



Green Pace Financial



FIRST IN THE INDUSTRY

Commercial real estate's industry-leading C-PACE providers Green Pace Financial, Inc. & Greenworks Lending, a Nuveen affiliate, have partnered with a top national construction lender to provide the Industry's first blended, non-recourse Senior+C-PACE capital stack solution for multi-family projects up to \$90 million.

Senior+C-PACE Terms

- 5.75% blended fixed pay rate (C-PACE rate: 5.35% | senior pay rate: 5.95%*)
- Total project cost up to \$90 million
- Up to 80% loan-to-cost (combined)
- Non-recourse with completion guarantee
- 3% - 3.5% upfront fees
- 24-month construction interest reserve (fully funded at closing**)
- C-PACE term: amortized up to 30 years
- C-PACE prepayment: 2% post-construction
- Senior loan term: 27 months + extensions
- Senior loan includes 1% exit fee

* Senior lender total rate includes a pay rate of 5.95% plus 2% interest accrual in months 1 to 18 then 3% in months 19 to 36 (rate and terms may vary depending on each projects location and sponsorship experience).

** Senior and C-PACE loan(s) are fully funded at closing with interest incurred on the full loan balance.

Program Highlights

- Both Senior and C-PACE term sheets can be issued within 7 days and close within 45-60 days
- C-PACE is an assessment agreement, not a loan; no complex financing documents or inter-creditor agreements required
- C-PACE has no acceleration rights and is billed as part of the tax bill twice a year
- C-PACE is prepayable with a low prepayment structure
- Both Senior and C-PACE can delay first-payment; typically, 24-months construction reserve

To Learn More Contact:

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At Green Pace Financial, Inc. our goal is to help finance the next generation of commercial buildings utilizing the most energy efficient improvements financed at a low, fixed interest rate, giving our clients the necessary leverage to improve and build more energy efficient buildings and communities.