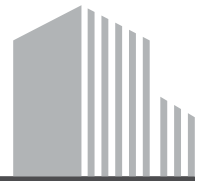


# Luxury Apartments Benefit from C-PACE Financing Combined with TIF



The Axis Lofts | Mankato, MN

## \$1.4 Million






### PACE EQUITY COMPLETES THE CAPITAL STACK IN NEW DEVELOPMENT

Axis Lofts is a mixed-use commercial and luxury apartment development located in Mankato, Minnesota. The new construction project has 72 apartment units and 9,500 square feet of commercial retail space. Axis Lofts will provide a luxury living solution in a prime location to serve the growing greater Mankato area.

The developer completed the capital stack with PACE Equity, allowing them to preserve owner equity to be leveraged for future projects. This choice for financing flexibility means this developer can pursue multiple projects in a year. PACE Equity provided low-cost, fixed-rate, non-recourse gap financing that seamlessly paired with Tax Increment Financing (TIF).

PACE Equity funding 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. Many developers prefer to replace expensive funding or personal equity as they recapitalize after construction is complete.

 THIS PROJECT SAVED 3,800 METRIC TONS CO<sub>2</sub>  EQUAL TO ANNUAL EMISSIONS FROM 828 

”

PACE Equity helps us get projects done. Using PACE Equity to complete the capital stack lets us preserve equity, so we can do more projects.

We use PACE Equity plus traditional financing so we can do 3-4 projects a year rather than one.

David Schooff  
Red Sky Lofts

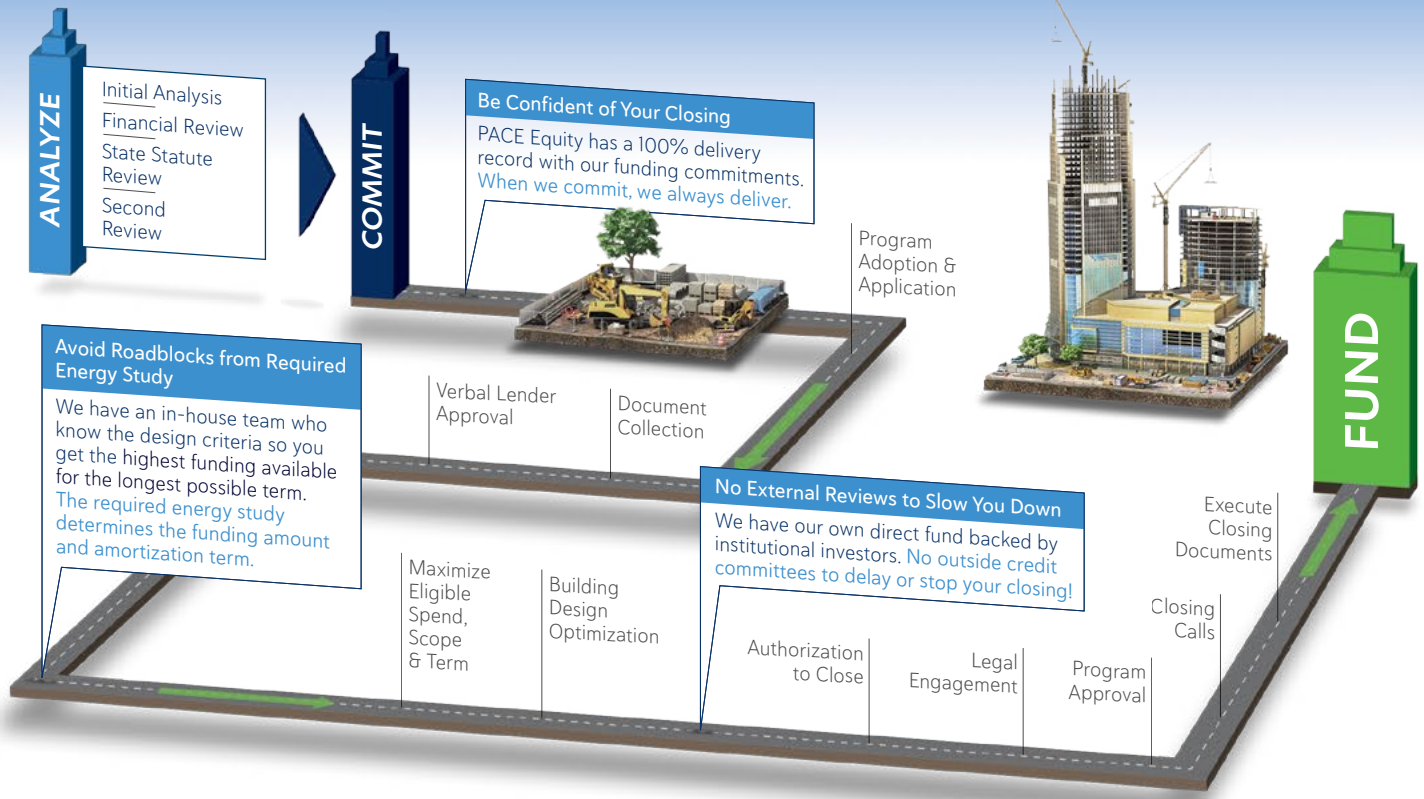
\$16.9 M  
CAPITAL STACK

|                               |     |  |          |
|-------------------------------|-----|--|----------|
| CONSTRUCTION LOAN .....       | 78% |  | \$13.2 M |
| SPONSOR EQUITY .....          | 12% |  | \$2 M    |
| PACE EQUITY .....             | 8%  |  | \$1.4 M  |
| TAX INCREMENT FINANCING ..... | 2%  |  | \$300 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 25 states and growing.

## LOWER COSTS FOR LOWER CARBON

Substantial rate reduction when you meet our CIRRUS Low Carbon design specification.

AWARD WINNING!



## 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)