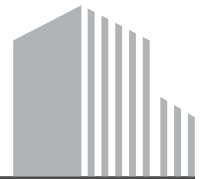


# Refinancing with PACE Equity Allows Developers to Reclaim Equity and Pay Off Subordinate Loan



The Terraces of Windsor Crossing Apartments | Windsor, WI

## \$1.5 MILLION



### LUXURY MULTIFAMILY DEVELOPMENT REFINANCES AFTER CERTIFICATE OF OCCUPANCY


The Terraces of Windsor Crossing is a beautiful modern development featuring 92 luxury apartments in two buildings. The development will attract clients to this beautiful rural suburb of Madison, home of the University of Wisconsin. Apartment floor plans range from studio to three-bedroom.

The sponsors are refinancing with PACE Equity to pay off a subordinate loan and receive a partial equity cash out. By reclaiming equity held in this project, they can leverage it for investments in future developments.

PACE Equity offers refinancing mid-construction and up to three years after project completion, depending on the state. Our funding can be used for new construction, renovation, redevelopment, and renewable energy projects. Our firm also offers lower rates when you build with a lower carbon design – our CIRRUS Low Carbon option.

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

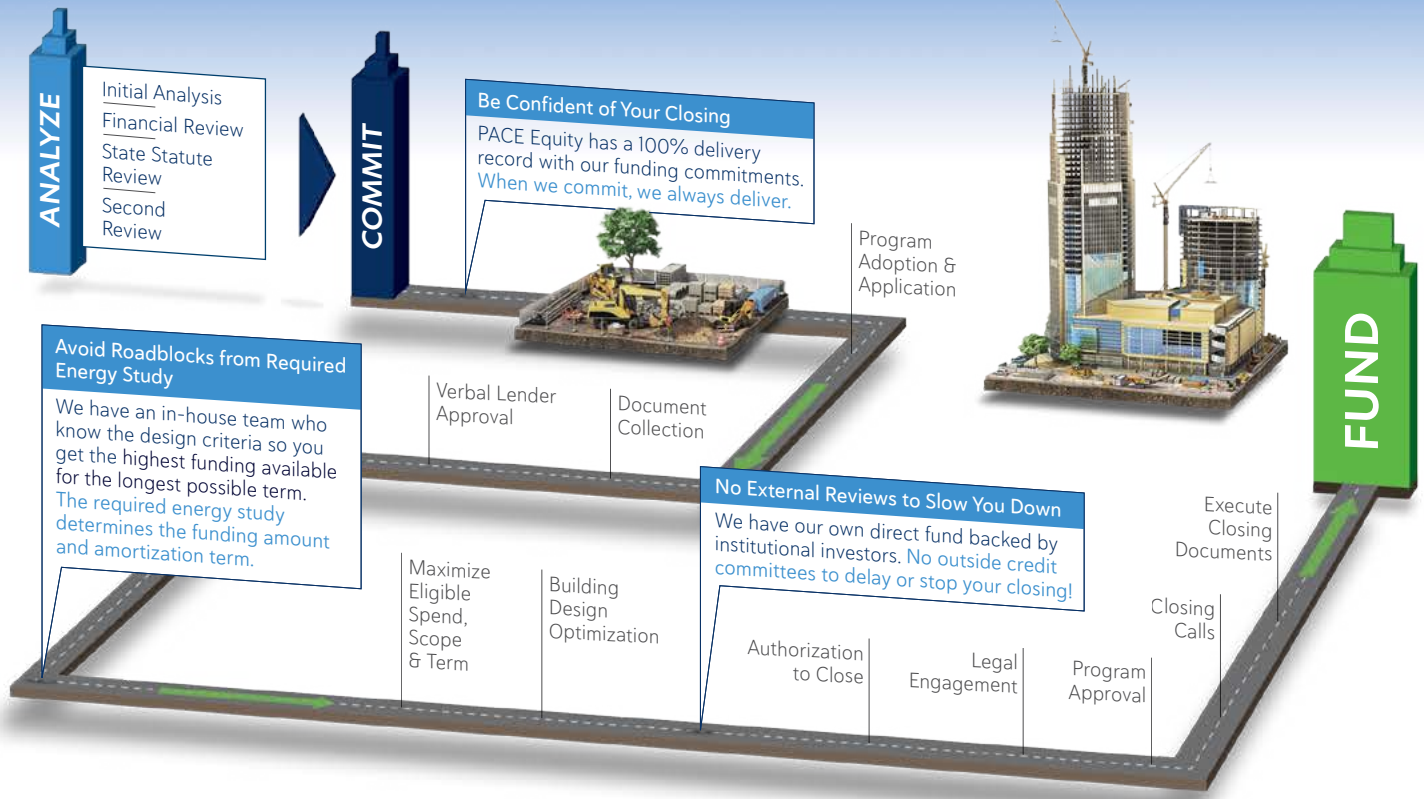
 THIS PROJECT SAVED 2,250 METRIC TONS CO<sub>2</sub> EQUAL TO ANNUAL EMISSIONS FROM 536 



\$18.3 M	
CAPITAL STACK	
CONSTRUCTION LOAN .....	80%   \$14.6 M
EQUITY .....	12%   \$2.2 M
PACE EQUITY .....	8%   \$1.5 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.

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)