

Major Redevelopment Helps to Revitalize a Community



Coliseum Building | Minneapolis, MN

\$2.1 MILLION




PACE EQUITY FILLS THE GAP FOR A COMPLEX STACK

This beautiful office building, originally constructed in 1917, is undergoing a redevelopment on a main intersection in downtown Minneapolis. The building will be occupied by first floor retail and second and third floor office space. The building was vandalized during the civil unrest in Minneapolis in 2020 and remained in damaged condition. The redevelopment will help to revitalize the building and the surrounding area.

The historic building is being funded with a complex capital stack including Historic Tax Credits, New Market Tax Credits, multiple grants, and other financing options that paired well with PACE Equity. PACE Equity funding was the final piece in the capital stack which enabled the project to go forward. Not only does our firm's financing work well in complex capital stacks, we manage the consent process with all participating lenders.

This project qualified for our CIRRUS Low Carbon financing and building verification. This means the redevelopment has an efficient design with reduced carbon emissions and is a verified green building.



 THIS PROJECT SAVED 4,070 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 906 

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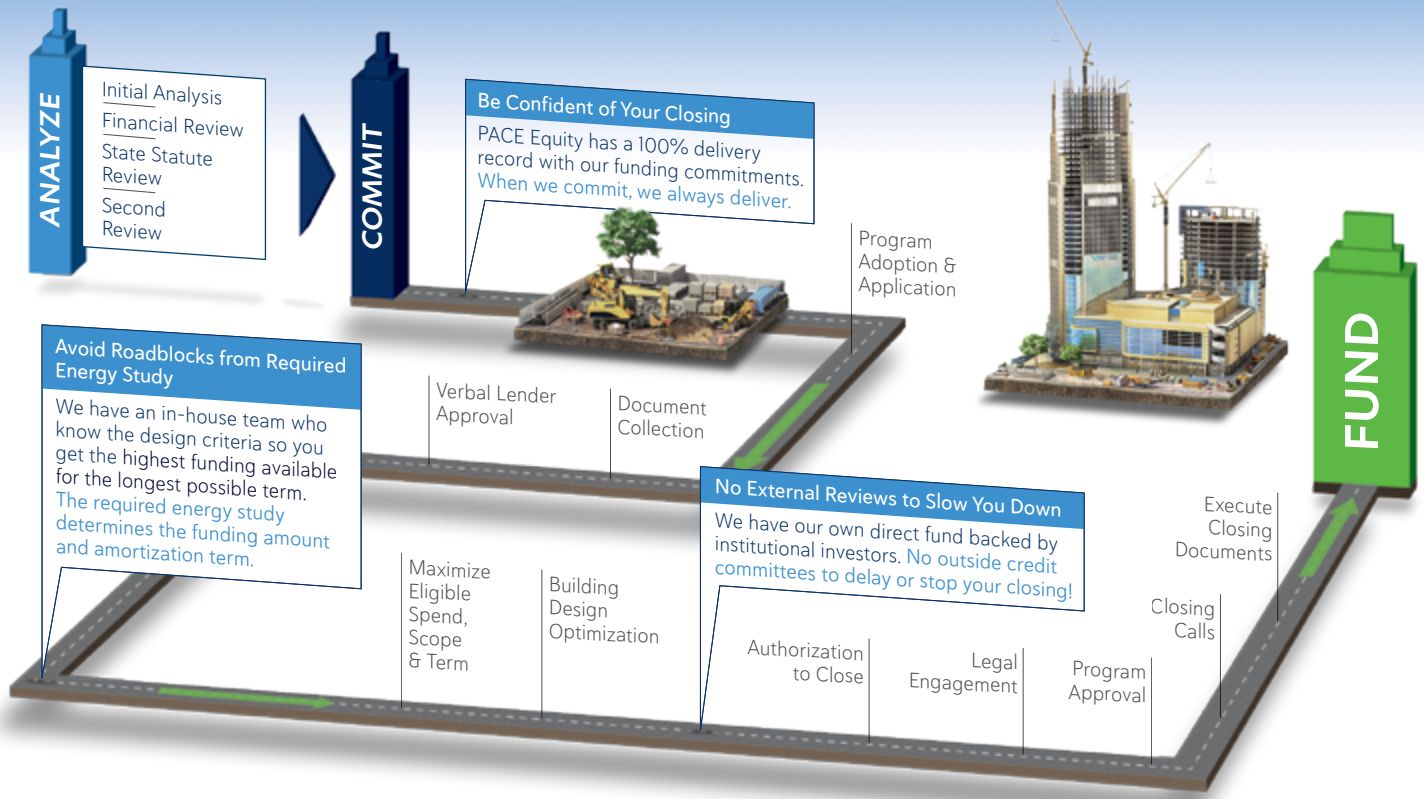
PACE Equity consistently delivers a strong customer satisfaction rating at 4.95 / 5.0.

\$28.3 M CAPITAL STACK

LISC.....	26%	█	\$7.5 M
NMTC	24%	█	\$6.8 M
EQUITY	8%	█	\$2.3 M
TAX CREDIT	6%	█	\$1.7 M
CITY OF MINNEAPOLIS TIF	5%	█	\$1.5 M
METROPOLITAN CONSORTIUM OF COMMUNITY DEVELOPERS LOAN	4%	█	\$1.0 M
OTHER DEBT	4%	█	\$1.0 M
PACE EQUITY	8%	█	\$2.1 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)