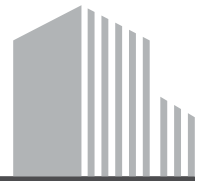


Office/Retail Property Captures Low Carbon Status



The Allen | San Antonio, TX

\$1.6 MILLION



CIRRUS LOW CARBON REDEVELOPMENT DELIVERS KEY BENEFITS

The Allen is located just north of the Central Business District of San Antonio. Formerly retail space, The Allen was originally constructed between 1928 and 1938. The property redevelopment houses the headquarters of Headwall Investments, the property developer, along with additional office and retail.



The property is a CIRRUS Low Carbon property—verified by PACE Equity and the New Building Institute. This means it met the low carbon design specification and qualified for a reduced cost of capital. In addition, the developer/owner can promote the property as having achieved the low carbon status, thereby building the brand and improving the appeal of the property for sustainably-minded tenants.

Our firm layers the CIRRUS Low Carbon analysis into our world-class end-to-end project management process, delivering a seamless customer experience. The developer/owner also benefits from the dynamic low carbon program that sets the property apart while it delivers positive financial and brand impacts.

THIS PROJECT SAVED 560 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 121



PACE Equity exceeded our expectations in every regard. Their proactive approach to client education assisted tremendously in making the process easy to navigate.

George Wommack, President/CEO
Headwall Investments

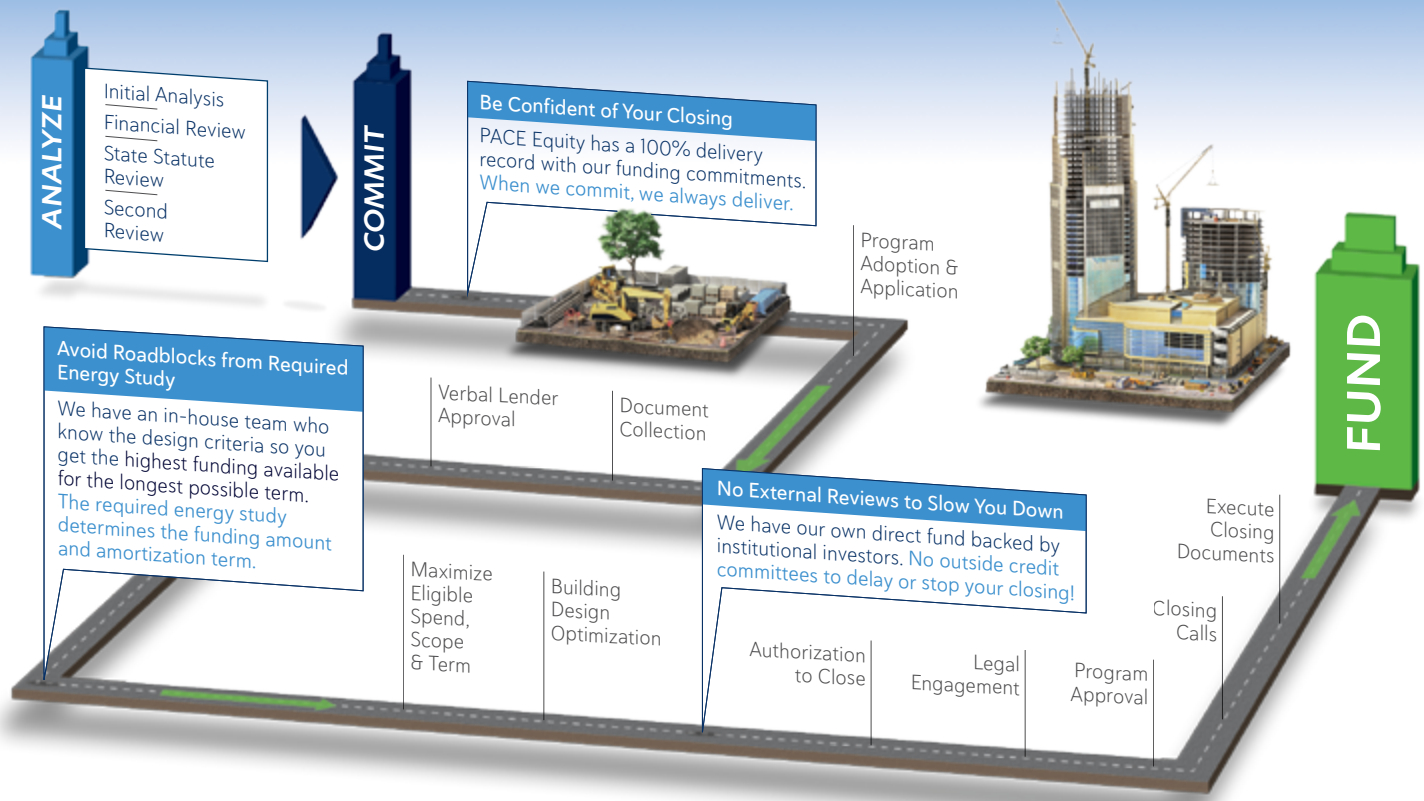
\$10.1 M CAPITAL STACK

CONSTRUCTION LOAN	43%	\$4.3 M
EQUITY	42%	\$4.2 M
PACE EQUITY	16%	\$1.6 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)