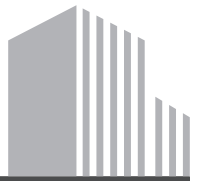


# Project: \$730 Million Class A Office Construction



Class A Urban Office

## \$50 MILLION



### POST-CONSTRUCTION FUNDING WITH DEFERRED PAYMENTS

#### SITUATION

In a highly constrained financing environment, the developer wanted to efficiently pay off a construction loan and cover the post-construction lease-up period.

#### OBJECTIVES

- Efficiently pay off a construction loan
- Cover the post-construction lease-up period
- Preserve flexibility and minimize cost of capital

#### SOLUTION

PACE Equity offered an adaptive strategy that empowered the developer to solve for key objectives.

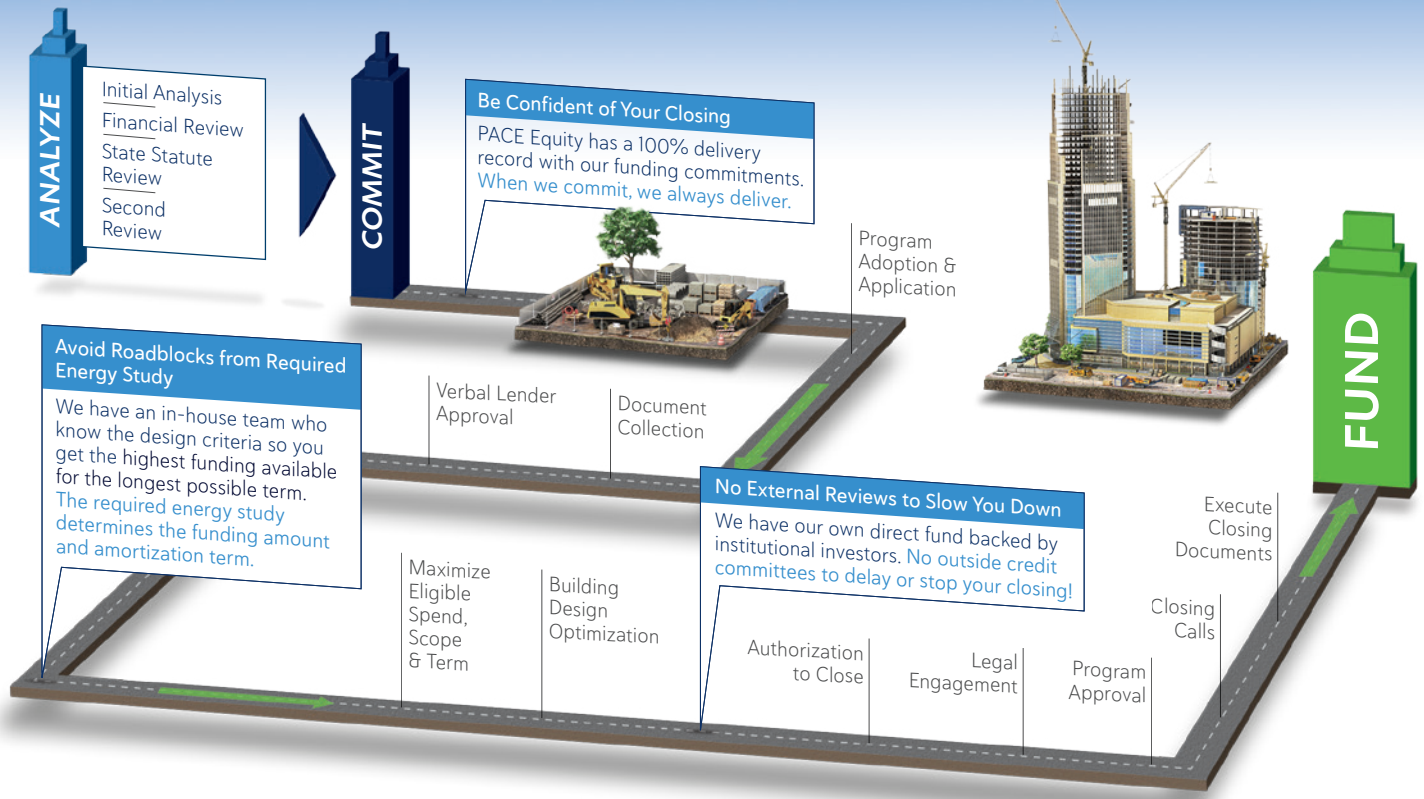
- *Construction Loan Refinancing:* A low-cost capital solution to efficiently pay down construction debt.
- *Deferred Payments:* Multiple years of funded interest structure eliminated immediate cash flow strain, providing flexibility until stabilization.
- *Non-Recourse Flexibility:* Transitioned from recourse debt to a fully non-recourse structure, protecting the developer's personal and corporate balance sheets while maintaining strategic edge.
- *Flexible Exit Strategy:* Option to prepay upon stabilization, allowing the developer to transition seamlessly to long-term financing or alternate capital solutions.

### RESULT

*A strategic capital solution empowered the developer to navigate financial headwinds while unlocking long-term project value.*

# 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 this 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 40 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 (9.8 OUT OF 10)