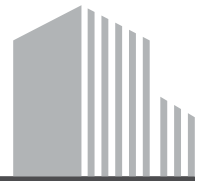


Historic Hotel Repositioned as Upscale Boutique Hotel



All Inn Hotel | Denver, Colorado

\$7 MILLION



EXPERIENCE IN ENERGY ENGINEERING FOR HISTORIC BUILDINGS MAKES A DIFFERENCE

The All Inn hotel is the current iteration of a historic and storied Denver hotel and restaurant. The hotel has gone through several re-brandings and renovations over its decades of operations. The new All Inn Hotel is a boutique, 54-room hotel set to offer comfortable lodging to the visitors, including the nearby National Jewish Health Hospital. The project's complex capital stack contains historic tax credits and tax increment financing. We deliver significant experience with historic tax credit projects, including from our engineering team who have worked with many historic buildings across many decades.

PACE Equity joined the project to provide low-cost capital. When the developer required another capital source, our firm's extensive experience in commercial real estate financing and capital markets helped us to connect the developer with a local green bank. Our role as both a capital provider and referral partner made the difference in bringing the project to life.

PACE Equity contributed to the project financials with low-cost, fixed-rate, non-recourse capital. This gap-filling financing replaces higher cost capital while it boosts IRR.

 THIS PROJECT SAVED 2,356 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM 561 



”

PACE Equity was very professional and enthusiastic about our deal. They understood the community benefit of our project. They are real pros at what they do!

Brian Toerber
Inspire Investment Group LLC

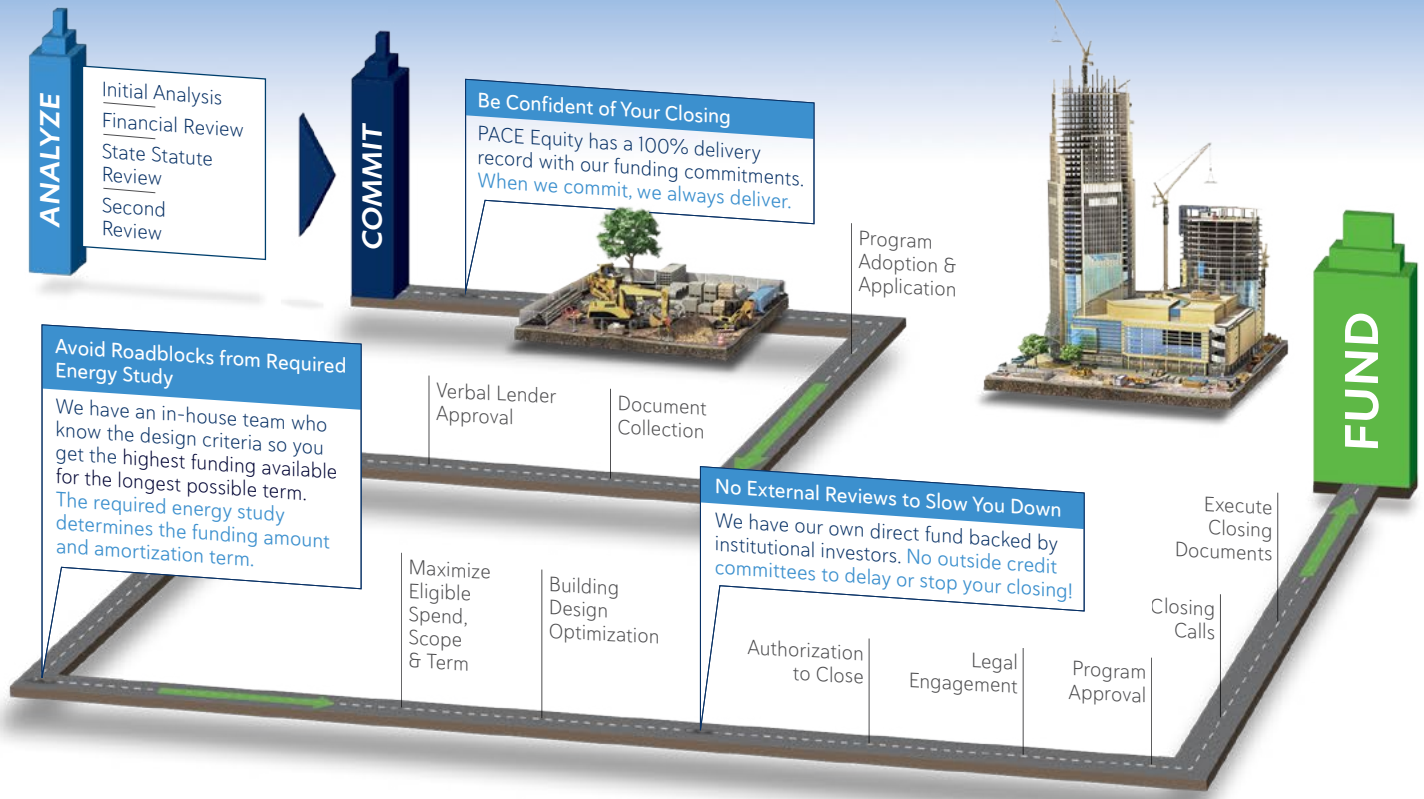
\$21.9 M CAPITAL STACK

HTC BRIDGE DEBT.....	4%	\$800 K
HTC BRIDGE EQUITY	6%	\$1.4 M
DEBT	29%	\$6.3 M
EQUITY	29%	\$6.4 M
PACE EQUITY	32%	\$7 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)