

Summit Creek Solar LLC – Construction Loan Negotiation Thread (Renewable Energy)

Document Type: *Email Thread – Sponsor ↔ Lender (abridged, simulated OCR)*

From: Michael Ruiz <m.ruiz@summitcreeksolar.com >

To: loancommittee@greenfirstbank.com

Date: Aug 6, 2025 08:44 AM

Subject: Summit Creek Solar – updated model & term sheet rev 2

Attached: "SummitCreek_Rev2.xlsx"

Key changes:

- EPC contract signed (SunPeak EPC LLC).
 - Cost down to \$78.4 MM (from \$81 MM).
 - PPA rate confirmed @ \$52.7/MWh (20-yr).
 - Loan ask still \$66 MM ($\approx 84\%$ LTC).
 - COD target moved to Q2 2026.
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From: Lauren Chen <lchen@greenfirstbank.com >

To: m.ruiz@summitcreeksolar.com

Date: Aug 7 10:02 AM

Michael – we've reviewed Rev2. Model still assumes 90 % capacity factor (too high for AZ site avg = 84 %). Also missing inverter reserve and curtailment loss. EBITDA likely \$9.8 MM not \$10.6 MM.

Please update for insurance escrow and confirm debt tenor if term loan extension post-COD remains 5 yrs.

From: m.ruiz@summitcreeksolar.com

Date: Aug 7 12:47 PM

Adjusted as requested. Revised model EBITDA \$9.9 MM.

DSCR $1.09\times$ Yr1 $\rightarrow 1.25\times$ Yr5. IRR calc $\approx 9.4\%$. Would like to hold loan ask @ \$66 MM.

Internal Note – GreenFirst Analyst:

“Model cells E88–E94 link error (DSCR double-counting tax credit cash flow).
Corrected DSCR Yr1 0.98× → Yr5 1.18×.
Leverage too high for merchant risk. PPA only 15 yrs firm. Reprice loan to \$60 MM
(≈ 77 % LTC).”

From: *Lauren Chen → Credit Committee*

“After adjustments, IRR ≈ 8.7 %; coverage barely passes 1.0× through Yr3.
Recommend approve only if loan cut 6 MM + \$2 MM DSRA.”

From: *m.ruiz@summitcreeksolar.com*

“Understood. Will revise budget and seek tax-equity bridge. Please leave rate
unchanged if proceeds reduced.”

Committee Summary:

Despite cooperative sponsor, project remains thin. IRR and coverage fail to justify 84 % LTC.
Final offer cut to \$60 MM @ SOFR + 375 bps, with mandatory cash sweep to 1.20× DSCR.