



Project Pre-qualification Submission Form

Welcome to Colorado C-PACE! We're delighted you're considering the C-PACE program to finance your project. To get started, simply submit this completed Pre-qualification Submission Form (PQS) and any attachments to service@copace.com.

Before you fill out this form, remember that to be eligible for the Colorado C-PACE program, a property must:

- Be located in a [participating C-PACE county](#)
- Require financing for [eligible energy improvements](#)
- Be current on property taxes and municipal assessments
- Not be in bankruptcy or mortgage default
- Be used for commercial, industrial, or agricultural purposes

Questions? Contact the Colorado C-PACE program manager via the toll-free number 877.325.1882 or info@copace.com.

I. CONTACT INFORMATION

Name	<u>Paul Haynsworth</u>	
Company name	<u>BFLC LLC</u>	
Email	<u>paulhaynsworth1@gmail.com</u>	
Phone	<u>719.323.7766</u>	
Address	<u>15050 Woodcarver Rd</u>	
City	<u>Monument</u>	
State	<u>CO</u>	ZIP Code <u>80132</u>

I am a:

- | | |
|--|--|
| <input type="radio"/> Building owner | <input type="radio"/> Capital provider |
| <input type="radio"/> Building/property manager | <input checked="" type="radio"/> Real estate developer |
| <input type="radio"/> Contractor/auditor/project developer | <input type="radio"/> Other: _____ |

Project type:

- | | |
|---|--|
| <input checked="" type="radio"/> Existing building retrofit | <input type="radio"/> New construction |
| | Is there any plan to subdivide the property? |
| | <input type="radio"/> Yes <input type="radio"/> No |

II. PROPERTY INFORMATION

Name of property owner (building owner's corporate identity) Drennan Cattle Ranch LLC

Property name and address

Name Drennan Cattle Ranch LLC
Street Address 1 1173 State Highway 120
Street Address 2 _____
City Florence
State Colorado Zip 81226

County assessor parcel number 99910074

Gross square footage 144,000 Year built 1956

When was the property acquired by the current owner? November 2023

Property type:

- | | |
|--|---|
| <input type="radio"/> Healthcare facility (inpatient) | <input type="radio"/> Nonprofit (school, religious/worship) |
| <input type="radio"/> Healthcare facility (outpatient) | <input type="radio"/> Office |
| <input type="radio"/> Hotel | <input type="radio"/> Retail |
| <input checked="" type="radio"/> Industrial/manufacturing | <input type="radio"/> Warehouse/storage |
| <input type="radio"/> Multifamily with five or more units
if multifamily, # of units: _____ | <input type="radio"/> Other _____ |

III. MORTGAGE INFORMATION

Does the owner have clear title to the property with no encumbrances?

- Yes
 No

After confirming property eligibility, the C-PACE program administrator will request documentation evidencing commitment of title insurance issued by a licensed Colorado title insurance company.

Is there a mortgage on the property?

- Yes If yes, are mortgage payments current? Yes No
 No

Is the existing mortgage an SBA loan?

- Yes If yes, the mortgage is a: 504 7a
 No

Mortgage company name Ted Link (private individual)
Mortgage company contact Shawna Sullivan
Email shawna@cascadecommercial.net Phone 719.442.6500 ext. 101

Mortgage closing date	<u>11/09/2023</u>	Principal outstanding	<u>\$2,315,000</u>
Term	<u></u>	Monthly payment	<u>0</u>
Interest rate	<u></u>	Fixed or variable?	<u>fixed</u>
Amortization schedule	<u></u>	Balloon payment date	<u>3/15/2025</u>

What is the property's:

Assessed value	<u>360,032</u>	Appraised value	<u></u>
Assessment year	<u>2023</u>	Appraisal year	<u></u>

Are there any outstanding tax liens or notices of default?

- Yes
 No

IV. PROJECT INFORMATION

What type of improvements will be financed?

- Energy efficiency upgrade(s)
 Renewable energy system(s)
 Resiliency improvement(s), e.g. fire resistance, flood protection
 New Construction -- meet 2018 IECC
 New Construction -- exceed 2018 IECC by 5% in terms of energy performance
 New Construction -- meet or exceed 2021 IECC

Describe the energy efficiency measures and/or renewable energy system(s) in the proposed project:

Replace portions of roof, Repair siding, install new insulation, install new heating system, upgrade lighting system

What is the estimated amount to be financed through C-PACE? \$2.2 million

Is this project seeking retroactive financing (projects completed within the last three years)*?

- Yes
- No

Have you selected a Colorado C-PACE registered contractor to design the project and perform the analysis?

- Yes
- No

If yes:

Company name _____

Contact name _____

Email _____

Phone _____

Have you selected a Colorado C-PACE qualified capital provider to finance the project?

- Yes
- No

If yes:

Company name PACE Equity

Contact name Frank Swain

Email fswain@pace-equity.com

Phone 202.441.2265

Duncan Bremer Digitally signed by Duncan Bremer
Date: 2024.01.18 14:00:00 -07'00'
Property owner signature (required)

Property owner printed name

duncan.bremer@gmail.com

Email

Drennan Cattle Ranch LLC

Company

1 /18/2024

Date

Manager

Title

719.310.4431

Phone

15050 Woodcarver Rd

Company address

* Retroactive financing is available for new construction and gut rehab projects completed within three years from the certificate of occupancy. Please provide a copy of the certificate of occupancy with this form for projects seeking retroactive financing. Improvements on existing buildings (retrofits) can be financed as long as new improvements are also being financed, and previous improvements do not represent more than 35% of the total finance amount