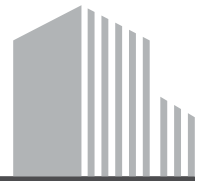


Capital improvements and Enhanced NOI for Value-Add Acquisition



Regency Landing | Omaha, NE

\$2.6 MILLION



CLASS A MIXED-USE OFFICE/RETAIL RENOVATION

Sower Capital Management purchased an outdated retail/office strip center with the vision of a value-add strategy. Embarking on a major renovation and re-tenanting of the property, Sower will modernize the two-story suburban property taking advantage of the ideal location for neighborhood access and traffic.

The *Fast Track™ Funding* process is the unique full-service approach to C-PACE financing developed by PACE Equity. For this project, PACE Equity provided a seamless end-to-end experience, including energy engineering, project management and closing management. This project had robust building improvements that drove down the operating costs and carbon footprint, adding strong marketing appeal to potential tenants and visitors. The owner saves operating costs from reduced energy use and saves capital costs by leveraging our low cost and non-recourse financing.




Our experience with the Nebraska statutory C-PACE requirement, mandating that project energy savings exceed the investment, allowed the developer to meet the Nebraska requirement while maximizing the available funding from PACE Equity.

We were impressed with the PACE Equity team from the very beginning. They communicated with our lending partner providing vital information and expertise on how the PACE program is designed. When the *Fast Track™ Funding* team took over, they made it easy. We put the entire team on an accelerated timeline and they exceeded expectations. It was a class act through the entire process. We look forward to utilizing PACE Equity for our future projects.

Curtis Leick, Senior Financial Analyst
Sower Capital

\$23.8 M
CAPITAL STACK

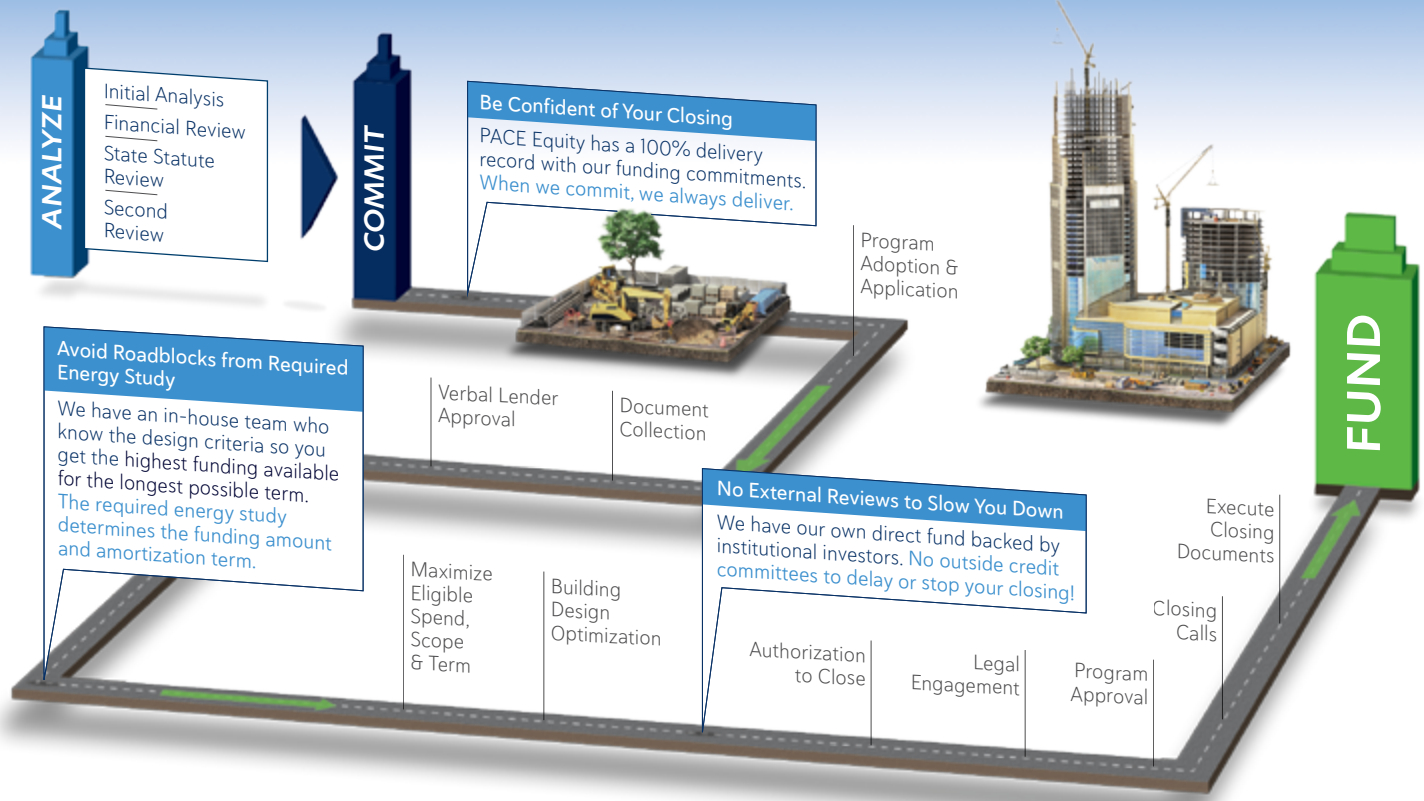
| | | | |
|-------------------------|-----|--|----------|
| CONSTRUCTION LOAN | 67% | | \$16.0 M |
| EQUITY | 22% | | \$5.2 M |
| PACE EQUITY | 11% | | \$2.6 M |

 THIS PROJECT SAVED 12,711 METRIC TONS CO₂  EQUAL TO ANNUAL EMISSIONS FROM 2,764 



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

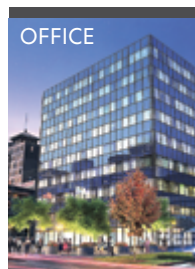


WHAT IS PACE EQUITY?

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.



PACE Equity

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