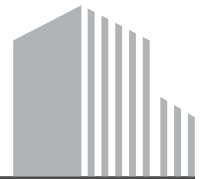


# New Construction Hotel Lowers Expected Utility Spending by 30%



Cobblestone Hotel | Bellefontaine, OH

## \$2.1 MILLION



”

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



### SPECIAL IMPROVEMENT DISTRICT CREATED FOR LOCAL C-PACE FUNDING

The Cobblestone Hotel is a new construction, 80-room hotel located in Bellefontaine, Ohio.

Bellefontaine, just west of Columbus, will offer one of a chain of Cobblestone Hotels in the state of Ohio. The hotel will feature over 45,000 square feet of accommodations and amenities for guests, including a pool, fitness room, workspace, and dining areas.

The developer sought out PACE Equity financing to complete the capital stack while maintaining as much ownership as possible. PACE Equity is a fixed-rate, long-term, non-recourse source of capital used to fund energy improvement measures in commercial projects. Energy improvement measures on this project are expected to reduce utility costs by 30% annually because of the construction choices and equipment selections.

Not only did PACE Equity provide over \$2 million dollars in project financing, we worked with local authorities to enable C-PACE financing. We coordinated the establishment of a new Economic Special Improvement District (ESID) to enable C-PACE funding in the city of Bellefontaine. We advocate for our clients and consistently deliver a world-class customer experience.

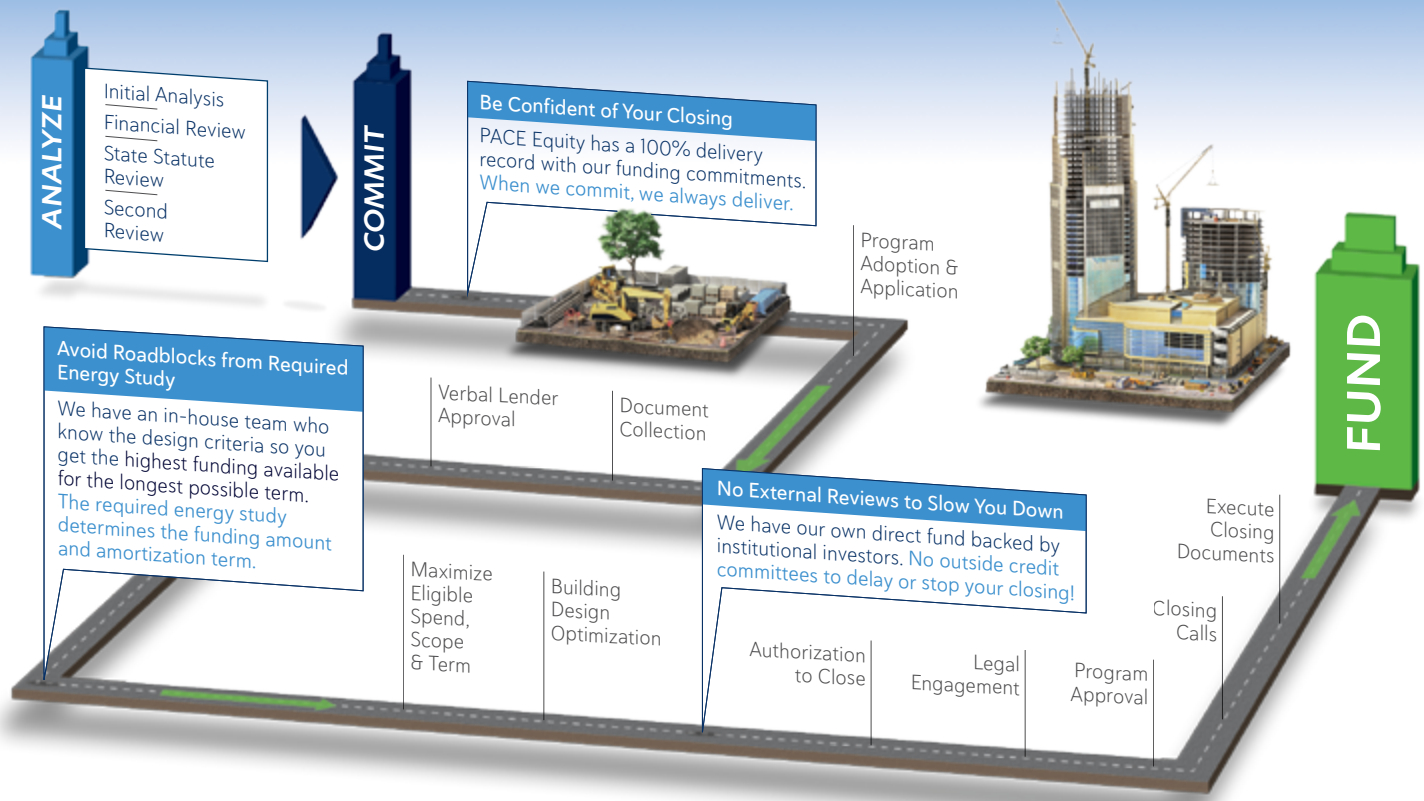
 THIS PROJECT SAVED 7,500 METRIC TONS CO<sub>2</sub> } EQUAL TO ANNUAL EMISSIONS FROM 1,700 



<b>\$12.6 M</b>	
<b>CAPITAL STACK</b>	
CONSTRUCTION LOAN .....	66%   \$8.3 M
EQUITY .....	17%   \$2.2 M
PACE EQUITY .....	17%   \$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.

AWARD WINNING!



## 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)