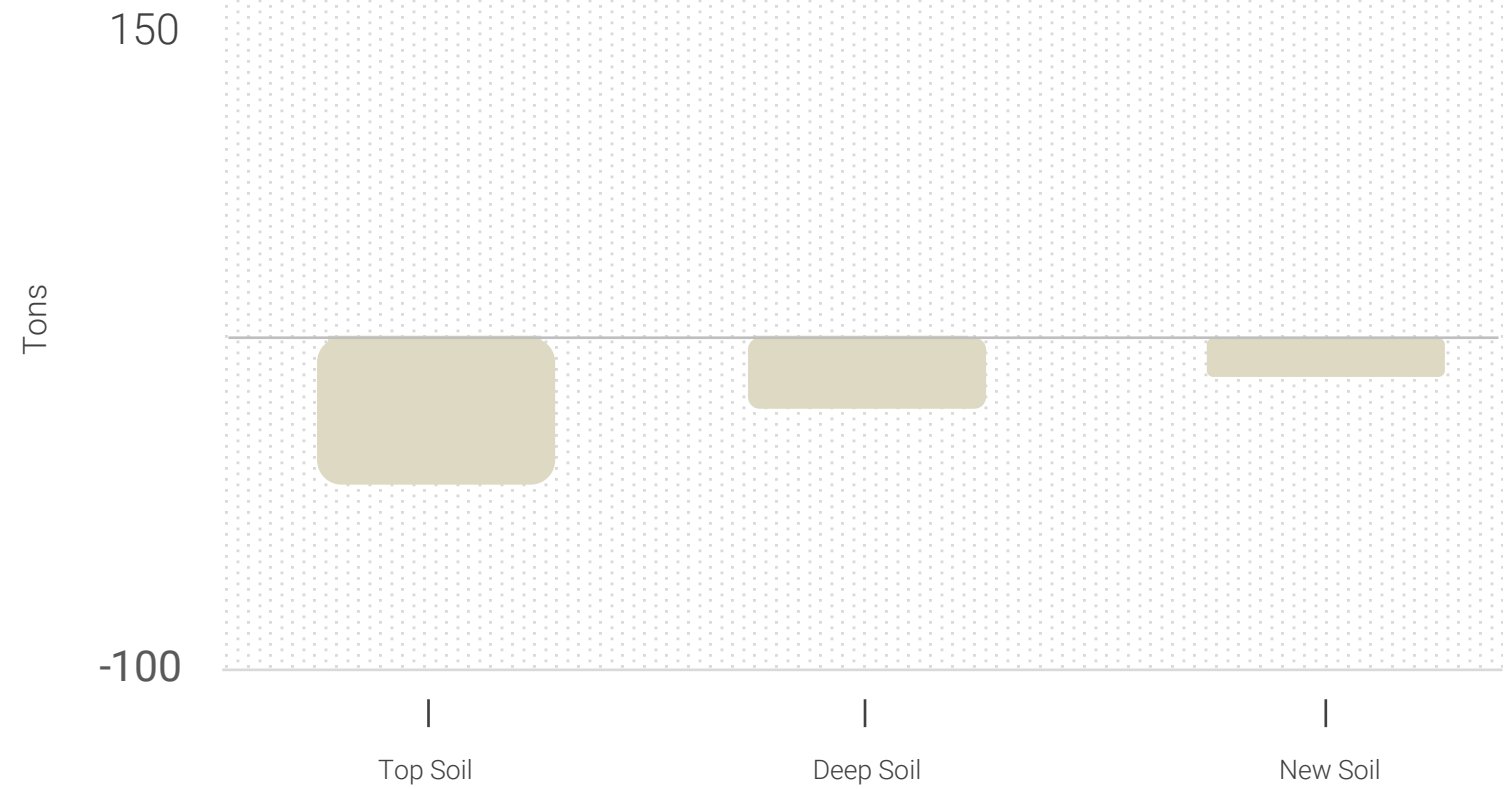
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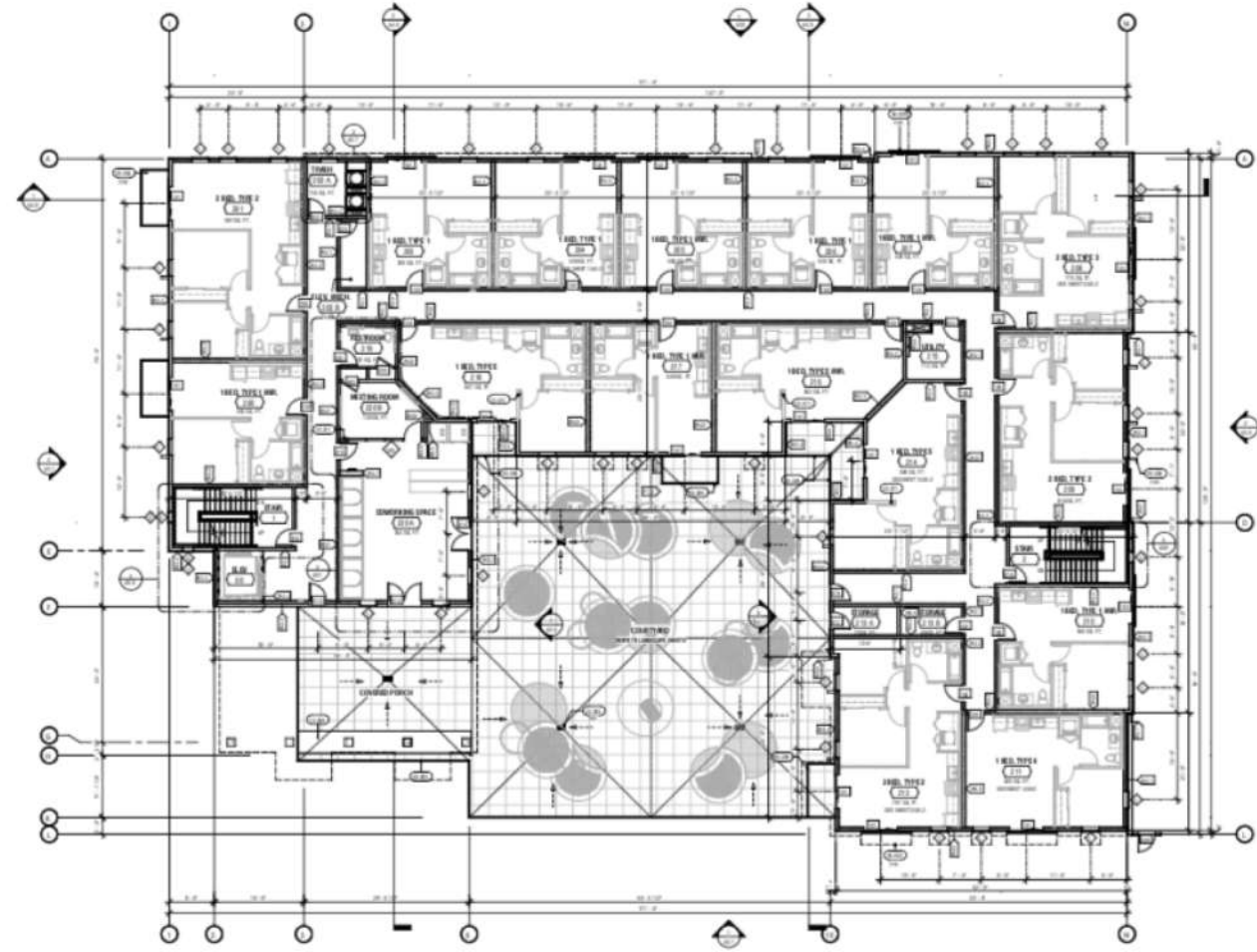


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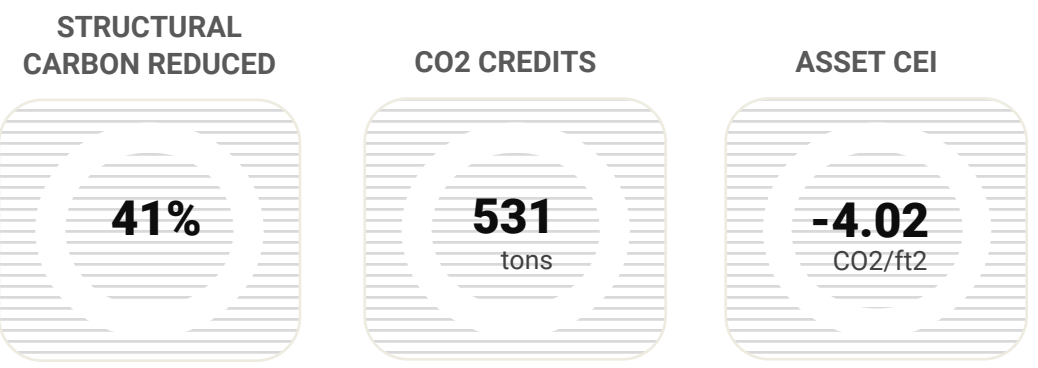
LU1: LANDUSE



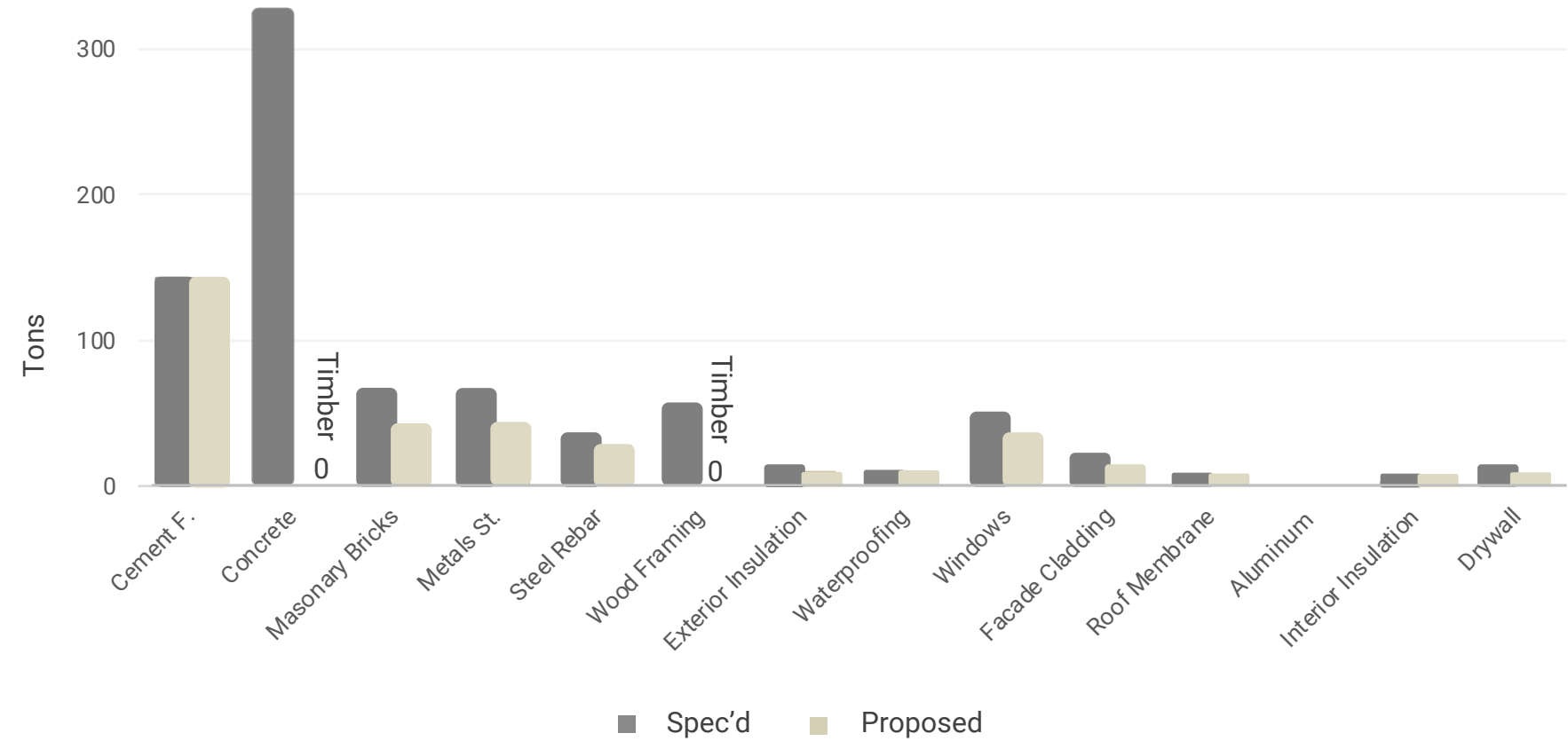
Carbon Building Materials

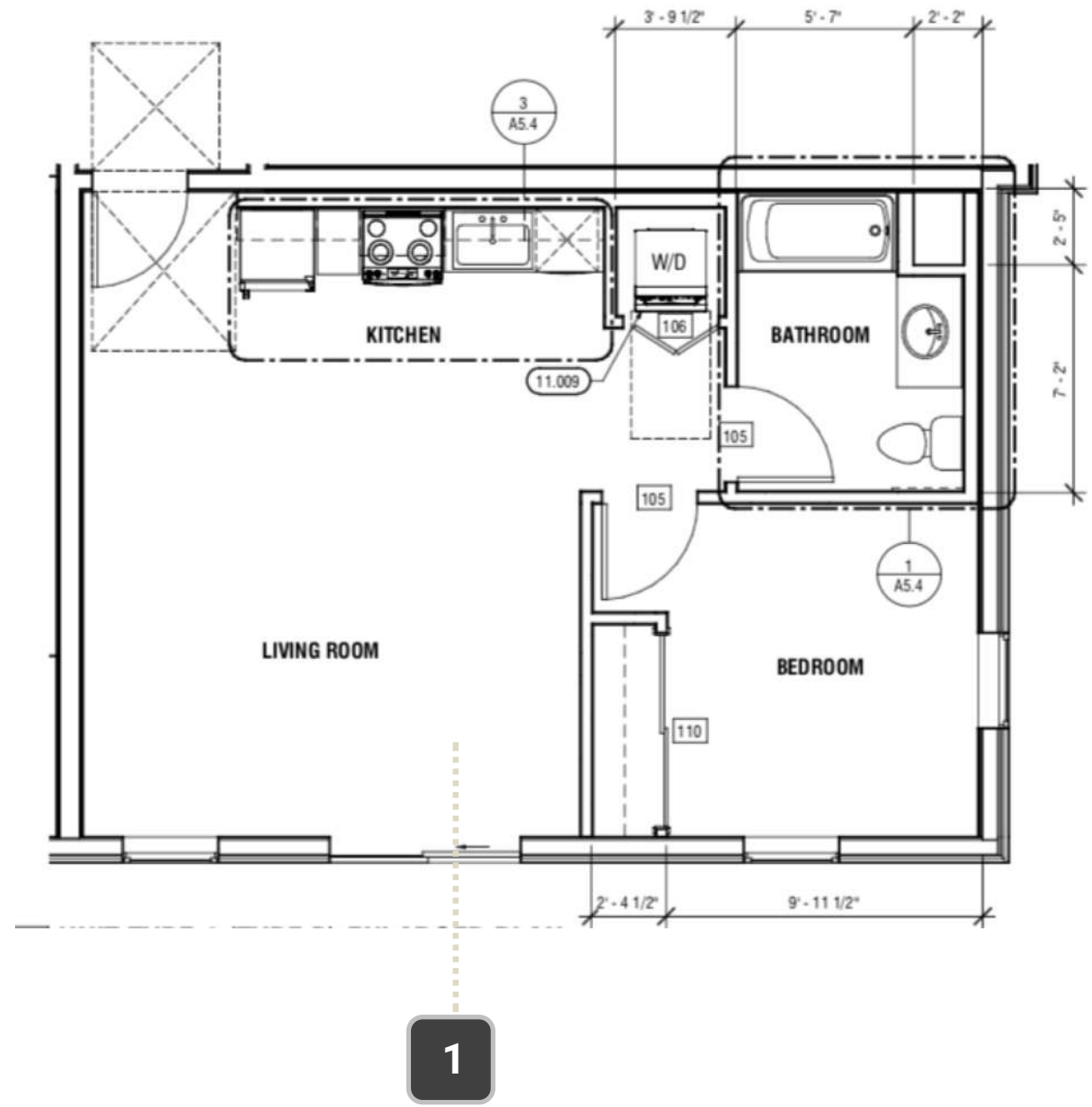
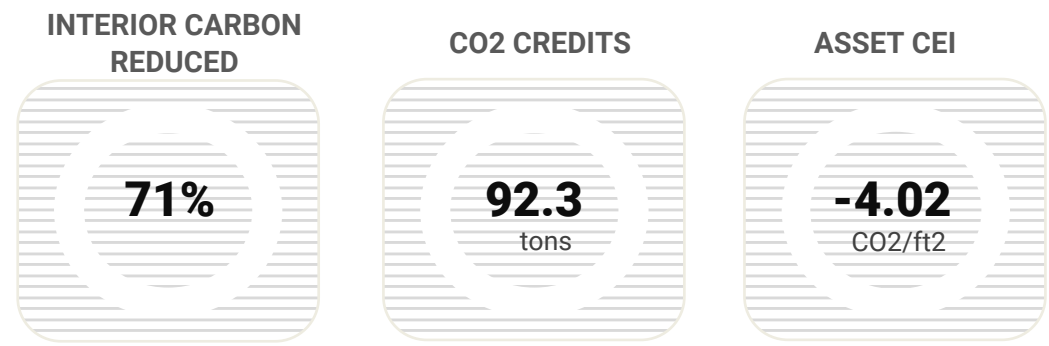


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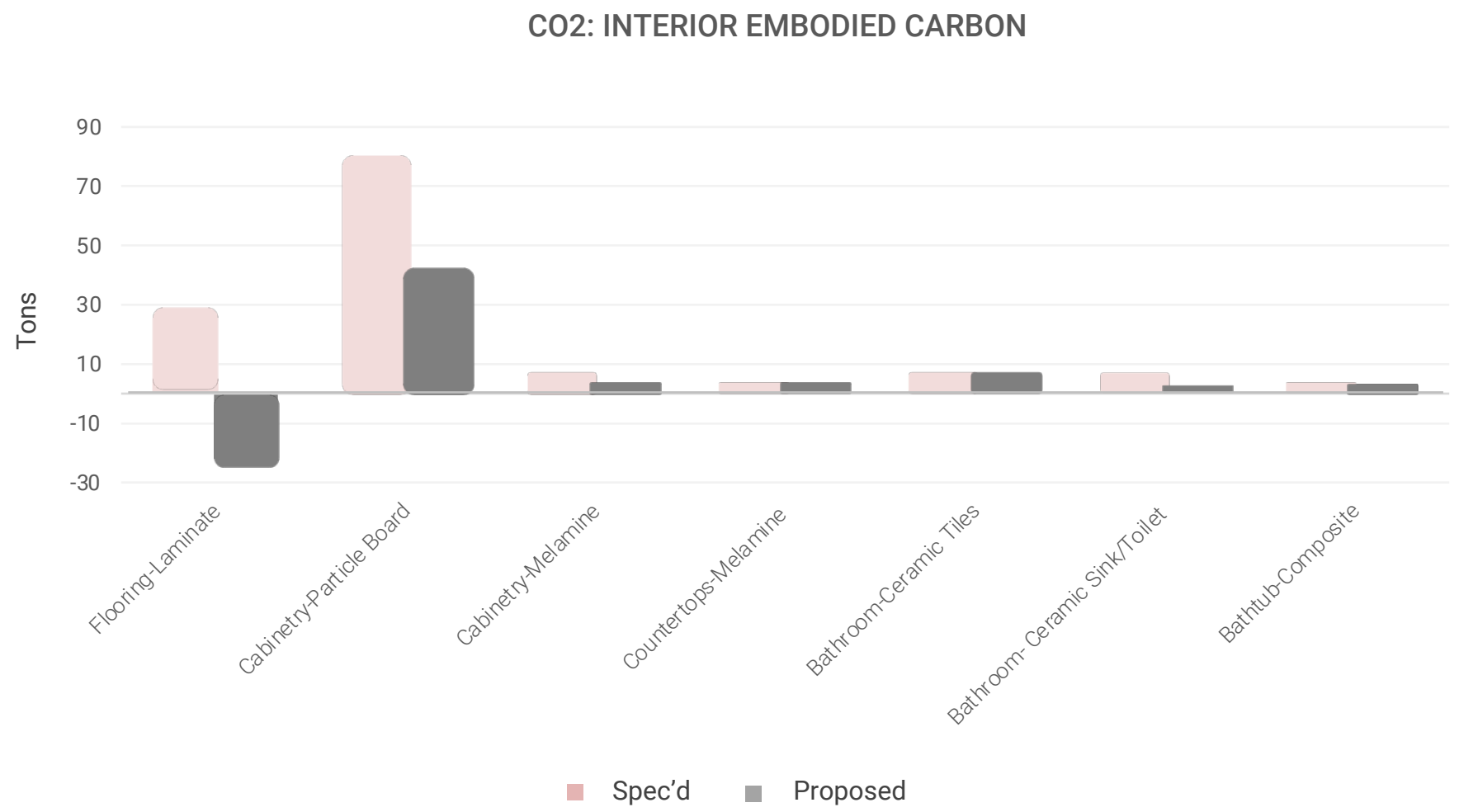


CO2: STRUCTURAL EMBODIED CARBON





Carbon Building Materials



JOULE MATERIAL LIST

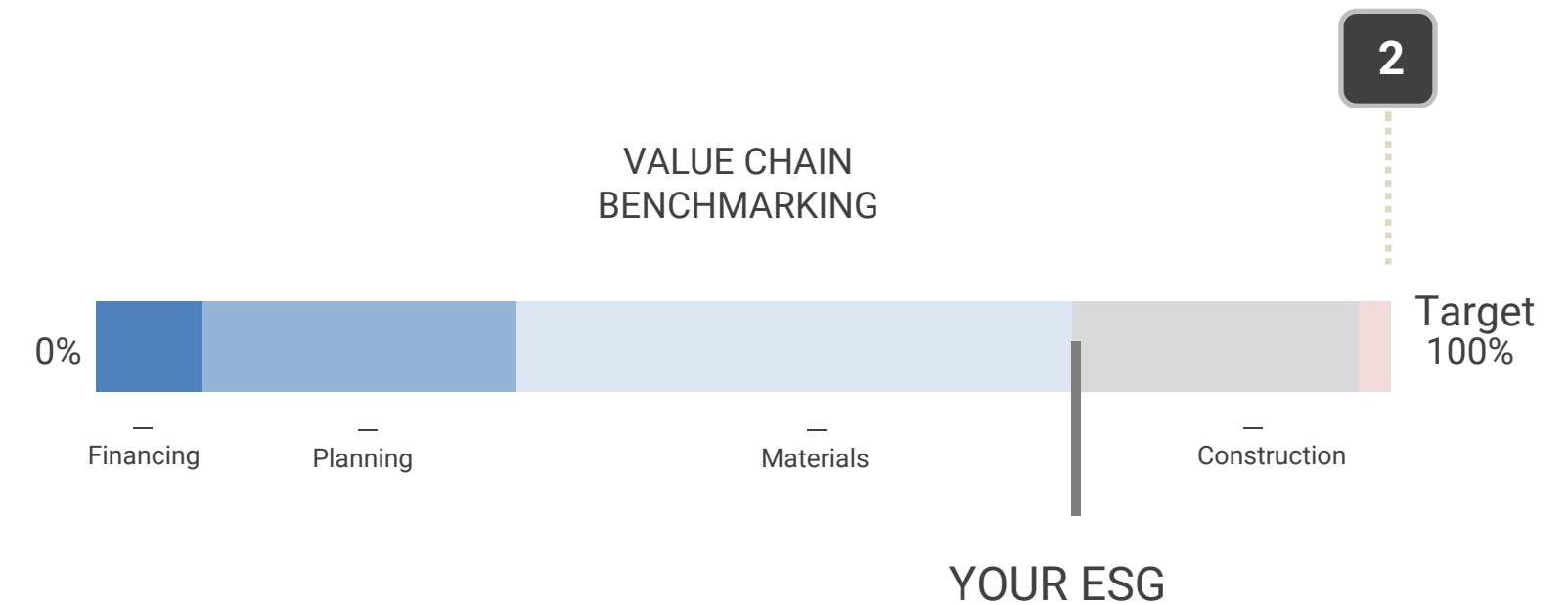
Structural

Material	Spec'd	Change	Credit
Cement Foundation	RMC Product Mix	None	0.00
Concrete	RMC Product Mix	MPP-Mass ply	325.32
Masonry Bricks	Gasbeton AAC	Angelus Block CMU	24.86
Metal Steel	Gerdau Structural Steel	Nucor Steel Sheet	4.05
Steel Rebar	Evraz NA Reinforcing Bar	Nucor Steel Bar	6.55
Wood Framing	NA Softwood Lumber	MPP-Mass ply	52.70
Exterior Insulation	Rockwool Toprock DD	None	0.00
Waterproofing	Miradri 860/861	None	0.00
Glass Windows	Vitro Arch Glass	Guardian Flat Glass	13.60
Façade	Equitone Linea	NAF Cembrit Fiber	5.67
Roof Membrane	Kingspan Insulated Panel	None	0.00
Interior Insulation	Rockwool AFB	None	0.00
Drywall	NA Gypsum Board	USG Sheetrock	6.88

JOULE MATERIAL LIST

Interior

Material	Spec'd	Change	Credit
Flooring-Laminate	Creation LVT	Egger Laminate	47.98 t
Cabinetry-Particle Board	Timber Products PB	NA Particle Board	38.09 t
Cabinetry-Melamine	Bio Carbon Laminate	Egger Laminate	0.80 t
Countertop-Melamine	Bio Carbon Laminate	Egger Laminate	0.07 t
Bathroom-Ceramic Tile	Emser Tile	TC North America	1.06 t
Bathroom-Sink&Toilet	Geberit Sanitary	Duravit Ceramic	4.27 t
Bathroom-Tub Composite	Sterling Vikrell	None	0.00 t



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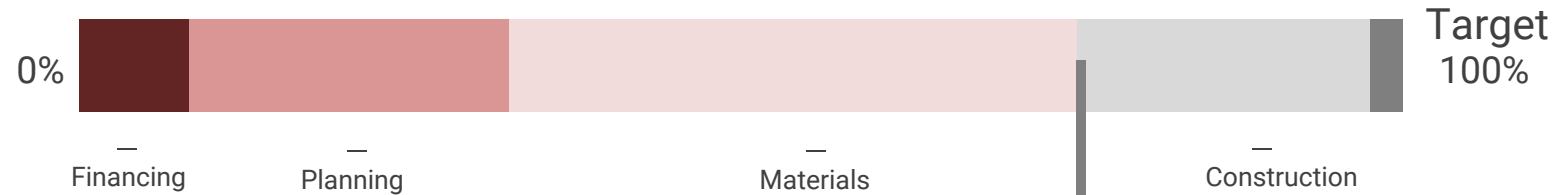
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Building Materials

Carbon

CENERO

VALUE CHAIN BENCHMARKING



YOUR ESG



Product Shipping

Carbon

JOULE MATERIAL SHIPPING LIST

Structural -

Material	Weight	Distance Gate or Supl.	Tons
RMC Product Mix	1,054.00 t	11 km / 6.8 mi	0.80 t
MPP-Mass ply	241.00 t	235 km / 146 mi	3.24 t
Angelus Block CMU	442.00 t	1,297 km / 806 mi	32.60 t
Nucor Steel Sheet	9.00 t	70 km / 44 mi	0.04 t
Nucor Steel Bar	52.00 t	70 km / 44 mi	0.21 t
MPP-Mass ply	198.00 t	235 km / 146 mi	0.70 t
Rockwool Toprock DD	1.58 t	260 km / 161 mi	0.00 t
Miradri 860/861	11.40 t	260 km / 161 mi	0.02 t
Guardian Flat Glass	34.00 t	258 km / 160 mi	0.50 t
AFC Cembrit Fiber	17.76 t	580 km / 360 mi	0.60 t
Sika Roof Membrane	2.70 t	250 km / 155 mi	0.04 t
Rockwool AFB	7.37 t	260 km / 161 mi	0.11 t
USG Sheetrock	27.14 t	333 km / 206 mi	0.51 t

Interior

Material	Weight	Distance Gate or Supl.	Tons
1. Egger Laminate	13.4 t	149 km / 89 mi	0.01 t
2. NA Particle Board	680 t	128 km / 67 mi	1.34 t
3. Egger Laminate	4.1 t	149 km/89 mi	0.70 t

CARBON REDUCED

100%

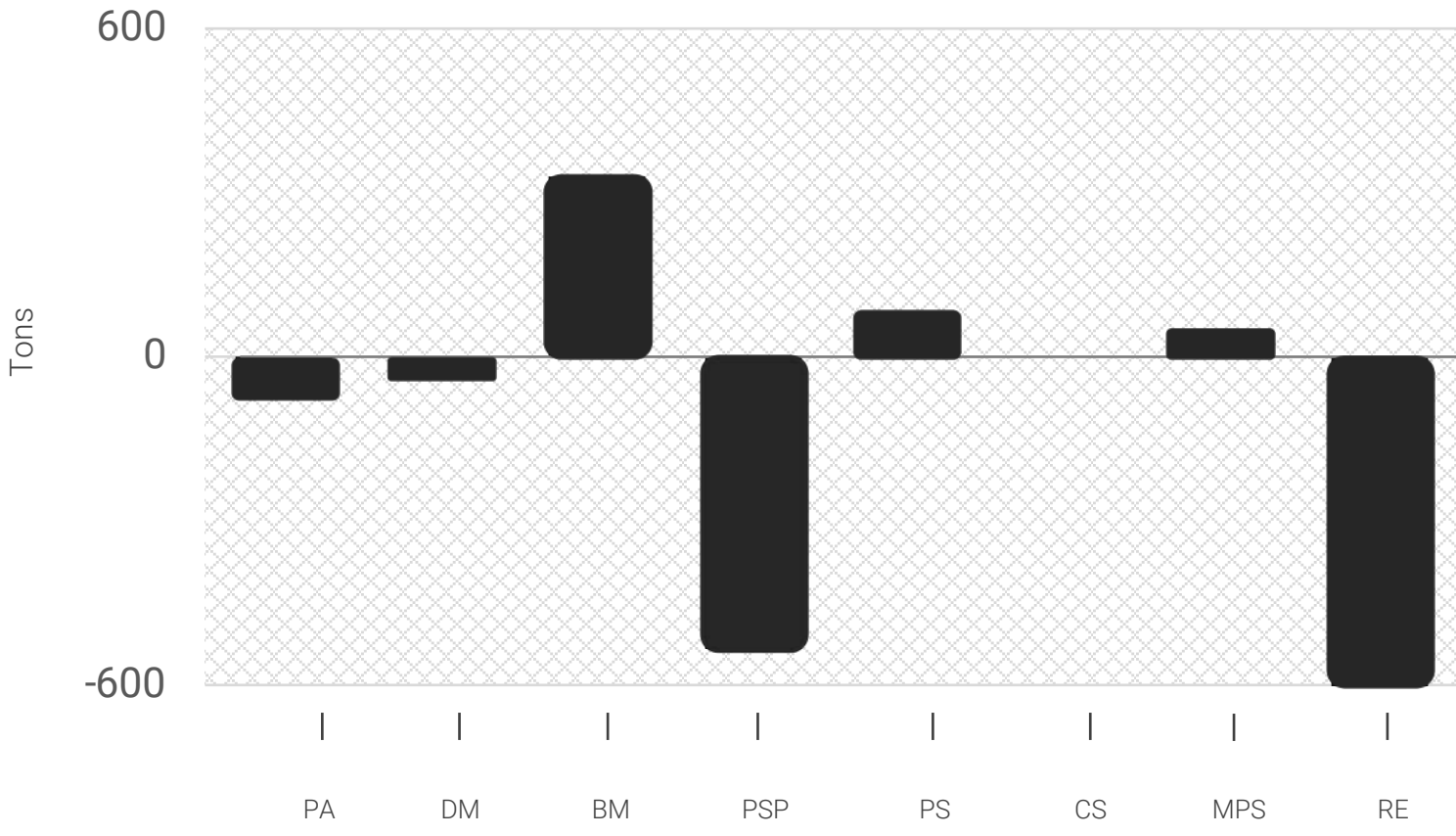
CO2 CREDITS

1,988
tons

ASSET CEI

-4.02
CO2/ft2

CR6: BUILT ENVELOPE CEI BREAKDOWN



CARBON BALANCE

KPI	CO2e	Balance
Property Area	-59.60 t	(59.06) t
Demolition	-28.00 t	(87.60) t
Building Materials	327.15 t	240.09 t
Product Specification	-531.91 t	(291.82) t
Planning Services	65.58 t	(226.24) t
Construction Services		
Material Product Shipping	41.37 t	(184.87) t
Renewable Energy	-1,802.70 t	(1,987.57) t

FINANCED EMISSIONS

-43
kgCO2/ft2

PORTFOLIO TEI

before
kgCO2/ft2
after
kgCO2/ft2

DECARBONIZATION

1st
year

ESG RATING

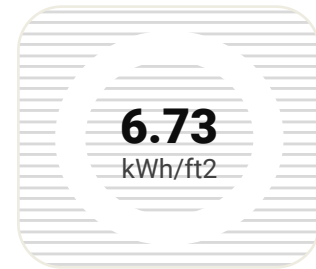
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OVER CODE

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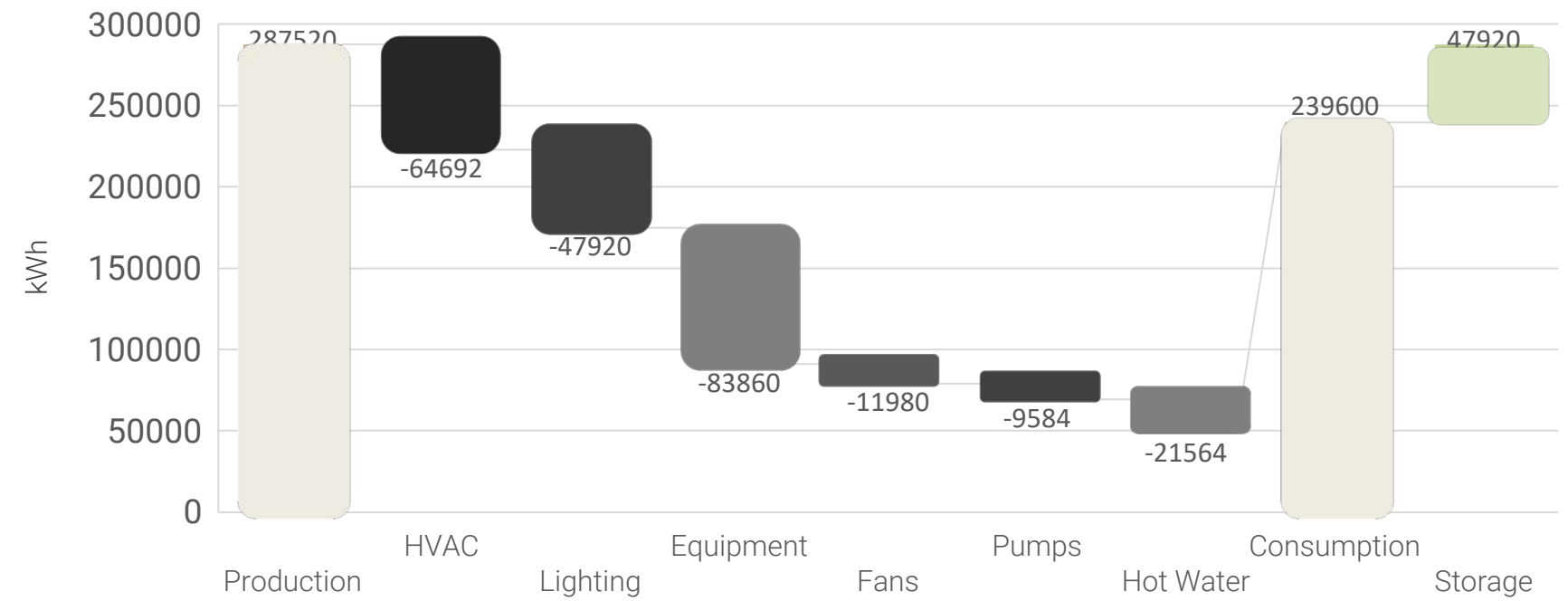
ASSET CEI



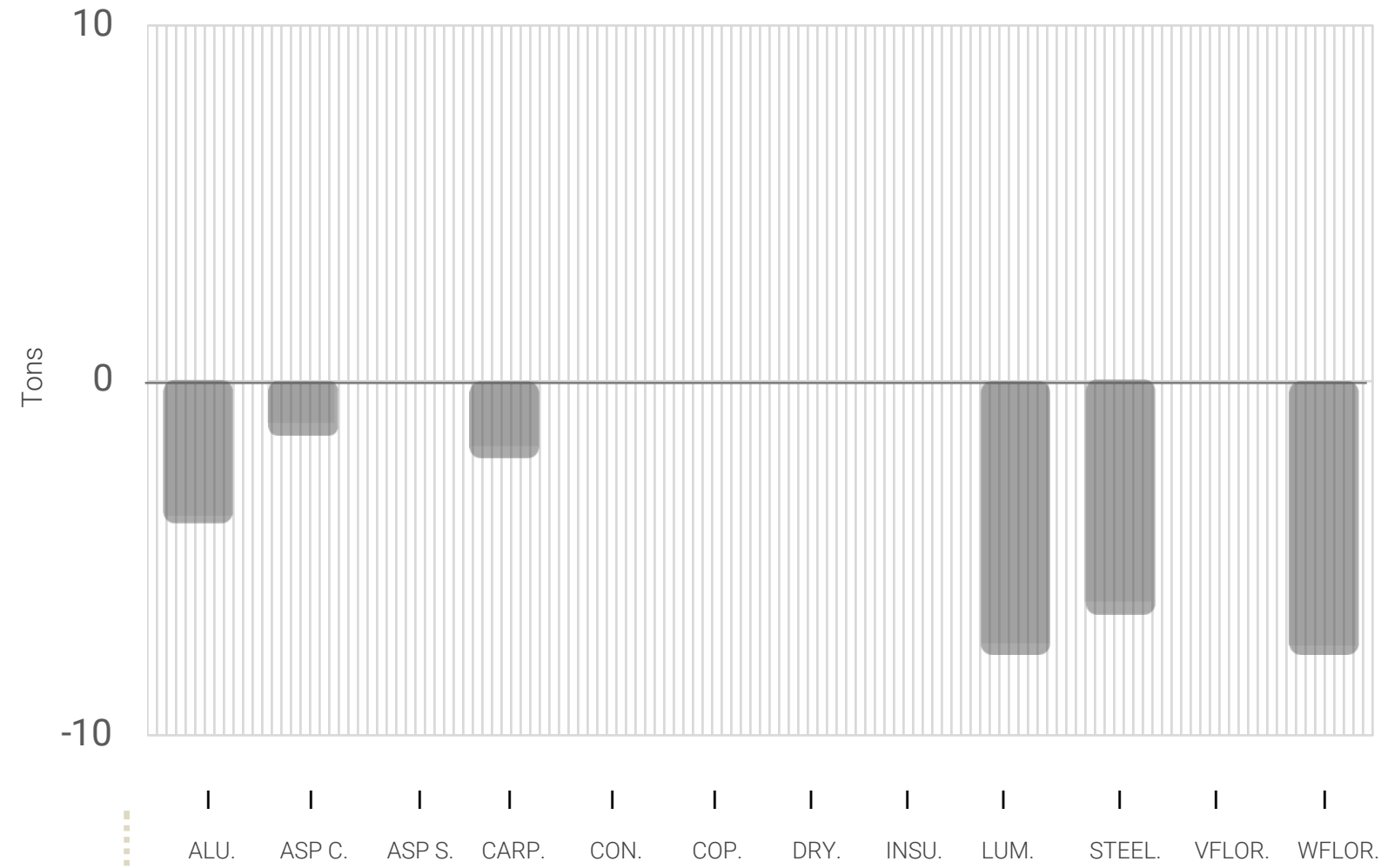
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WHOLE BUILDING ELECTRICITY USE BREAKDOWN

Total Decrease Increase



WT4: WASTE UPCYCLING



2

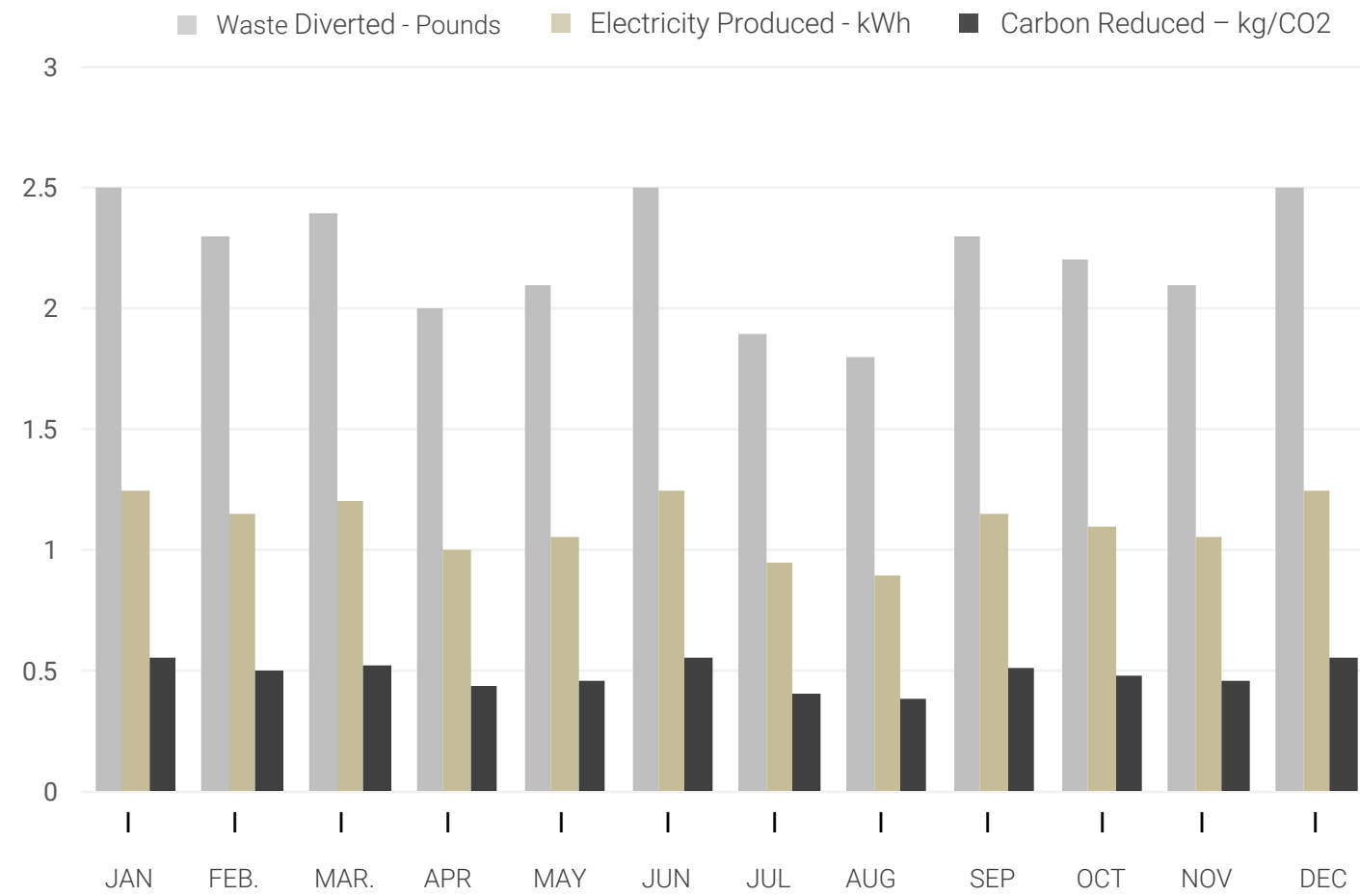
Waste

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Upcycling

Material	Net Weight	Credits
Aluminium	0.53 t	3.80 t
Asphalt Concrete	15.00 t	1.20 t
Carpet	0.70 t	1.88 t
Lumber	3.00 t	7.38 t
Steel	6.24 t	6.24 t
Wood Flooring	1.82 t	7.50 t

WT4: BIO WASTE TO ENERGY



1

Waste

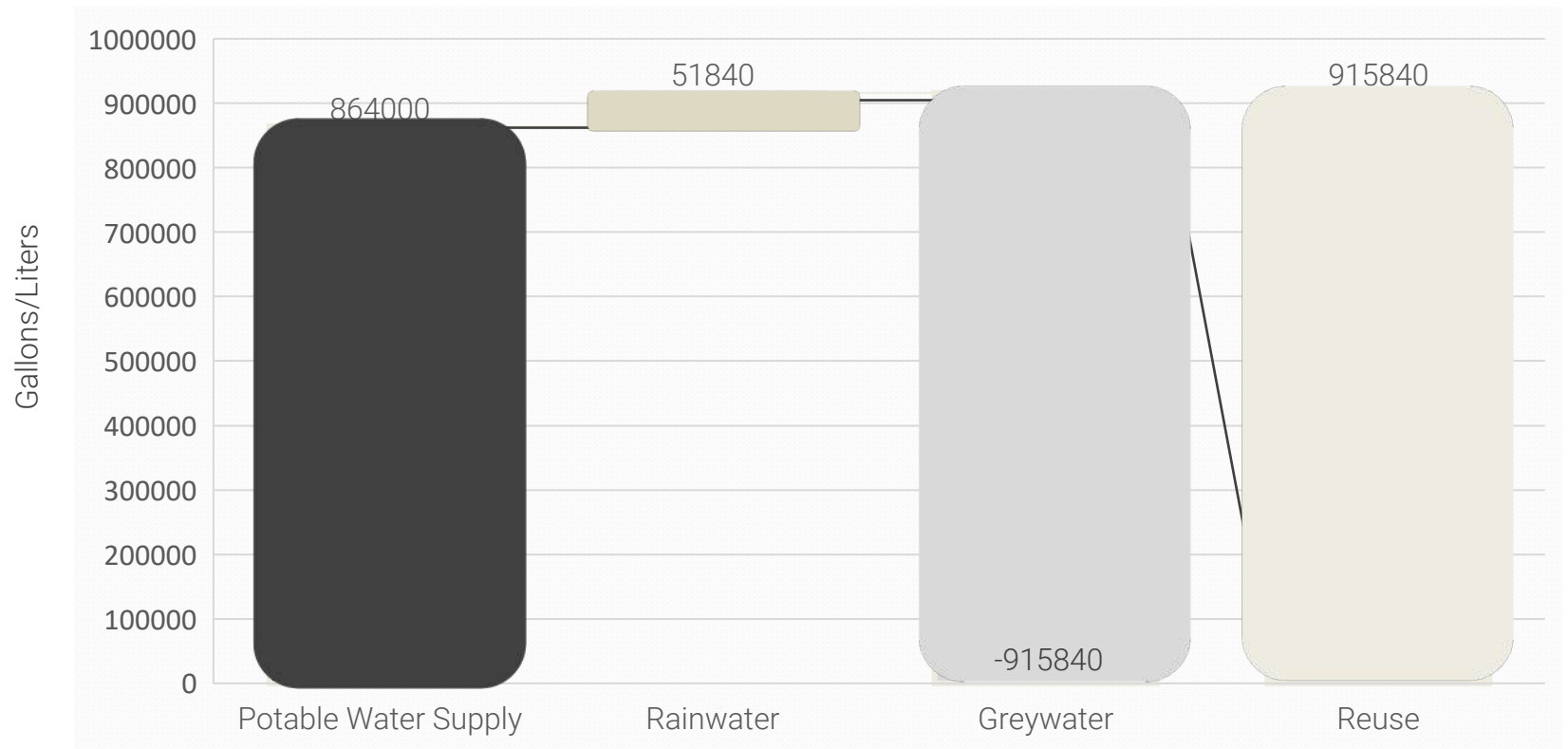
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Bio waste to energy

Description	Life-time Performance
Diverted Waste	64,800 lbs
Clean Energy	12,960 kWh
Avoided Carbon	5.70 t/CO2

WASTE DIVERTED	CLEAN ELECTRICITY	AVOIDED EMISSIONS	ESG RATING
2,160 lbs/year	432 kWh/year	-190 kgCO2/year	A

WA5: RECYCLED WATER



1

2

Net Zero Water

Description	Life-time Performance
Recycled potable water	27.30 MGY
Water reuse rate	100 %
Water utilization intensity	18.78 WUI

WATER RECYCLED	h2o REUSE	WUI	ESG RATING
0.91 MGY/year	100% gal/year	18.78 gal/sqft.	A



2

1

SG7: Physical Climate Risk Rating

Description	Score
Heat	40/100
Drought	30/100
Hurricane Wind	00/100
Inland Flooding	22/100
Coastal Flooding	00/100
Fire	12/100

Your property is located in a county with much less physical risk from natural hazards than other at non-risk counties



Joule

C ZERO

JOULE



- LANDUSE ✓
- ZERO CARBON ✓
- ZERO ENERGY ✓
- ZERO WATER ✓
- ZERO WASTE ✓
- ONSITE SAFETY ✓
- SUPPLY CHAIN ✓
- FIN EMISSIONS ✓
- CLIMATE RISK ✓
- TARGETS ✓



TITLE

WT02458842

A visionary climate-positive, multifamily project providing workforce housing in Bend, OR.