

Fast Track™ Process Expedites Funding for New Construction Project



Stonegate at Lake Nona | Orlando, FL

\$7.4 MILLION



VAST EXPERIENCE HELP DELIVER FUNDING WITH SPEED AND SERVICE

This Orlando area senior housing project features 94 total units, including 63 assisted living units, and 31 memory care units. Just a few weeks before groundbreaking, this developer was left with an unexpected funding gap. To solve the challenge, they engaged with PACE Equity the first week of October and closed on the funding the second week of November—just 5 weeks from start to finish.

The PACE Equity *Fast Track™ Funding* process is a full-service approach, providing a seamless end-to-end funding experience for customers. Working closely with the PACE Administrator and senior lender, we moved this project through our unique process with speed and strong customer service. The developer was able to close on the \$7.4 million financing and begin construction on time. In addition, the developer will improve IRR using our low cost and non-recourse financing.

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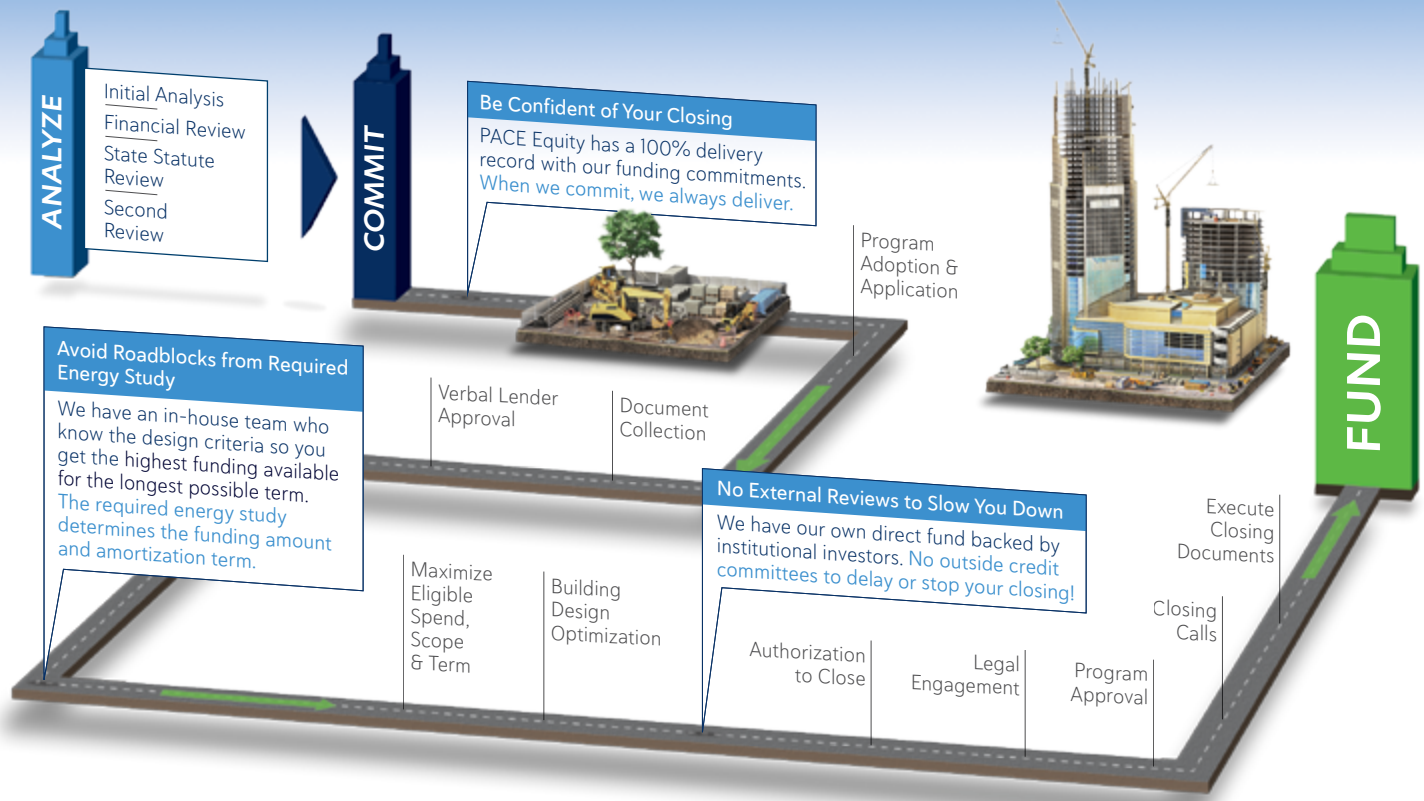
PACE Equity is 100% committed to making each client's project successful, and we go the extra mile to do it.

\$32 M
CAPITAL STACK

CONSTRUCTION LOAN	56%	\$18.0 M
EQUITY	21%	\$6.6 M
PACE EQUITY	23%	\$7.4 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

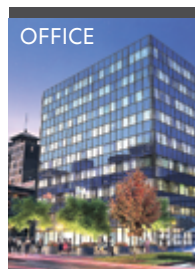


WHAT IS PACE EQUITY?

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.

50 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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