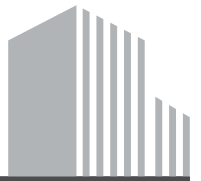


PACE Equity Covers 30% of the Capital Stack



C.M. Paula Manufacturing Co. | Mason, OH

\$2.1 MILLION



EXPANSION OF INDUSTRIAL SITE LEVERAGES PACE EQUITY FINANCING

C.M. Paula is an Ohio-based manufacturing firm. Their property on Hi-Tek Court, in a suburb of Cincinnati, was constructed in 1995 with 58 thousand square feet of office/industrial space. In 2022, the firm began an expansion project to allow for additional manufacturing space, adding 36 thousand square feet of warehouse and production space. The firm also added solar PV panels to make the site net zero during certain times of the year.

The developer will use PACE Equity financing to paydown their senior construction loan upon certificate of occupancy.

PACE Equity provides full support throughout the funding process and leverages its own in-house engineering team. Our experience with the Ohio statutory requirements combined with our 100+ project legacy, allowed the building owner to meet the local C-PACE requirements while optimizing the funding of \$2.1 million over a 29-year term.

PACE Equity was fast and efficient in moving us through their end-to-end process.

Shara Stroschen, CFO
C.M. Paula Company

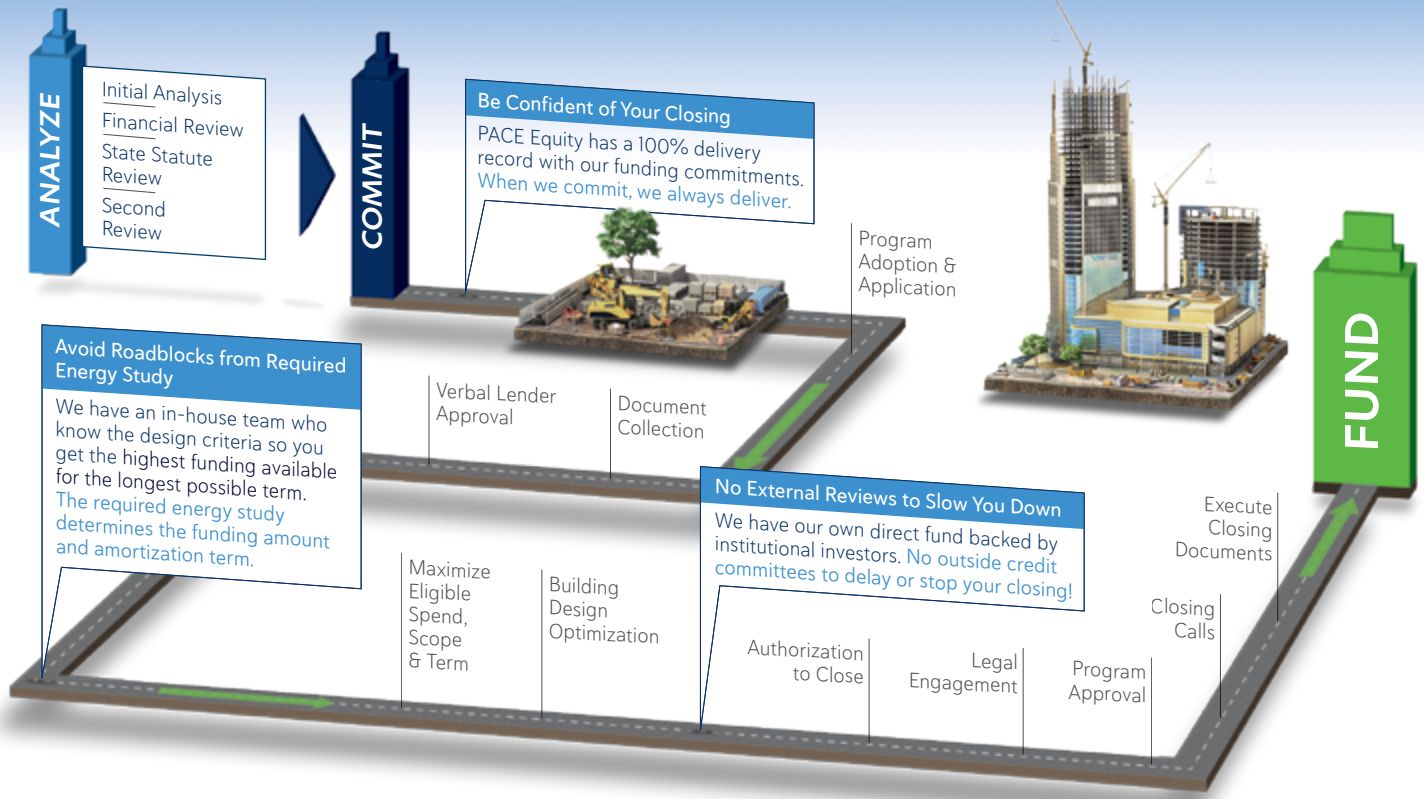
 THIS PROJECT SAVED 3,985 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 887 

\$7.0 M CAPITAL STACK

PACE EQUITY	30%		\$2.1 M
CONSTRUCTION LOAN	27%		\$1.9 M
EQUITY	24%		\$1.7 M
OTHER DEBT	19%		\$1.3 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)