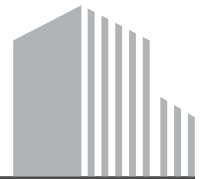


# First New Construction PACE Project in Illinois



301 South Main | Rockford, IL

## \$1.4 MILLION



### MULTIFAMILY NEW CONSTRUCTION PROJECT CAPTURES GROWTH OF HOUSING MARKET




PACE Equity continues to lead the industry with firsts:

- First new construction project in Illinois



Opportunity exists to capture growth as the city of Rockford comes back to life after the COVID-19 pandemic. Rockford, like many Midwest urban areas, offers opportunities for investments in multifamily housing as municipalities encourage housing solutions to attract new talent for growing local employers. This four-story project will feature one- and two-bedroom apartments plus 3,200 SF of commercial retail space in the heart of downtown Rockford.

By leveraging PACE Equity low cost and non-recourse financing, the developer saved on capital costs and increased the project's IRR. Using our Fast Track™ Funding process, PACE Equity's energy engineering expertise identified \$1.4 million in improvements to be realized over the 25-year term of the investment. PACE Equity helped this developer discover the benefits of PACE financing with a seamless process.

 THIS PROJECT SAVED 5,258 METRIC TONS CO<sub>2</sub>  EQUAL TO ANNUAL EMISSIONS FROM 1,143 

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I was pleasantly surprised by the easy process—the team was professional, flexible, and really drove the process. The speed and simplicity of the transaction was excellent. It was an A+.

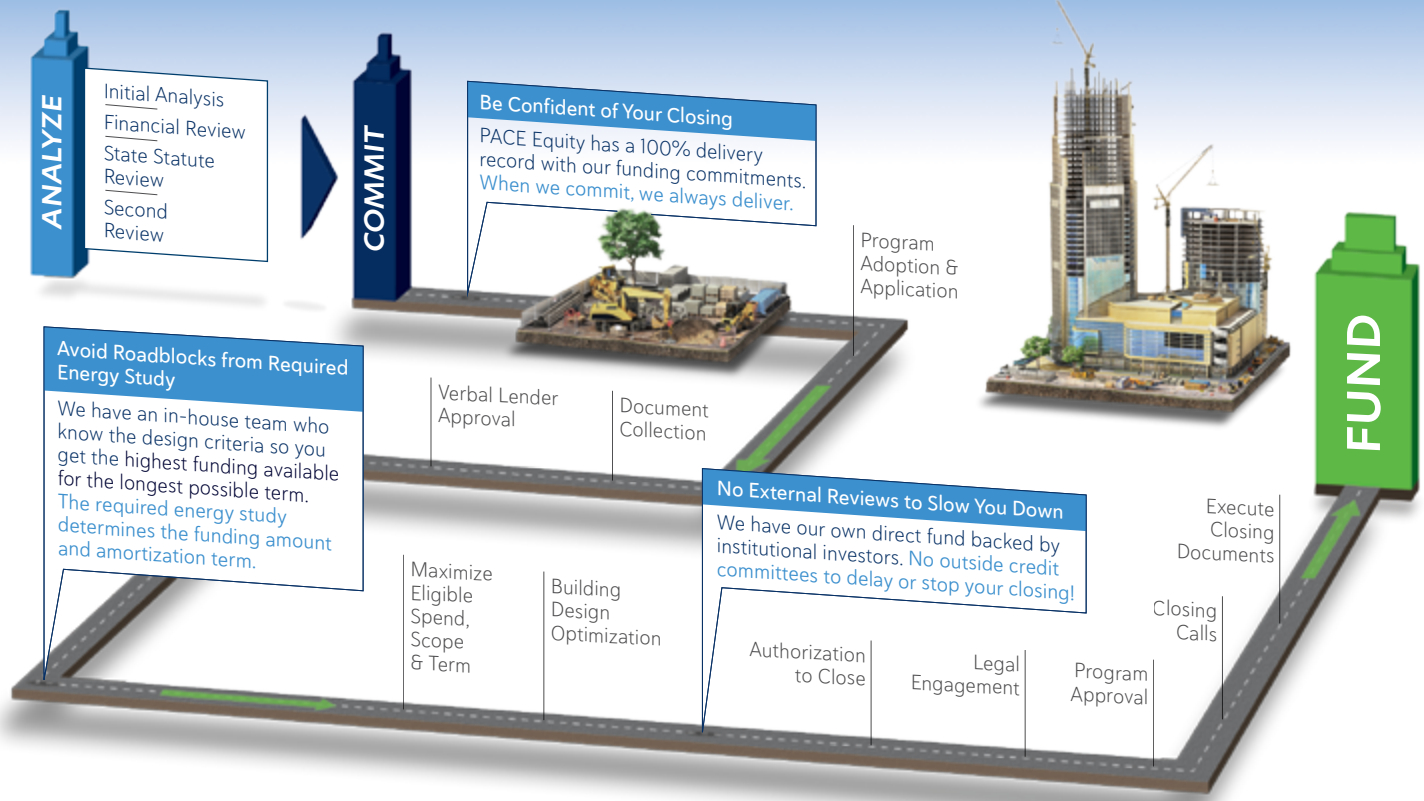
Jeff Orduno,  
Chief Operating Officer/  
Chief Legal Officer  
Urban Equity Properties LLC/  
UEP 301 LLC

**\$6.6 M**  
CAPITAL STACK

CONSTRUCTION LOAN .....	63%		\$4.1 M
EQUITY .....	12%		\$800 K
DEFERRED DEVELOPER FEE .....	3%		\$200 K
PACE EQUITY .....	22%		\$1.4 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

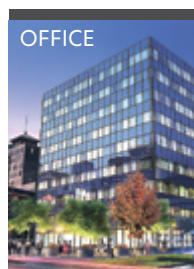


## WHAT IS PACE EQUITY?

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.

The PACE Equity team has funded over 200 projects and pioneered funding for new construction and NMTC/HTC projects. We provide an easy experience with an upfront commitment so you have *certainty of funding*, right from the beginning. Let us show you how.

## FUNDING FOR A VARIETY OF ASSET CLASSES



## BOOST IRR AND REDUCE WACC

**UP TO 50% LOWER COST** of capital compared to mezzanine or equity. PACE Equity funding will not decrease your bank leverage.

**WE FUNDED IT FIRST.** We figured out first how to use our capital for new construction plus NMTC/OZ/TIF...and we won't stop there. We'll help you solve your financing challenge.

**0% COST OF CAPITAL** using our Pass-through Principle.™ Many clients pass 100% of their repayment costs to guests/tenants who benefit.

**10 BPS RATE REDUCTION** when you comply with our Low Carbon Building Specification. We'll even help you design for it.