

What is C-PACE?



For Real Estate Developers

C-PACE, or Commercial Property Assessed Clean Energy, is a powerful financing tool that pays for a wide variety of energy efficiency, renewable energy, water efficiency, resiliency, stormwater management, and environmental remediation measures for new and existing buildings. Property owners receive 100% fixed rate financing of hard and soft costs of eligible improvements from private C-PACE Capital Providers for terms of up to 30+ years. C-PACE loans are secured by a special assessment on the real estate, which automatically transfers upon sale of the property. Property owners pay back the C-PACE loans directly to Capital Providers or through the Virginia PACE Authority (VPA).

What are C-PACE benefits?

- Acts as low cost Mezzanine Funding
- Finances 100% of eligible project scope
- Can increase LTC to 80+%
- Fixed Rate, long term loans (20-30+ yrs.)
- No Acceleration remedy for Lender
- Non-Recourse

What can be funded?

- Up to 30% of eligible project costs
- Determined via component analysis of project budget (no cost to client)
- Examples include:
 - **W** HVAC
- Building Automation
- Lighting
- Stormwater & Hot Water
- Renewables
- Roofing & Building Envelope

How It Works



Learn more at: https://virginiapace.com.



Select a qualified C-PACE Capital Provider to finance your project.



Fill out the pre-application <u>here</u> to see if your project is eligible for C-PACE.



VPA approves project, Capital Provider funds project, and PACE is secured on the property.



If eligible, develop your project scope & submit final application.



Complete construction and pay back as a special assessment on your property.

Learn more at: www.virginiapace.com