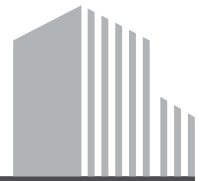


Largest Retroactive Refinancing Project in Wisconsin



New Perspective Senior Living | Milwaukee, WI

\$15.3 MILLION



”

Accomplish more when you use the right partner.

OWNERSHIP EQUITY REFINANCED WITH PACE EQUITY PRIOR TO STABILIZATION

PACE Equity continues to lead the industry with firsts:

- Largest retroactive refinancing project in Wisconsin



Two Milwaukee area senior living projects used PACE Equity for retroactive refinancing. This resulted in the largest PACE refinancing ever in Wisconsin and the second largest PACE loan ever completed in the state.

The financing offered an opportunity to refinance equity prior to stabilization, allowing for continued growth in the dynamic senior living sector.

With a combined PACE Equity funding of \$15.3 million, the refinance was completed via the PACE Equity *Fast Track™ Funding* process which provides a seamless end-to-end experience for customers. The strong customer satisfaction was summarized when the client shared the comment: “perfect on all accounts.”

THIS PROJECT SAVED 43,350 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 9,428



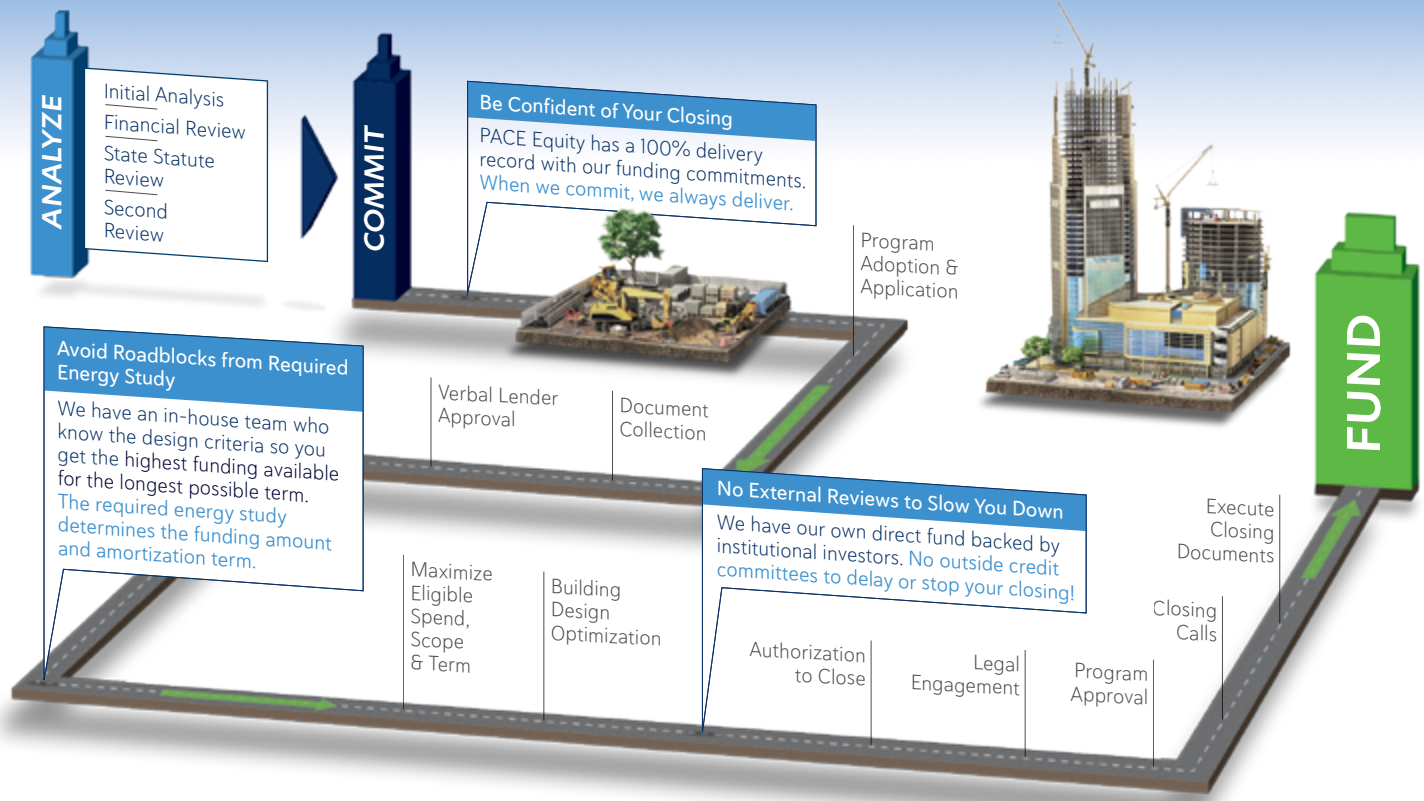
\$92.1 M

CAPITAL STACK

CONSTRUCTION LOAN	60%		\$55.0 M
EQUITY	24%		\$21.8 M
PACE EQUITY	16%		\$15.3 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

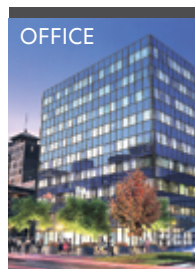


WHAT IS PACE EQUITY?

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.