

Retroactive Refinancing for Luxury Hotel



The Marlow Luxury Hotel | Milwaukee, WI

\$2.4 MILLION



IMPROVED ROE PLUS OWNER CAPITAL FREED UP FOR PHASE 2

This 5-story historic property in downtown Milwaukee, Wisconsin, was converted to a luxury boutique hotel featuring 23 rooms and a well-appointed lobby in the first development phase. The first floor transformation includes a restaurant area and fitness area. The second phase will include an additional 20 rooms. Originally constructed in 1920, the property was redeveloped in 2021 to appeal to the modern traveler. PACE Equity retroactively refinanced the property to allow the owner to free up project equity for the second phase of redevelopment.

Retroactive refinancing using PACE Equity allows the owner to shift the capital stack to a better overall IRR and take advantage of the long-term, low-cost, non-recourse financing that improves project Return on Equity. PACE Equity refinancing also allows owners access to capital for stabilization, replenishing reserves, recapturing liquidity and more. PACE Equity can be used for new construction, redevelopment, major renovations, and retroactive refinancing—across a variety of asset classes.

*World-Class Customer
Satisfaction Scores.*



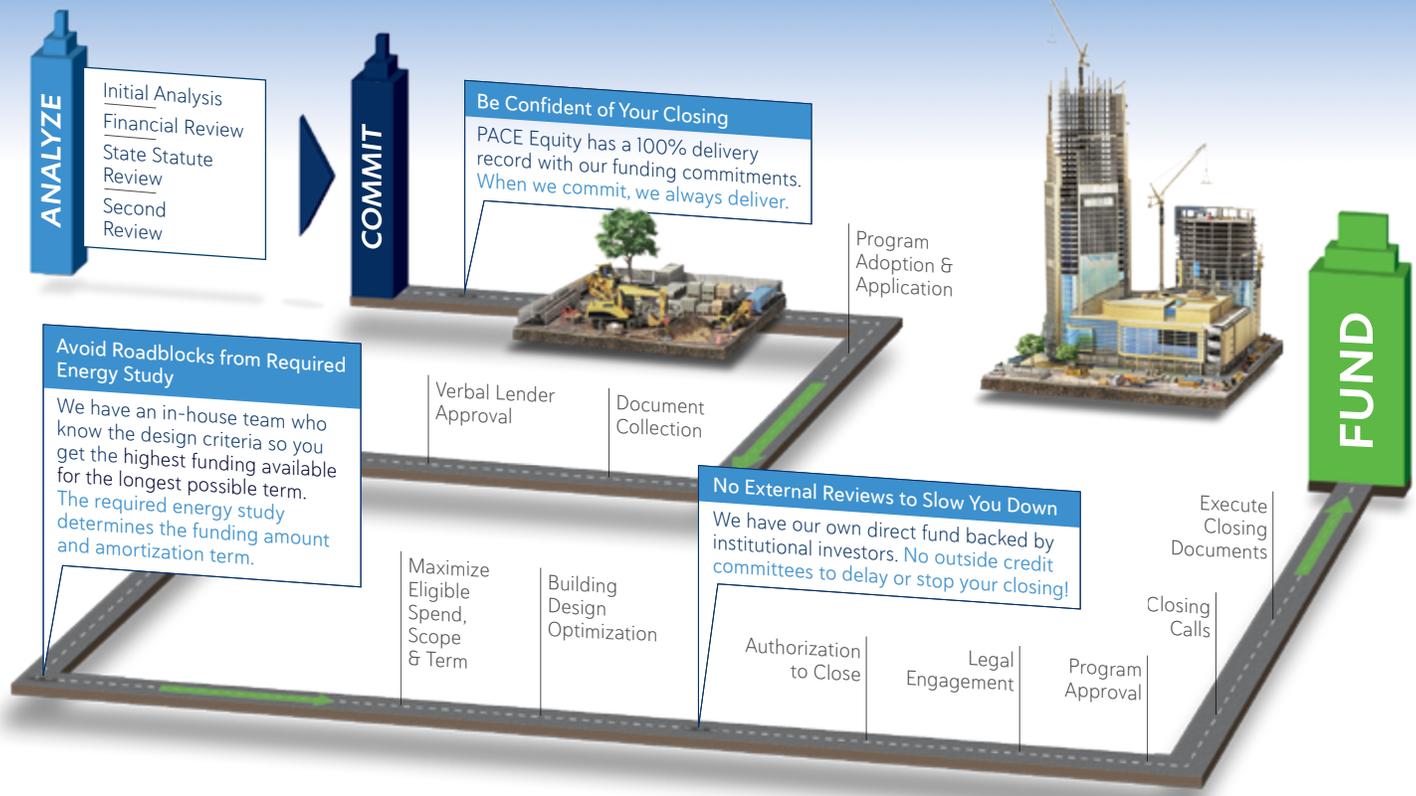
ACCOMPLISH MORE
WHEN YOU HAVE THE
RIGHT PARTNER.

\$14.9 M
CAPITAL STACK

CONSTRUCTION LOAN	50%		\$7.4 M
EQUITY	34%		\$5.1 M
PACE EQUITY	16%		\$2.4 M

THERE ARE 87 STEPS NEEDED TO EXECUTE PACE FINANCING. Don't worry, we do all 87.

Fast Track™ Funding Process with End-to-End Execution



WHAT IS PACE EQUITY?

PACE legislation allows for a new funding vehicle in your capital stack. Your construction budget can use our funding for quantifiable utility, water, renewable or seismic (select states) efficiencies. The repayment of the capital is made through a long-term special tax assessment on the property. PACE Equity is available in 25 states and growing.

LOWER RATES FOR LOWER CARBON

Substantial rate reduction when you meet our CIRRUS Low Carbon design specification.



FUNDING FOR A VARIETY OF ASSET CLASSES



WE FUNDED IT FIRST. We figured out first how to use our capital for new construction plus NMTC/OZ/TIF. We'll help you solve your financing challenge.

UPFRONT FUNDING COMMITMENT with certainty of funding and a 100% delivery record.

★★★★★ NEAR PERFECT CUSTOMER SATISFACTION (4.95 OUT OF 5 STARS)