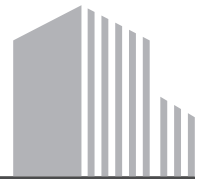


# Senior Living Project Reduces Owner Equity Requirements with PACE Equity



Senior Living | Minneapolis area, MN

## \$9.6 MILLION




”

*PACE Equity is 100% committed to making each client's project successful, and we go the extra mile to do it.*

### SAVINGS-TO-INVESTMENT STATE REQUIREMENTS MANAGED WITH OUR OWN ENGINEERING EXPERTISE

This senior living community in suburban Minneapolis will address excess demand for independent living, assisted living and memory care with 160 new beds. The developer reduced their required equity by using PACE Equity for 20% of the capital stack of this new construction project.

The Minnesota PACE program has unique savings-to-investment ratio requirements which the PACE Equity engineering team was able to address without any design changes to the project. At PACE Equity, the engineering and project management is part of our unique *Fast Track™ Funding* approach to C-PACE financing. This full-service process provides a seamless end-to-end experience for customers. Our 4.9 customer rating (out of 5 stars) is a result of this approach; an outstanding customer experience is at the center of all we do.

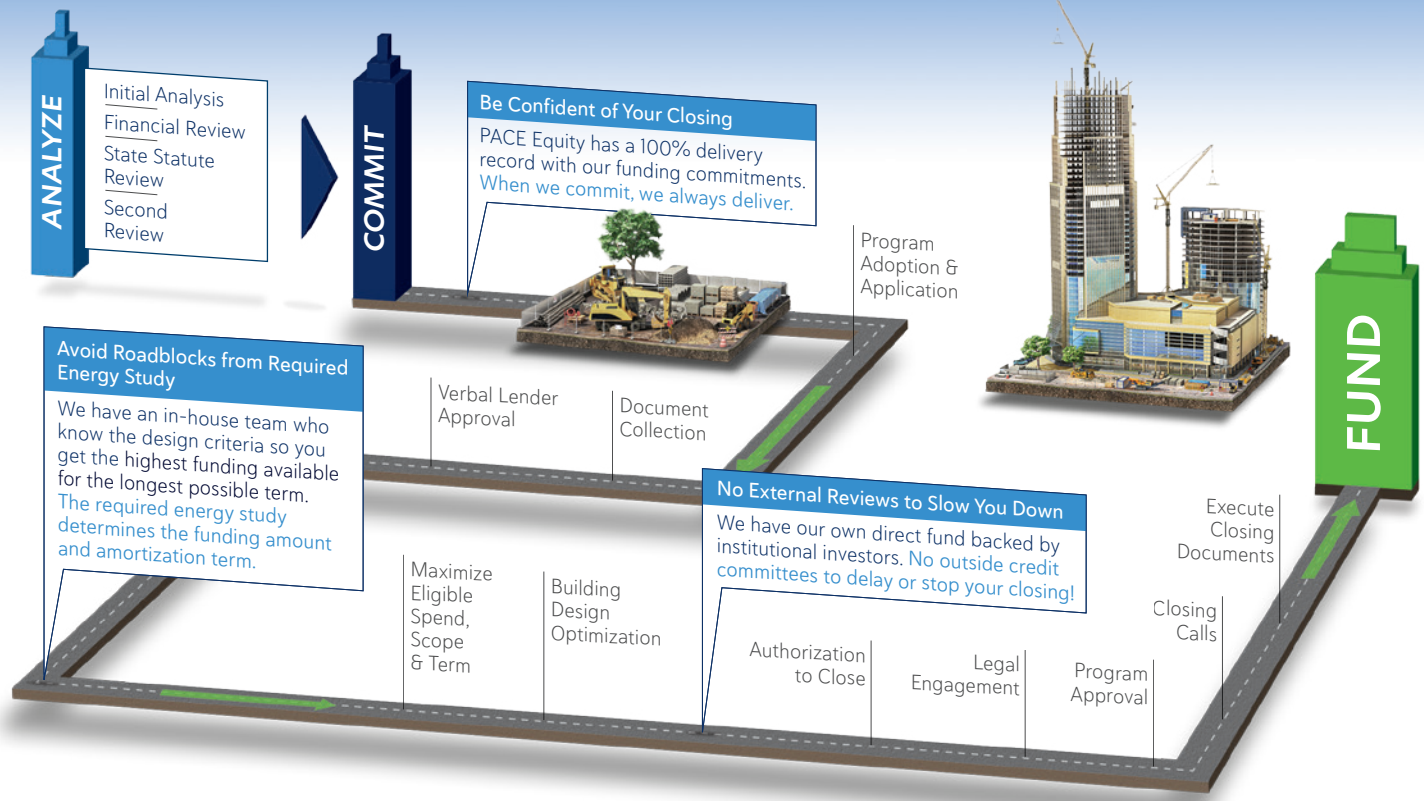
 THIS PROJECT SAVED 48,518 METRIC TONS CO<sub>2</sub> EQUAL TO ANNUAL EMISSIONS FROM 10,552 

**\$48.5 M**  
CAPITAL STACK

CONSTRUCTION LOAN .....	63%	\$30.5 M
EQUITY .....	17%	\$8.4 M
PACE EQUITY .....	20%	\$9.6 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

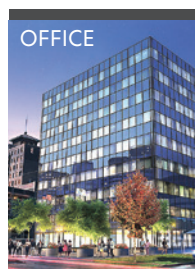
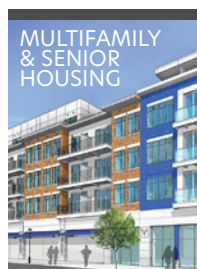


## WHAT IS PACE EQUITY?

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.