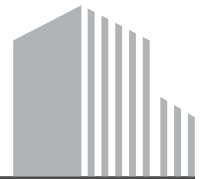


Assisted Living and Memory Care Facility Refinances Two Years After Construction



Cloverland Park Senior Living | Brentwood, TN

\$10.8 MILLION



FAST CLOSING MEETS CUSTOMER TIMING NEEDS

Cloverland Park Senior Living is a 100-unit/115-bed assisted living and memory care facility outside of Nashville, TN. The facility offers its residents access to an abundance of amenities including fitness activities, restaurant dining, a library, movie theatre, and more.

The developers looked for a capital provider to refinance the project. PACE Equity stepped up and closed our financing in under a month - from the initial meeting to the successful closing. Our low-cost, fixed rate financing will be used to pay down the construction loan and facilitate a gradual lease-up, extending the runway to stabilization.

PACE Equity managed the funding process and leveraged our own engineering team. Our experience with the Tennessee statutory requirements combined with our 125+ project legacy, allowed the developer to meet the requirements while optimizing the funding of \$10.8 million over a 30-year term.

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

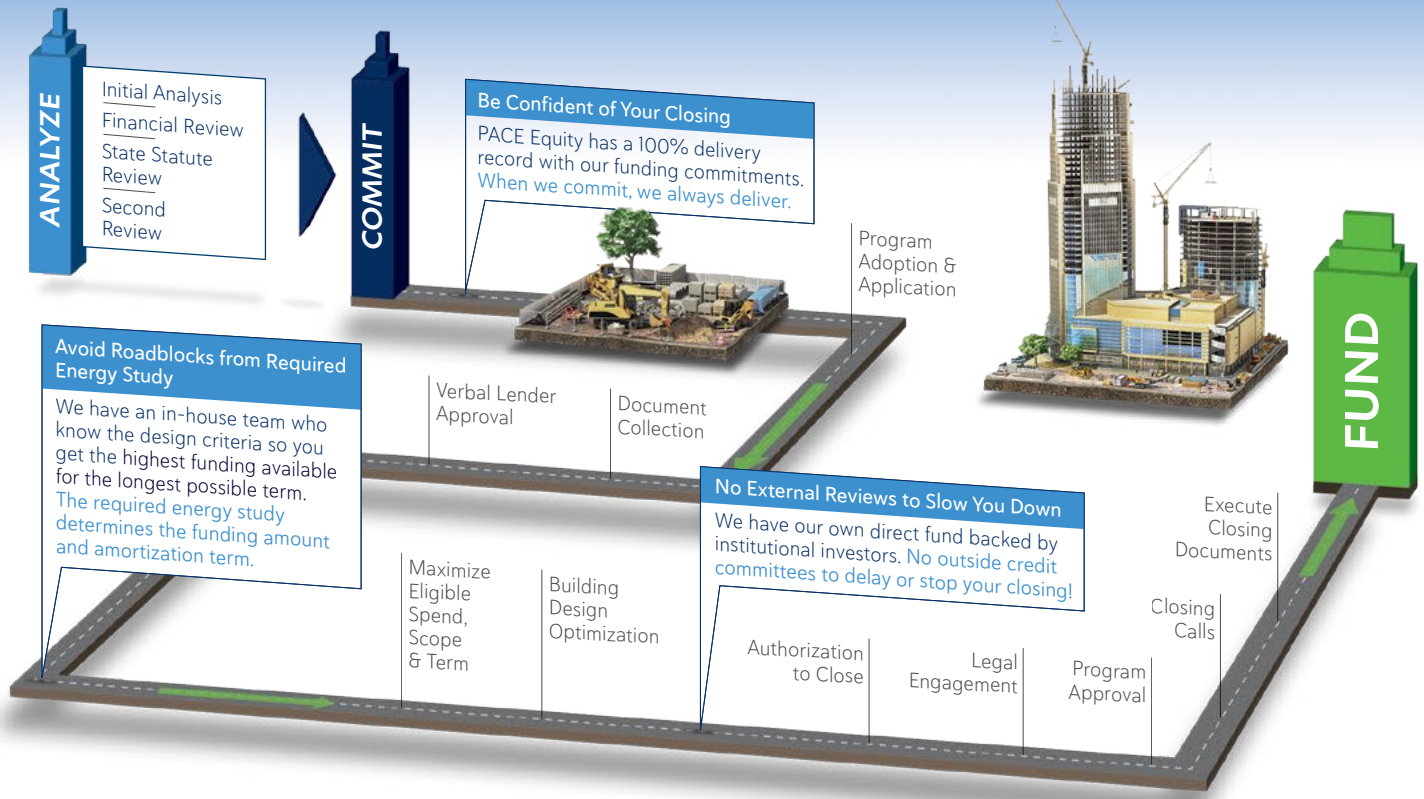
THIS PROJECT SAVED 560 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 133



\$31.5 M	
CAPITAL STACK	
CONSTRUCTION LOAN	42% \$13.3 M
EQUITY	24% \$7.4 M
PACE EQUITY	34% \$10.8 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)