

What is C-PACE?

# For Real Estate Owners

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?

#### V Fixed rate, non-recourse financing

- V Non-accelerating
- ✓ 100% financing of hard + soft costs
- V Long term financing (up to 30 years)
- V Off-balance sheet financing potential
- Cash-flow positive over term
- Sap financing, freeing up equity
- Potential pass-through to tenants
- Retroactive financing within two years

#### **How It Works**



## What can be funded?

♥ Thermal or solar PV

✓
Cogeneration

✓
High efficiency
lighting

**V** Building envelope V Resiliency upgrades

Energy

C-PACE

♥ HVAC equipment

Suilding automation and controls

♥ Water/ hot water systems