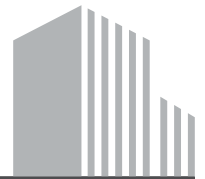


Strategic Recapitalization Used to Pay Down Construction Debt and Line of Credit



Spring House Senior Living | Louisville, KY

\$4 MILLION



REDEVELOPMENT OF HOTEL INTO SENIOR LIVING AND MEMORY CARE FACILITY

Spring House Senior Living Facility is a senior living residence in Louisville, Kentucky. Previously the Ramada Plaza Hotel, the facility was recently redeveloped into a 114-unit senior living facility. The building consists of upscale studio floor plans with a mix of memory care units and assisted or independent living units. The beautiful property comes with a variety of amenities and security features.

The developer of the property used PACE Equity funds post-construction to pay down an existing construction mortgage and a line of credit. They will maintain the line of credit to cover expenses until stabilization. PACE Equity financing is providing a bridge to stabilization as the development transitions into permanent financing. By refinancing with PACE Equity, the developers benefit from low-cost, non-recourse, fixed-rate financing.

PACE Equity funding can be used for new construction, renovation, redevelopment, and renewable energy projects. PACE Equity funding is available for up to three years after a project reaches certificate of occupancy (varies by state). This refinancing option can be used strategically for bridge coverage until stabilization or long-term debt. Our firm also offers a lower rate refinancing option if the property was built with a green certification.

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PACE Equity consistently delivers a strong customer satisfaction rating at 9.8 / 10.

\$11.7 M
CAPITAL STACK

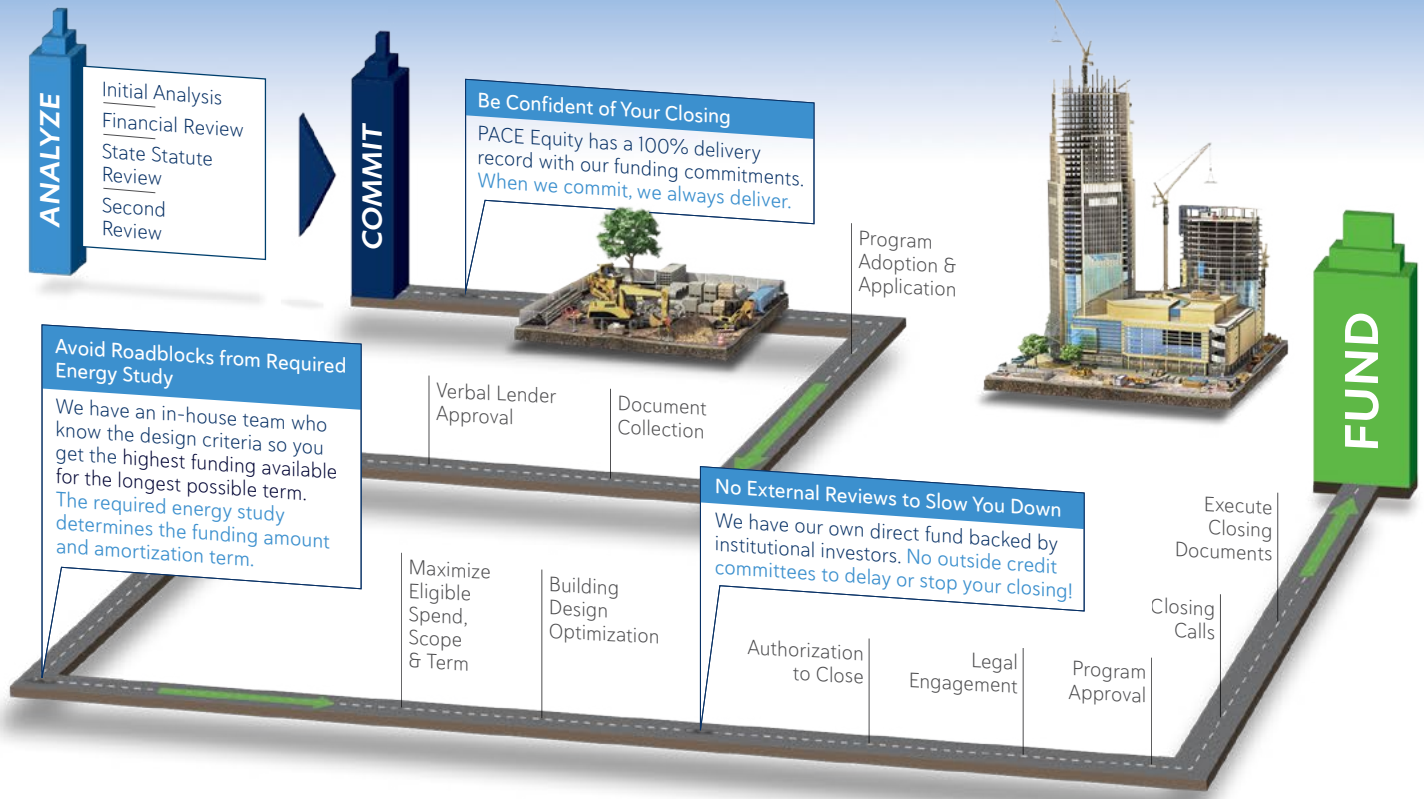
SPONSOR EQUITY	55%		\$6.5 M
PACE EQUITY	35%		\$4 M
MORTGAGE DEBT	10%		\$1.2 M

 THIS PROJECT SAVED 5,200 METRIC TONS CO₂ > EQUAL TO ANNUAL EMISSIONS FROM 1,215 



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 (9.8 OUT OF 10)