

PACE Equity Delivers Another Funding First



Meadow Valley | Traverse City, MI

\$25.0 MILLION



32% OF THE CAPITAL STACK FUNDED BY PACE EQUITY

PACE Equity continues to lead the industry with firsts:

- Largest PACE project in Michigan

This senior living facility offers 154 units for independent living, assisted living and memory care. This experienced senior housing developer is constructing one of the highest quality senior housing facilities in the market.

As the developer pursues growth in their senior housing portfolio, they have leveraged PACE Equity financing for several projects. They rely on the low-cost funding delivered through the end-to-end project management. In the developer's words, "PACE Equity managed the entire process and made it very easy."

PACE Equity worked closely with the senior lender who needed a deeper understanding of PACE before they would agree to including it in the capital stack. We educated them about the PACE program and process and outlined the significant benefits for lenders. This detailed outline of lender benefits when using PACE in a capital stack is a value-add service we provide to all clients.



THIS PROJECT SAVED 10,211 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 2,385

Since this was our first experience with PACE financing, we had some concerns around receiving the necessary approvals and timing. But PACE Equity managed the entire process and made it very easy on our team. Everything was handled well.

Michael DiCarlantonio
Vice President, Development
Wallick Communities

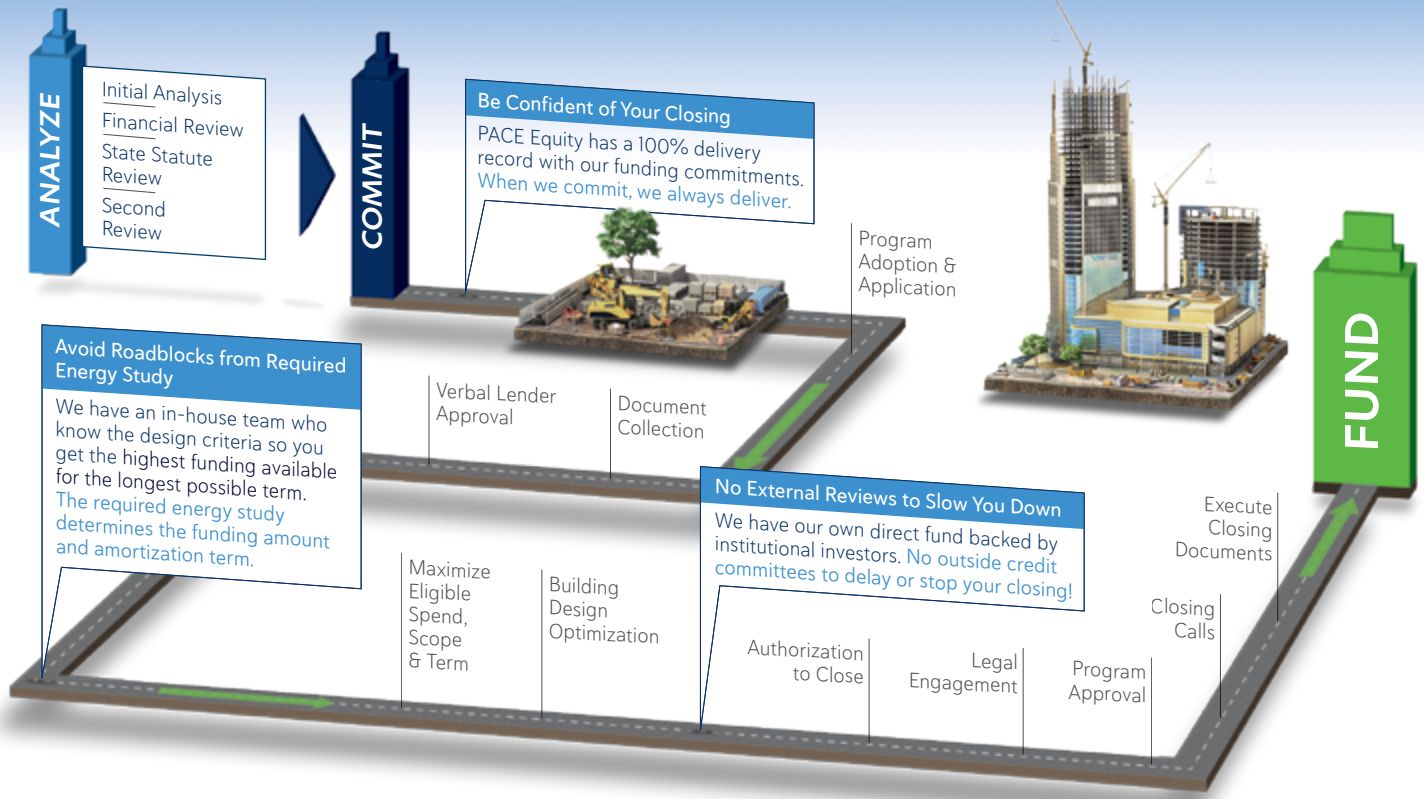
\$78.6 M
UPDATED CAPITAL STACK

CONSTRUCTION LOAN	56%	\$44.0 M
EQUITY	13%	\$10.5 M
PACE EQUITY	32%	\$25.0 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.



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)