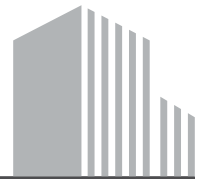


Medical Office Building Refinances with Low-Cost PACE Equity Financing



2 Scripps Medical Office | Sacramento, CA

\$2 MILLION





OFFICE RENOVATES AFTER FIRE DAMAGE TO OFFER RENTABLE SPACE TO HEALTHCARE SECTOR

Originally built in 1973, this medical office building underwent major renovations following a fire in late 2021. These renovations were completed in 2023 and the updated office space pivoted to serve multiple tenants in the healthcare industry including a dental practice, spine rehabilitation center, and more.

PACE Equity is refinancing the project's tenant improvements and corresponding soft costs, freeing up owner equity used in the renovation. The owner will have access to their liquidity which can then be used for another project or investment. By refinancing with PACE Equity, the developers benefit from low-cost, non-recourse, fixed-rate PACE financing.

PACE Equity capital can be used for new construction, renovation, redevelopment, and renewable energy projects. Refinancing of efficiency measures going as far back as three years after they've been completed (varies by state) provides many developers with financial flexibility. Our firm also offers lower rates when you build with a lower carbon design—our CIRRUS Low Carbon option.

 THIS PROJECT SAVED 200 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM  50



”

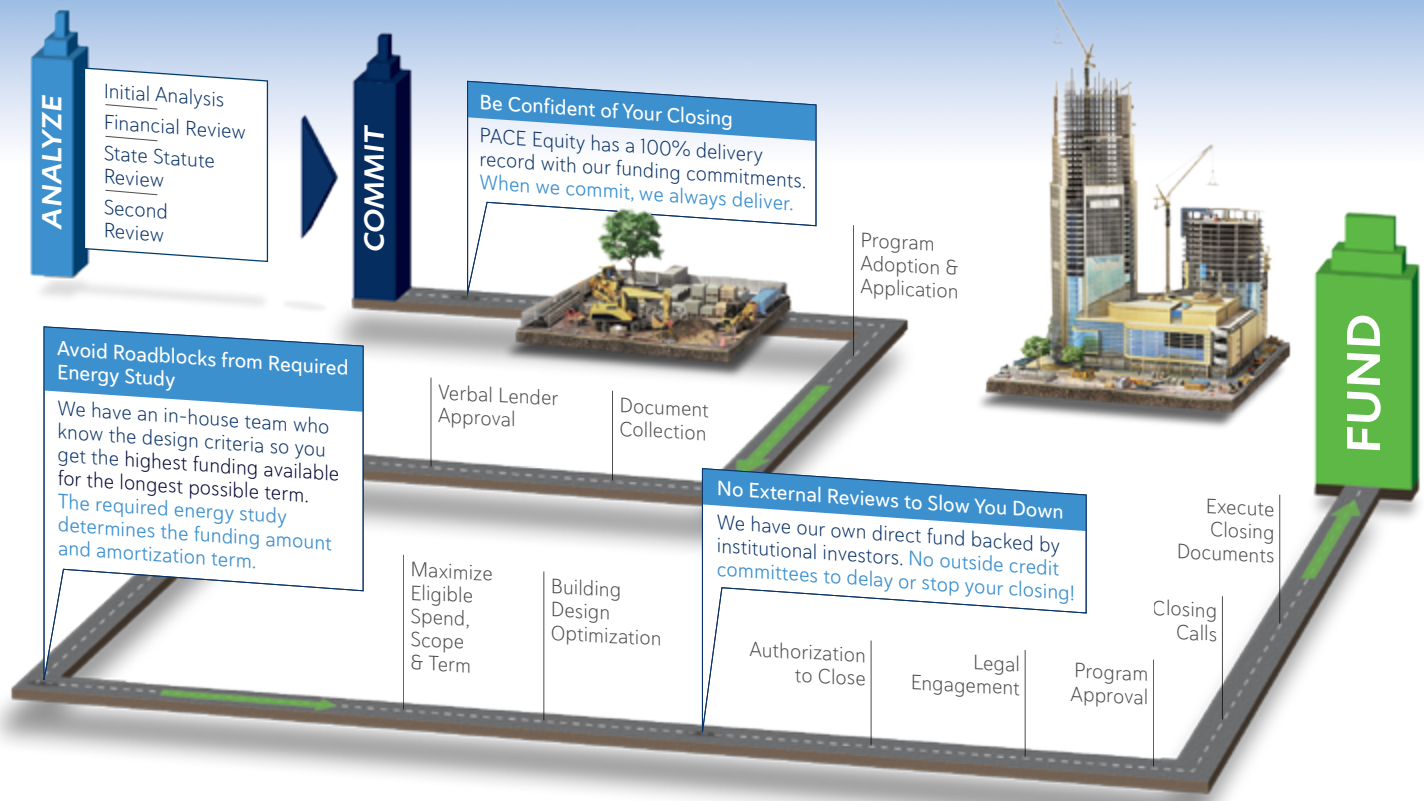
PACE Equity consistently delivers a strong customer satisfaction rating at 9.75 / 10.

\$12 M
CAPITAL STACK

CONSTRUCTION LOAN	75%		\$9 M
PACE EQUITY	17%		\$2 M
EQUITY	8%		\$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 35 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 (9.75 OUT OF 10)