

Nation's First New Construction Office Project



1433 N. Water | Milwaukee, WI

\$2.2 MILLION




BROWNFIELD REVITALIZATION CREATES CLASS A OFFICE SPACE

This project is the first of its kind in the country—a new construction office project using PACE financing. In addition, PACE Equity was included in the complex capital stack that included New Markets Tax Credits, a TIF district and a brownfield site. PACE Equity financed 7% of the project capital stack.



A revitalized brownfield site, the project serves as a model for sustainability. It features PV solar, geothermal, LED lighting, and an enhanced building envelope. The developer chose to work with PACE Equity due to its expertise in complex capital stack management and experience with new construction PACE projects.

Every PACE project requires an energy study, but our engineers know the design criteria, so our clients avoid potential funding roadblocks which is especially critical as you put your stack together. For this project, our process and experience also helped the developer save time and effort because we worked with the City of Milwaukee PACE Administrator for all compliance issues and approvals.

 THIS PROJECT SAVED 21,050 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 4,684 

PACE Equity moved quickly after receiving a New Market Tax Credit Allocation. This project is a great win for us and the community.

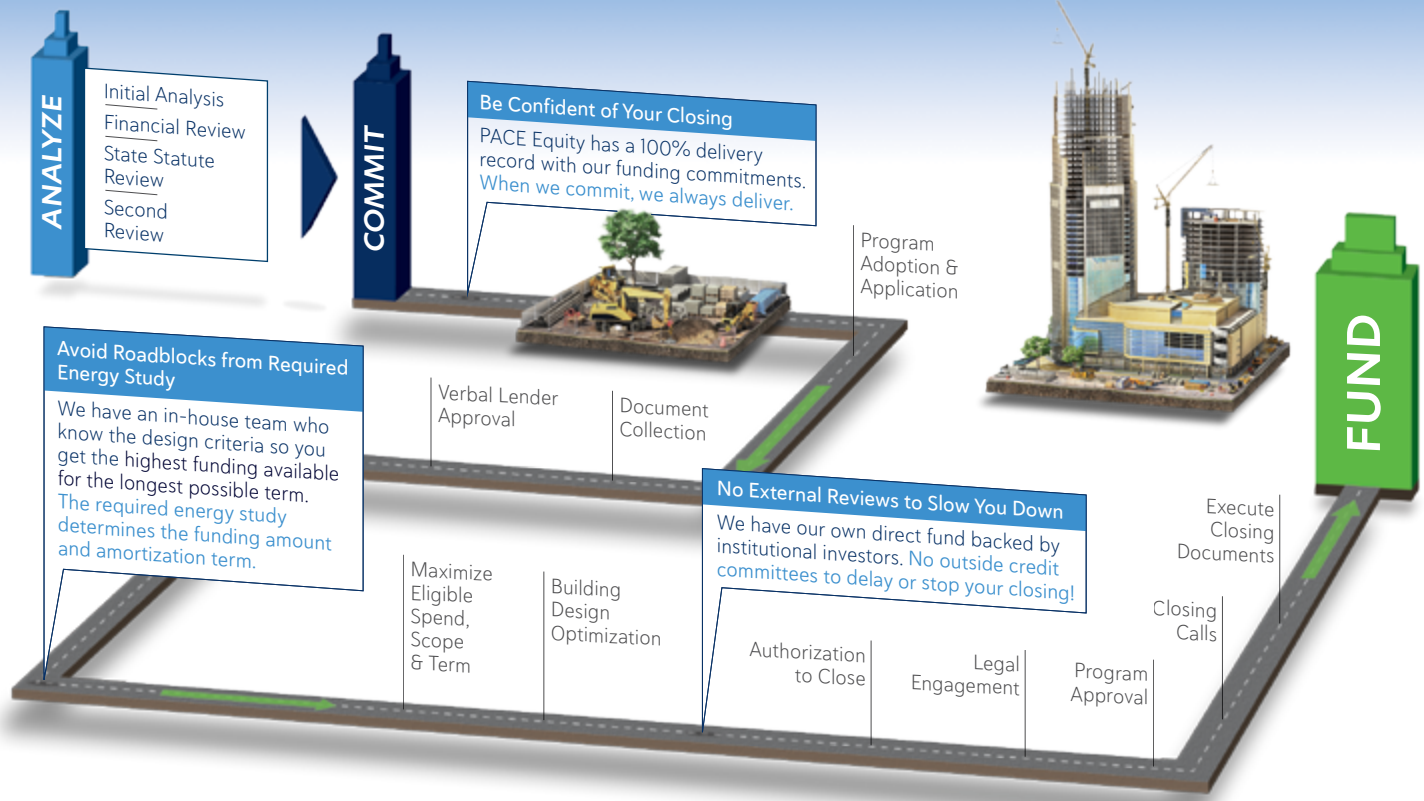
Stewart Wangard, Chairman and CEO
Wangard Partners, Inc.

\$33 M CAPITAL STACK

MORTGAGE LOAN	55%	\$18.0 M
BROWNFIELD GRANT	3%	\$1.0 M
NEW MARKETS TAX CREDIT	26%	\$8.8 M
EQUITY	10%	\$3.0 M
PACE EQUITY	7%	\$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 (4.95 OUT OF 5 STARS)