



A QUADRUPLE NET ZERO DEVELOPMENT

THE 0⁴

ESG-Grade
Commercial Real Estate

AAA+



ESG
AAA+

LANDUSE
ZERO CARBON
ZERO ENERGY
ZERO WATER
ZERO WASTE

VALUE CHAIN
ONSITE SAFETY
SUPPLY CHAIN
DIVERSITY

FINANCED EMISSIONS
CLIMATE RISK
AFFORDABLE HOUSING
TARGETS

KPI

CZERO

WT0245842

CZERO
ESG
AAA+

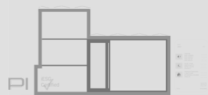
30.4%
ROI

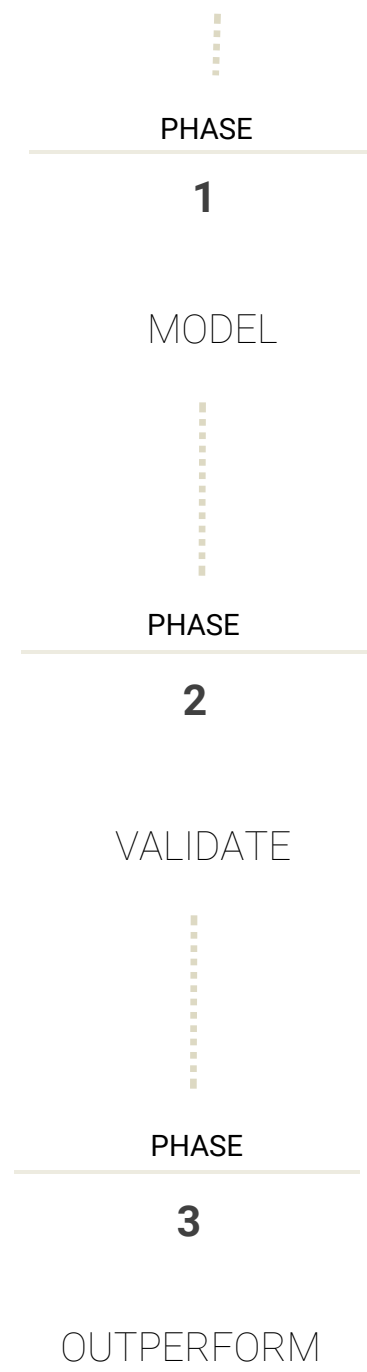
TITLE

ESG BANK

WT0245842

C
ZERO





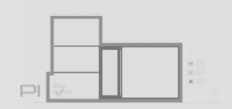
LIFECYCLE
ESG CAP STACKS

\$62M

Senior Debt	59%		36,580,000
Pace Fund	25%		15,500,000
Equity	16%		9,920,000

Mixed Use		CZERO
162K	Gross Square Feet	ESG
\$36,5M	Senior Debt	AAA+
\$15.5M	Pace Fund	
\$9.9M	Equity/Assets	

Development Budget	61,860,688
Lender 1A – 20 Year Term	36,000,000
Annual Interest Rate 5.24	2,911,007
Annual Interest Rate CESG 4.95	2,839,090
APR Savings Per Annum	71,917
Lender 1B-Pace Fund 25 Year Term	15,860,688
Annual Debt Service Rate	1,406,509
Annual Debt Service CESG	1,321,015
Interest Rate Savings Per Annum	85,494
CZERO ESG-Grade Product (80bps min.)	369,360
Lender Yield CESG Product Credit	(83,000)
NET FINANCIAL SAVINGS	3,575,690
Project Budget/Cost	61,860,688
CZERO ESG-Grade Asset	19,176,813
Real Estate Investment	81,037,501
Product Price	369,360
Net Capital Gain	18,807,453
ROI	30.4%



OUR PROCESS



ESG MODELED

SUSTAINABILITY VALIDATED

Environmental

100%

- ✓ Zero carbon
- ✓ Net zero energy
- ✓ Net zero water
- ✓ Net zero waste

Social

100%

- ✓ Onsite safety
- ✓ Supply chain: Materials
- ✓ Value chain: AEC
- ✓ Diversity and inclusion

Governance

100%

- ✓ Climate risk
- ✓ Financed emissions
- ✓ Affordable housing
- ✓ Targets

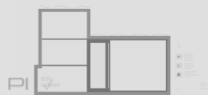


ASSET COMPLETE

ICON API
Real time monitoring

OUTPERFORM

CZERO ESG AAA+ ROI



NEED MORE?

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Request full project file

