

# C-PACE

EFFICIENT CAPITAL FOR  
EFFICIENT BUILDINGS



*C-PACE (commercial Property Assessed Clean Energy) provides efficient capital for new construction, completed projects, and renovations as non-recourse, off-balance sheet, 100% long-term financing of efficiency, resiliency, and sustainability upgrades to commercial buildings. CounterpointeSRE is a respected leader in sustainable finance and the foundation of the PACE industry with deep real estate expertise for complex transactions.*

- **PACE IS A PROPERTY TAX** so repaid as OPEX with no impact to owner's credit so not due on sale or refinancing of mortgage with no default acceleration clauses.
- **100% FINANCING** of projects with no CAPEX for all financing costs, soft costs, and prepaid service contracts.
- **NON-RECOURSE LOW FIXED RATES** with terms up to 30 years, capped by useful life of the measures
- **FLEXIBLE FINANCING TERMS** with option to defer start of repayment for years or include I/O period before self-amortization with flexible prepayment terms
- **LOWERS DEVELOPMENT COSTS** with deferred start of repayment for years and by replacing mezzanine debt or preferred equity with low cost capital.
- **TRANSFERABLE UPON SALE** and not due on refinancing of mortgage with no acceleration clauses.
- **OWNER KEEPS BENEFITS** such as tax incentives, rebates, and depreciation.
- **REDUCES OPERATING COSTS** through thousands of eligible equipment that reduce utility costs with most projects net positive cash flow in the first year.

Tenants benefit from reduced utility costs and landlords may pass through costs to those who pay tax bills. C-PACE may qualify for off-balance sheet treatment. (consult your tax advisor)

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