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Distressed Property Program

Green Building Upgrades with
Green Bond Financing



Prepared by:
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The Problem: A Perfect Storm

Commercial Real Estate Owners around the world are facing a perfect storm of very powerful trends that will result in many Owners defaulting on their loans. Three of the most powerful trends include:

- Covid which has permanently altered the work place toward a hybrid model with a significant loss in occupancy and thus cash flow.
- Climate disruptions that are leading to an increase in Laws and liabilities for excess carbon emissions.
- Financing restrictions that are making it almost impossible to refinance a commercial building with conventional lenders.

The Solution: Green Upgrades with Green Bonds

While conventional commercial financing has virtually dried up, green bonds are being issued in Scandinavia to the tune of hundreds of millions of dollars. The catch is that green bonds can only finance green real estate projects. So to address this issue, our unique solution and value proposition includes the following:

- Green Building Upgrade of the property utilizing 100% low cost financing.
- Green Certification of the property to qualify for Green Bond financing.
- Refinancing of the underlying Loan with Green Bond and other financing.



The Proposition: Avoiding Default/Adding Value/Eliminating Fines

Of course, the greatest value of our unique Distressed Property Program is in saving Owners from defaulting on their loans, from losing their properties and from a massive hit to their credit rating. But our Program provides even more value in the following ways:

- Our Green Building Upgrade lowers utility costs, operating costs and Carbon emissions while increasing a building's Net Operating Income and Valuation.
- The deeper we go with our Upgrades, the more we lower OpX costs, increase Carbon credits to sell and increase the Tax deductions and Government Incentives.
- Our Upgrades will also eliminate fines and violations from the growing list of Local, State and Federal Carbon Emission Reduction Laws and Mandates.



We look forward to working with you.



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