

Redevelopment Adds High-End Retail and Office Space



Kenwood Place | Cincinnati, OH

\$1.3 MILLION



CIRRUS LOW CARBON VERIFIED

Kenwood Place is an existing 74,000 square feet retail/office building. The owners are transforming the center to attract new and upscale tenants which would complement the site's location, directly across from the Kenwood Towne Centre. The redevelopment qualified as a *CIRRUS Low Carbon* property with energy-efficient ground floor retail and second-floor office space.

Utilizing *CIRRUS Low Carbon* PACE Equity financing means the developer qualified for a lower interest rate because they met the *CIRRUS Low Carbon* design specification. Our firm's process provides a world-class customer experience with comprehensive end-to-end project management.

Achieving *CIRRUS Low Carbon* status means the property has been verified to operate efficiently with a reduced carbon footprint. The developer chose to meet the *CIRRUS Low Carbon* design specification and achieve a lower interest rate and a robust promotional package to attract tenants.



THIS PROJECT SAVED 1,372 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 300

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The PACE Equity playbook was clearly outlined. The team bent over backwards to help us reach the lower rate of CIRRUS Low Carbon.

Ryan Kyte, CFO
Midland Atlantic Properties

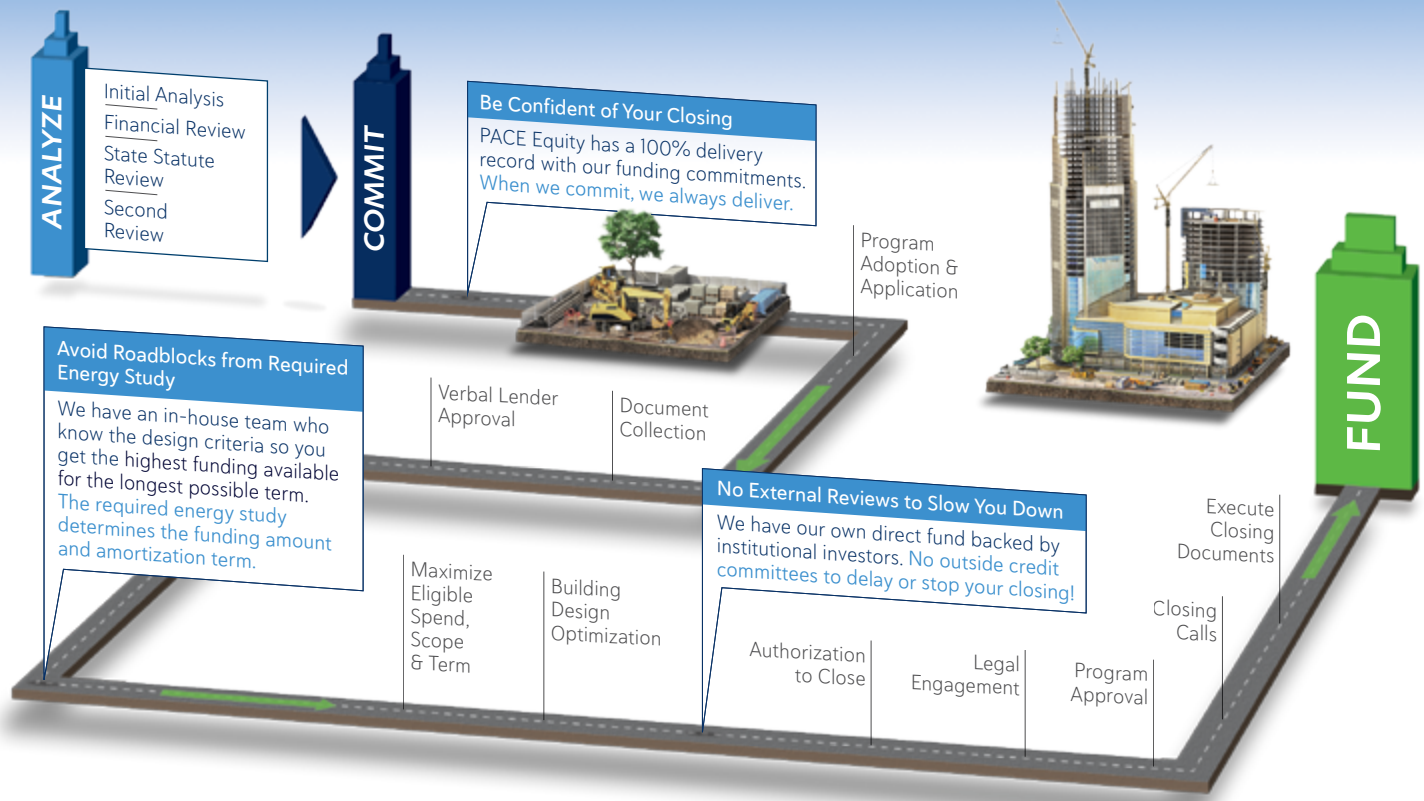
\$20.5 M
CAPITAL STACK

CONSTRUCTION LOAN	77%		\$15.8 M
EQUITY	17%		\$3.5 M
PACE EQUITY	6%		\$1.3 M



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

End-to-End
Project
Management



WHAT IS PACE EQUITY?

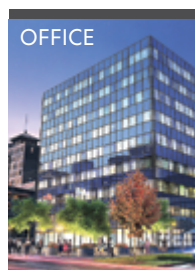
PACE legislation allows for a new funding vehicle in your capital stack. Your construction budget can use our funding for quantifiable utility, water, renewable or seismic (select states) efficiencies. The repayment of the capital is made through a long-term special tax assessment on the property. PACE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

LOWER COSTS 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)