

Retroactive Refinancing of Chicago Offices Frees Up Owner Equity



LG Group HQ Offices | Chicago, IL

\$1.0 MILLION



”



PACE EQUITY FUNDS 11% OF THE CAPITAL STACK ON CORPORATE HEADQUARTERS

The headquarters of LG Group is an existing three-story office property totaling 16,000 square feet. The property was recently purchased and renovated by LG Group, a Chicago-based developer and full-service construction company, which fully occupies and uses the building.

PACE Equity joined the project to replace owner equity with our own low-cost, fixed rate financing. The developer leveraged the costs of the utility-impacting energy efficiency measures in its renovation to qualify for C-PACE funding. Freeing up their project equity allows them to use it on future developments.

PACE Equity funding can be used for new construction, renovation, redevelopment and renewable energy projects. Retroactive refinancing is available up to three years after a project reaches certificate of occupancy (varies by state). This refinancing option offers developers financial flexibility. Our firm also offers lower rates when you build or renovate with a lower carbon design—our CIRRUS Low Carbon option.

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

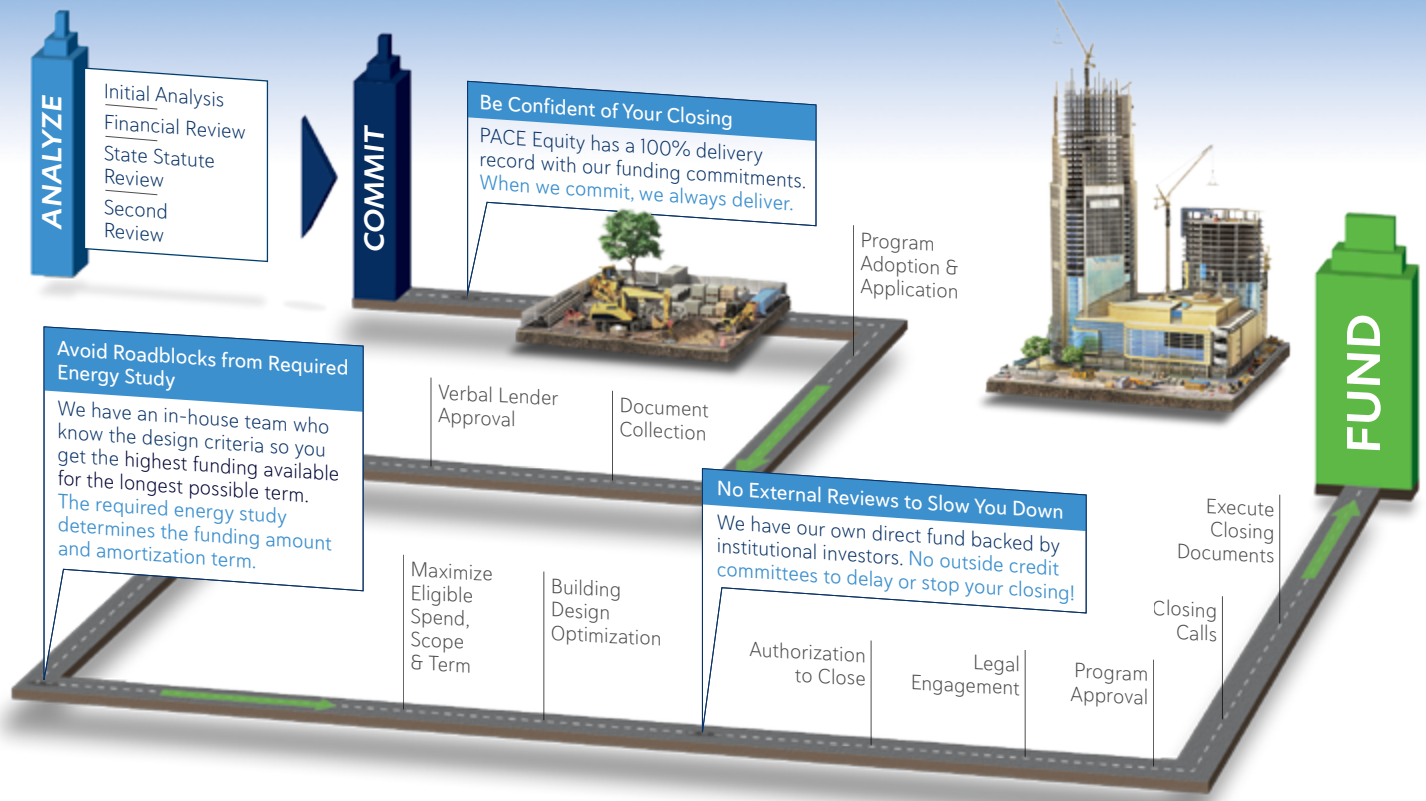
 THIS PROJECT SAVED 900 METRIC TONS CO₂  EQUAL TO ANNUAL EMISSIONS FROM 214 



— \$8.5 M	
CAPITAL STACK	
CONSTRUCTION LOANS	65% \$5.5 M
EQUITY	24% \$2.0 M
PACE EQUITY	11% \$1.0 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)