

Retroactive C-PACE

For Commercial Real Estate Developers

C-PACE - Commercial Property Assessed Clean Energy - is a powerful financing tool that funds a wide variety of energy efficiency, renewable energy, and resiliency improvements for new or existing buildings. Property owners receive **100% fixed rate financing of hard and soft costs** from private C-PACE Capital Providers (CPs) for terms of up to **30 years**. C-PACE loans are secured by a voluntary special assessment lien on the property, which automatically transfers upon sales or foreclosure unless the owner elects to prepay.

Benefits:

- ✓ Provides relief for businesses experiencing cash flow reductions
- ✓ Finances 100% of eligible project scope
- ✓ Non-Recourse
- ✓ Typical measures:
 - ✓ HVAC
 - ✓ Lighting
 - ✓ Renewables
 - ✓ Building Automation
 - ✓ Stormwater & Hot Water
 - ✓ Building Envelope
- ✓ Up to 25% of the hard cost budget (can include PACE related soft costs)
- ✓ Determined via component analysis of project budget (no cost to client)
- ✓ Eligible states: Examples
 - ✓ VA: 2 years
 - ✓ FL: 3 years
 - ✓ MI: 3 years
 - ✓ WI: 30 months
 - ✓ PA : 730 days
 - ✓ CA: 3 years

How Abacus can help:



Abacus determines if project is eligible for C-PACE and if eligible, submits a pre-application.



Abacus develops the maximum "PACEable" project scope working with your A/E/C consultants.



Abacus develops PACE RFP for potential Capital Providers (CPs), and negotiates and obtains multiple term sheets for review.



Abacus manages the underwriting with selected CP and administrator, and completes application.



Administrator approves project, PACE lien is recorded and CP transfer funds.



You pay back the loan directly to CP, program administrator or taxing jurisdiction.

Learn more at: abacusprop.com

or email us at: info@abacusprop.com