

PACE Equity Funds Cost Overruns on Hospital Redevelopment



Red Skye Lofts | Redwood Falls, MN

\$2.2 MILLION



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PACE Equity consistently delivers a strong customer satisfaction rating at 9.75 / 10.

EXPERIENCE WITH TAX ABATEMENTS ENSURED A SMOOTH CLOSING

Originally a hospital, the developer of this 56-unit multifamily project recognized the potential for redevelopment of the property. During the redevelopment work, unexpected additional demolition work impacted the overall construction budget. At the time, the developers increased the size of their construction loan to account for this difference. Now, PACE Equity is covering these additional costs using low-cost, fixed-rate, non-recourse refinancing funds.

A unique element of this refinance is the 15-year tax abatement agreement with the city, allowing the developers to avoid 100% of their annual property taxes during that period. Our firm's extensive experience with tax abatements ensured a trouble-free transaction.

Because they used the low-cost and non-recourse funding from PACE Equity, the refinancing of the project made good financial sense.

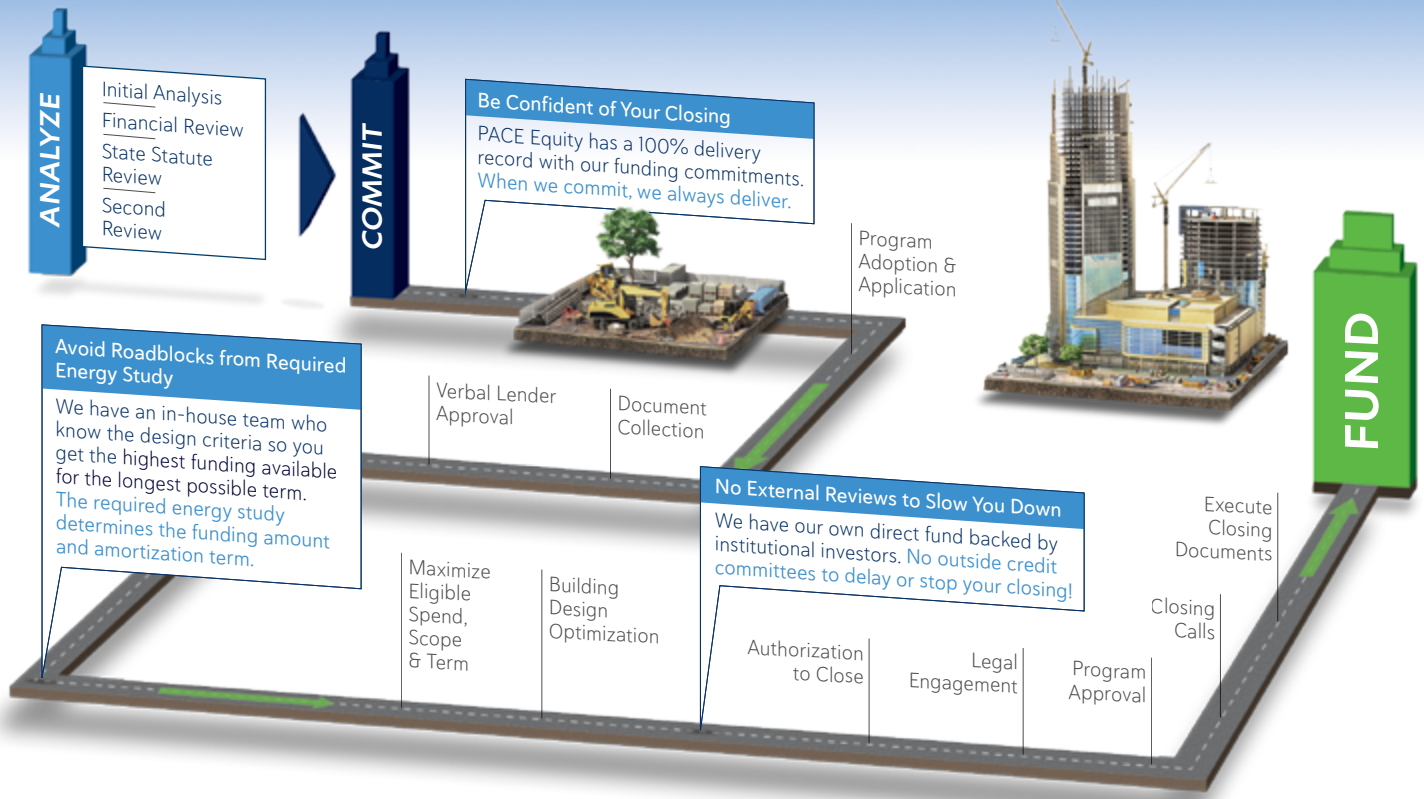
 THIS PROJECT SAVED 5,000 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 1,190 



— \$10.5 M	
CAPITAL STACK	
CONSTRUCTION LOAN	46% \$4.7 M
EQUITY	33% \$3.5 M
PACE EQUITY	21% \$2.2 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.

AWARD WINNING!



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 (9.75 OUT OF 10)