

Capital Good Fund

Heat Pumps for New England

Promissory Note	Quarterly Interest-Only Payments	Annual Interest Rate 6.5%
Tenor 5 Years	Minimum Investment \$10	Increments \$1

Description Over the past 13 years, we have successfully originated 1,341 loans totaling \$18.64 million, achieving a 99.51% repayment rate.

Today, we are raising funds to provide interest-free financing for energy-efficiency upgrades to low—and moderate-income households in underserved communities, promoting financial inclusion and environmental sustainability.

This funding will support the installation of heat pumps, insulation, ductwork, and other energy-efficient upgrades.

Team We are a nonprofit, U.S. Treasury-certified Community Development Financial Institution focused on providing inclusive financial services.

Operating in multiple states, we offer financial coaching and affordable loans to help underserved communities improve their financial health and energy efficiency, aiming to create pathways out of poverty and advance a green economy.

Use of Proceeds The purpose of Capital Good Fund's offering is to raise capital to expand its DoubleGreen Loan program, providing interest-free financing for energy-efficiency upgrades to low- and moderate-income households in underserved communities, thereby supporting financial inclusion and environmental sustainability.

About Capital Good Fund is actively seeking to raise capital to scale its Double Green Loan program, which provides interest-free financing for energy-efficiency upgrades. This expansion is aimed at addressing the growing demand for such financial services in Rhode Island and Massachusetts, especially within low- and moderate-income (LMI) communities.

Through this program, Capital Good Fund enables energy-burdened households to implement essential upgrades, including heat pumps, insulation, ductwork, HVAC systems, and programmable thermostats, all without application, closing, prepayment, or late fees. The utility companies in these states sponsor and fund the program, covering an

interest-rate buydown that allows Capital Good Fund to offer affordable financing options, even to households traditionally underserved by mainstream lenders.

The funds raised will be used directly to meet the demand for DoubleGreen, which has seen substantial growth. Since its inception in 2011, the DoubleGreen program has originated over 1,341 loans, totaling \$18.64 million, with a repayment rate of 99.51%.

With the availability of interest-free loans, combined with increased rebates and advancements in energy-efficient technology, there is a high demand for these upgrades, particularly in LMI households affected by rising energy costs and extreme weather events.

In 2023 alone, Capital Good Fund provided nearly \$4.4 million in Heat Pumps for New England Loans, and by August 2024, it had already exceeded this amount, reaching \$4.45 million in new loans. This rate of demand signals the strong need for continued capital to maintain and grow the program's reach.

To sustain this momentum, Capital Good Fund aims to increase its monthly origination of DoubleGreen Loans to \$750,000 or more in Rhode Island and Massachusetts. The program aligns with Capital Good Fund's broader mission of addressing poverty and promoting environmental sustainability through inclusive financial services.

In addition to generating significant social and environmental impact, the DoubleGreen Loan program represents a crucial source of earned income for Capital Good Fund. In 2023, it covered 40.5% of the organization's expenses, with two-thirds of this revenue stemming from the utility-sponsored interest-rate buydown associated with DoubleGreen Loans. Scaling the program will bring Capital Good Fund closer to its goal of achieving 80% operational self-sufficiency by 2026.

Beyond Rhode Island and Massachusetts, Capital Good Fund plans to explore the expansion of its DoubleGreen Loan program into additional markets such as Georgia, where there is potential to pair the energy-efficiency financing with solar lease programs. This approach would involve partnerships with state energy offices to finance portions of projects not fully covered by available state and federal incentives or rebates. Capital Good Fund aims to finalize these partnerships and confirm program development timelines by Q3 and Q4 of 2025.

Capital Good Fund's approach with DoubleGreen Loan is grounded in sustainable growth and a commitment to delivering measurable social, economic, and environmental benefits.

By investing in this program via Heat Pumps for New England, funders will support a proven model for improving financial inclusion and environmental impact, with the dual benefit of addressing the urgent need for affordable energy solutions in economically disadvantaged

communities and advancing the Fund's vision of a sustainable, equitable future for all.

**Financial
Information**

6.5% fixed interest, 5-year-term unsecured loan. Interest-only quarterly payments with a balloon payment at the end of year 5. Pre-payment is expected.

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Principal	Interest	Cumulative Interest
1	5/24/2025	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$8,125.00
2	8/22/2025	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$16,250.00
3	11/20/2025	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$24,375.00
4	2/18/2026	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$32,500.00
5	5/19/2026	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$40,625.00
6	8/17/2026	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$48,750.00
7	11/15/2026	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$56,875.00
8	2/13/2027	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$65,000.00
9	5/14/2027	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$73,125.00
10	8/12/2027	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$81,250.00
11	11/10/2027	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$89,375.00
12	2/8/2028	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$97,500.00
13	5/8/2028	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$105,625.00
14	8/6/2028	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$113,750.00
15	11/4/2028	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$121,875.00
16	2/2/2029	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$130,000.00
17	5/3/2029	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$138,125.00
18	8/1/2029	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$146,250.00
19	10/30/2029	\$500,000.00	\$8,125.00	\$0.00	\$8,125.00	\$154,375.00
20	1/28/2030	\$500,000.00	\$508,125.00	\$500,000.00	\$8,125.00	\$162,500.00

Example

Example of a \$10,000 investment.

Payment Number	Payment Date	Beginning Balance	Scheduled Payment	Principal	Interest	Cumulative Interest
1	5/24/2025	\$10,000.00	\$162.50	\$0.00	\$162.50	\$162.50
2	8/22/2025	\$10,000.00	\$162.50	\$0.00	\$162.50	\$325.00
3	11/20/2025	\$10,000.00	\$162.50	\$0.00	\$162.50	\$487.50
4	2/18/2026	\$10,000.00	\$162.50	\$0.00	\$162.50	\$650.00
5	5/19/2026	\$10,000.00	\$162.50	\$0.00	\$162.50	\$812.50
6	8/17/2026	\$10,000.00	\$162.50	\$0.00	\$162.50	\$975.00
7	11/15/2026	\$10,000.00	\$162.50	\$0.00	\$162.50	\$1,137.50
8	2/13/2027	\$10,000.00	\$162.50	\$0.00	\$162.50	\$1,300.00
9	5/14/2027	\$10,000.00	\$162.50	\$0.00	\$162.50	\$1,462.50
10	8/12/2027	\$10,000.00	\$162.50	\$0.00	\$162.50	\$1,625.00
11	11/10/2027	\$10,000.00	\$162.50	\$0.00	\$162.50	\$1,787.50
12	2/8/2028	\$10,000.00	\$162.50	\$0.00	\$162.50	\$1,950.00
13	5/8/2028	\$10,000.00	\$162.50	\$0.00	\$162.50	\$2,112.50
14	8/6/2028	\$10,000.00	\$162.50	\$0.00	\$162.50	\$2,275.00
15	11/4/2028	\$10,000.00	\$162.50	\$0.00	\$162.50	\$2,437.50
16	2/2/2029	\$10,000.00	\$162.50	\$0.00	\$162.50	\$2,600.00
17	5/3/2029	\$10,000.00	\$162.50	\$0.00	\$162.50	\$2,762.50
18	8/1/2029	\$10,000.00	\$162.50	\$0.00	\$162.50	\$2,925.00
19	10/30/2029	\$10,000.00	\$162.50	\$0.00	\$162.50	\$3,087.50
20	1/28/2030	\$10,000.00	\$10,162.50	\$10,000.00	\$162.50	\$3,250.00

Risk Disclosure

In making an investment decision, investors must rely on their examination of the issuer and the terms of the offering, including the merits and risks involved. Investments in Climatize are speculative, illiquid, and involve a high degree of risk, including the possible loss of your entire investment.

Representation Attestation

The content of this document is based entirely upon Capital Good Funds's representations.

Capital Good Fund, hereby certifies and attests that, to the best of their knowledge, the information provided in this document is true, accurate, and complete to the best of their knowledge at the time of this attestation.

This attestation is made with the understanding that it may be relied upon by Climatize Earth Securities LLC for legal and official purposes.

Capital Good Fund understands the legal and binding nature of this attestation and acknowledges that any false or misleading information provided herein may have legal consequences. This Agreement will be construed and interpreted in accordance with the laws of the State of California.



Andrew Posner
Founder & Chief Executive Officer | Capital Good Fund
Date: 11 / 25 / 2024