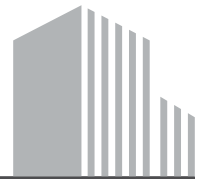


Low-Cost Financing Offers Alternative to Preferred Equity for Military Housing Development



The Edge at Randolph Apts | Universal City, TX

\$900,000



”

INVESTMENT IN BOUTIQUE DUPLEXES FOR MILITARY BASE HOUSING

PACE Equity is funding the initial phase of a new housing development in Universal City, Texas. The boutique duplexes are situated just three blocks from the main entrance to Randolph Air Force Base, the nation’s primary hub for training fighter jet, drone, and other aircraft pilots.

The Edge at Randolph Apartments will provide unique Class A private boutique housing specifically for commissioned military officers brought to base under temporary duty. The 5 duplexes offering a total of 34 units will be leased by bedroom, per diem. Rather than having to commute long distances to the base every day, this housing option accommodates the officers’ temporary housing needs during their training. The apartments offer a convenient housing option while also meeting the Department of Defense requirements for housing reimbursement expenses.

PACE Equity contributed to the project financials with low-cost, fixed-rate, non-recourse funds from our own private capital. Developers use PACE Equity low-cost capital as an alternative to higher cost funding sources such as mezzanine debt and preferred equity. For this project, PACE Equity financing covered 18% of the capital stack for this project, but can contribute as much as 30% of the capital needs for a new construction project.

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

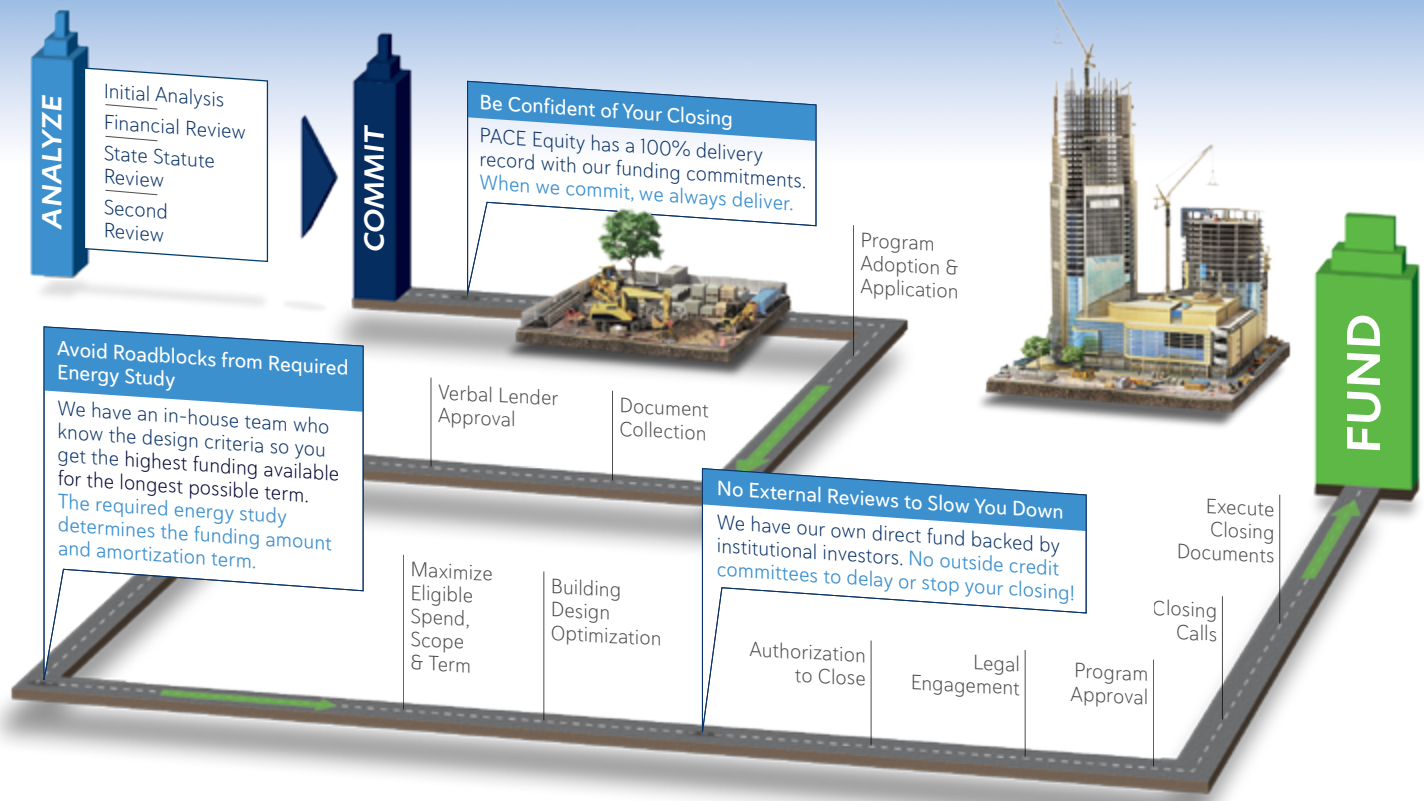
 THIS PROJECT SAVED 260 METRIC TONS CO₂ EQUAL TO ANNUAL EMISSIONS FROM  62

\$4.9 M
CAPITAL STACK

CONSTRUCTION LOAN	61%		\$3 M
EQUITY	21%		\$1 M
PACE EQUITY	18%		\$900 K

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)