

# Los Angeles Apartment Complex Uses PACE Equity to Overcome Gap from Reduced Bank Loan



Crenshaw Lofts | Los Angeles, CA

## \$12 MILLION



### MULTIFAMILY PROJECT IN OPPORTUNITY ZONE COVERS 12% OF THE CAPITAL STACK WITH OUR FUNDING

The Crenshaw Lofts are located in the up-and-coming Crenshaw neighborhood of Los Angeles. Part of an Opportunity Zone, this area has seen growth in commercial activity, particularly along the Crenshaw-LAX Transit Corridor. The Crenshaw Lofts are a 175,000 square foot apartment complex featuring 195 high quality units, as well as ground floor retail, numerous amenities, and ease of access to transit.

The developer turned to PACE Equity after a construction loan from the bank left a \$12 million gap in the capital stack. PACE Equity financing offers a lower-interest alternative to traditional gap-filling measures such as mezzanine loans.

PACE Equity managed the funding process and leveraged our own engineering team for the energy audit. Our experience with the California statutory requirements combined with our 100+ project legacy, allowed the developer to meet the requirements while optimizing the funding of \$12 million over a 30-year term.

 THIS PROJECT SAVED 2,000 METRIC TONS CO<sub>2</sub>  EQUAL TO ANNUAL EMISSIONS FROM 445 

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Working with the PACE Equity group was easy and seamless. They were super flexible and always found a way to make it happen.

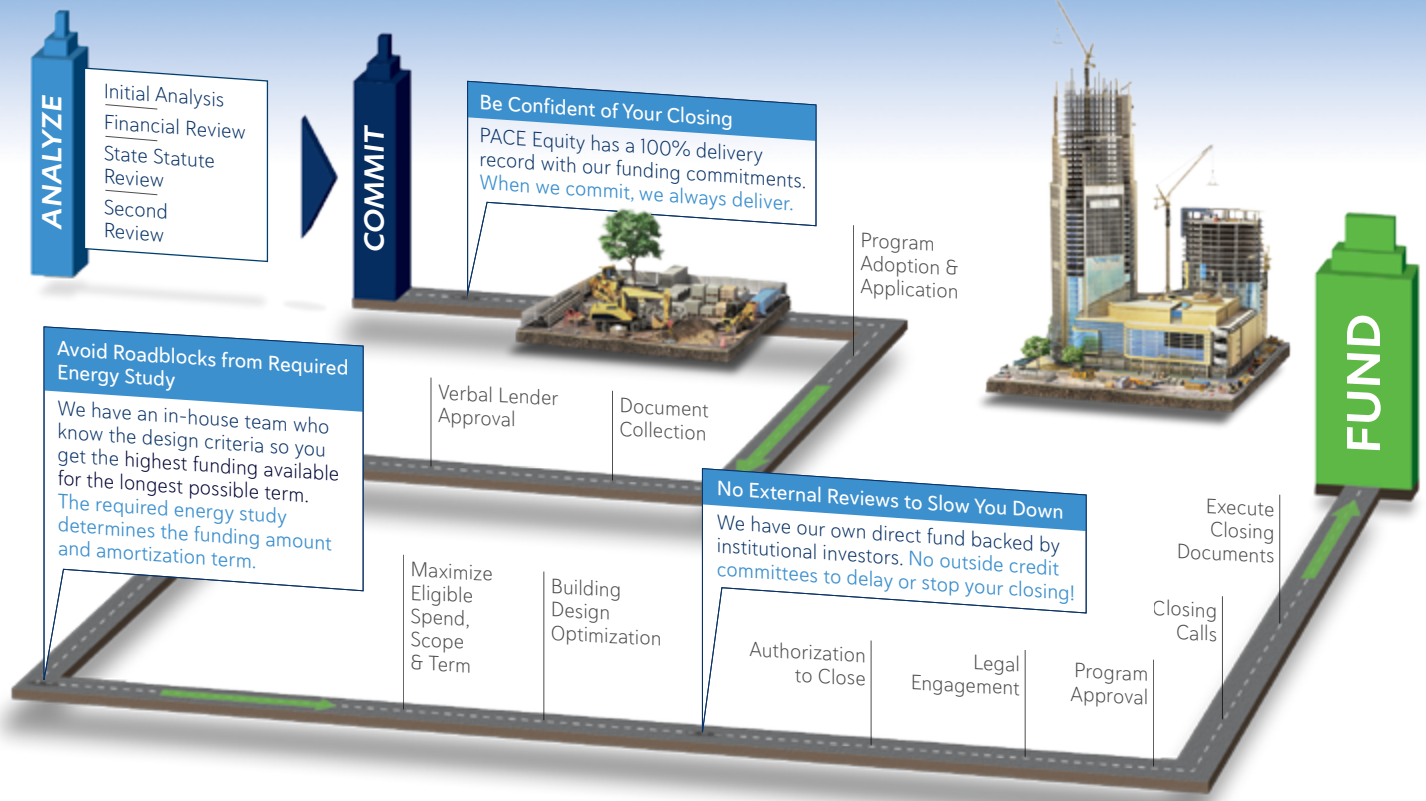
Roberto Medrano  
SoLa Impact

\$99.8 M  
CAPITAL STACK

|                         |     |  |          |
|-------------------------|-----|--|----------|
| EQUITY .....            | 52% |  | \$51.8 M |
| CONSTRUCTION LOAN ..... | 36% |  | \$36 M   |
| PACE EQUITY .....       | 12% |  | \$12 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)