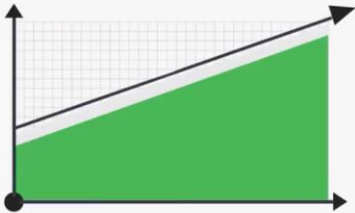


Commercial Property Assessed Clean Energy

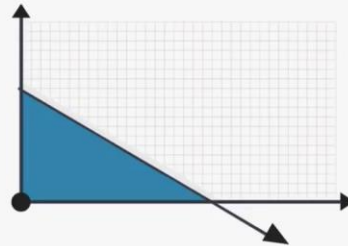


C-PACE is a property tax-assessment financing mechanism for **energy & water efficiency, renewable energy and resiliency improvements** to commercial properties.

INCREASE
BOTTOM LINE

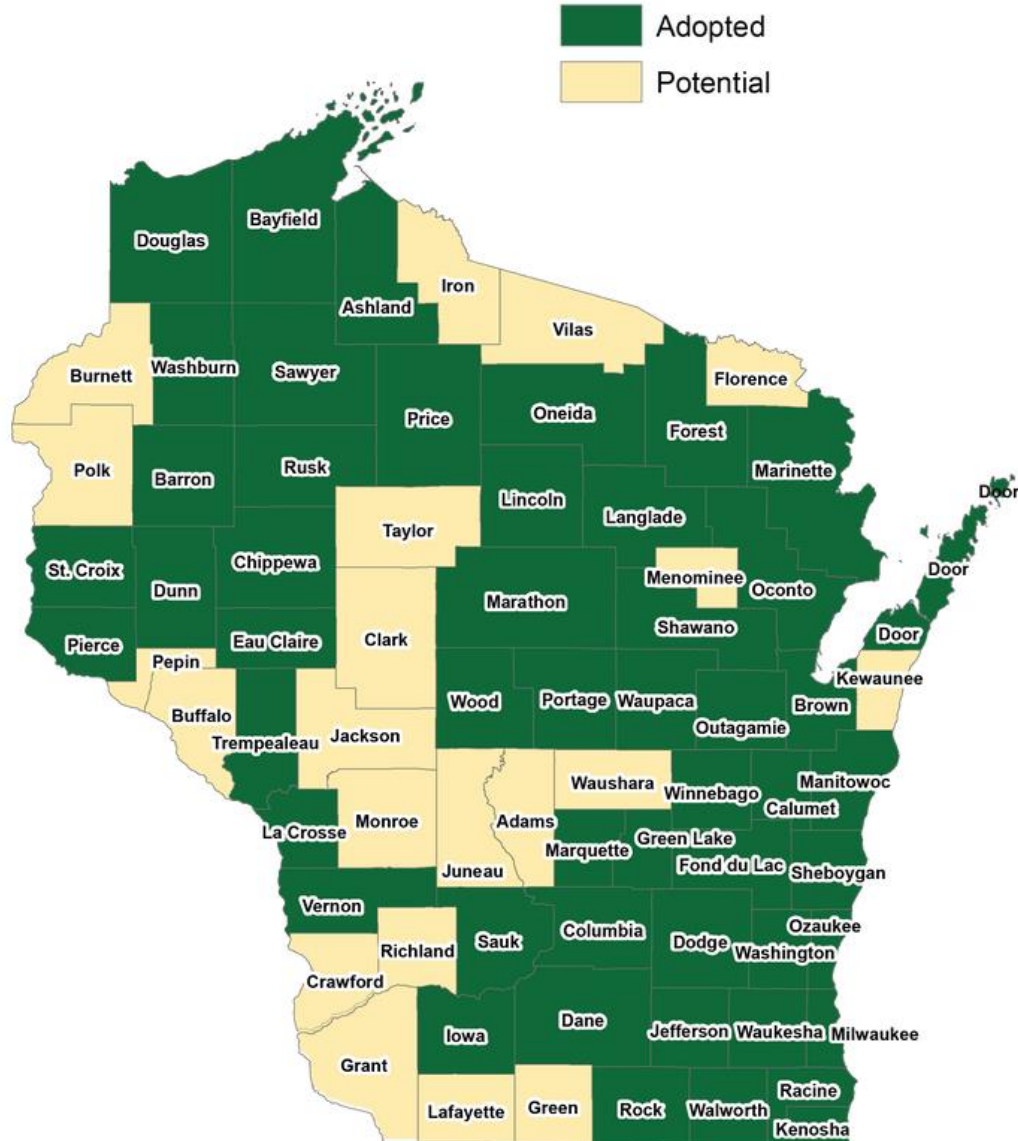


LOWER
ENERGY COSTS

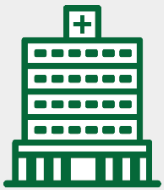


Benefits:

- Finance up to 100% of hard + soft costs
 - Non-recourse financing
 - Frees up equity for other priorities
- Fixed rate, long-term: 20 – 30 years
 - Yields positive cash flow
 - Boost Property Value
- Potential off-balance sheet treatment
- Saves energy



Commercial Properties



HEALTHCARE



INDUSTRIAL



MULTIFAMILY



RETAIL



AGRICULTURAL



HOSPITALITY



NONPROFIT



OFFICE



MIXED USE

Project Types

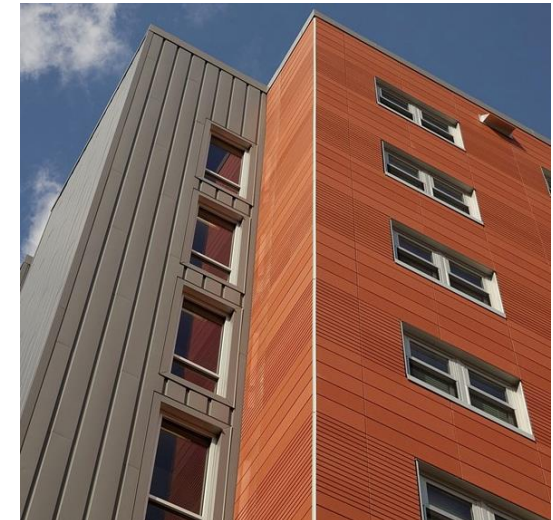
- Renovations
- New Construction
- Adaptive Reuse
- Refinance
- Equipment Installation

** Property located in member county*

** Does NOT work for residential (1-4 units)
and government owned properties*

Energy & Water Efficiency

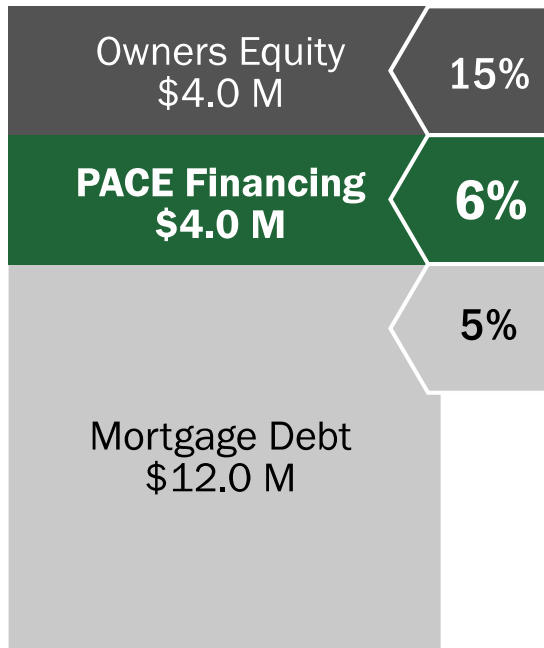
- Lighting Systems
- Building Controls
- Building Envelope Improvements
- Furnaces, Boilers & Chillers
- Heat Pumps
- Pumps, Motors & Variable Speed Drives
- Low flow fixtures
- Heat Recovery
- Fuel Switching



Renewable Energy

- Solar PV
- Battery Storage
- Biofuel
- Wind





With PACE

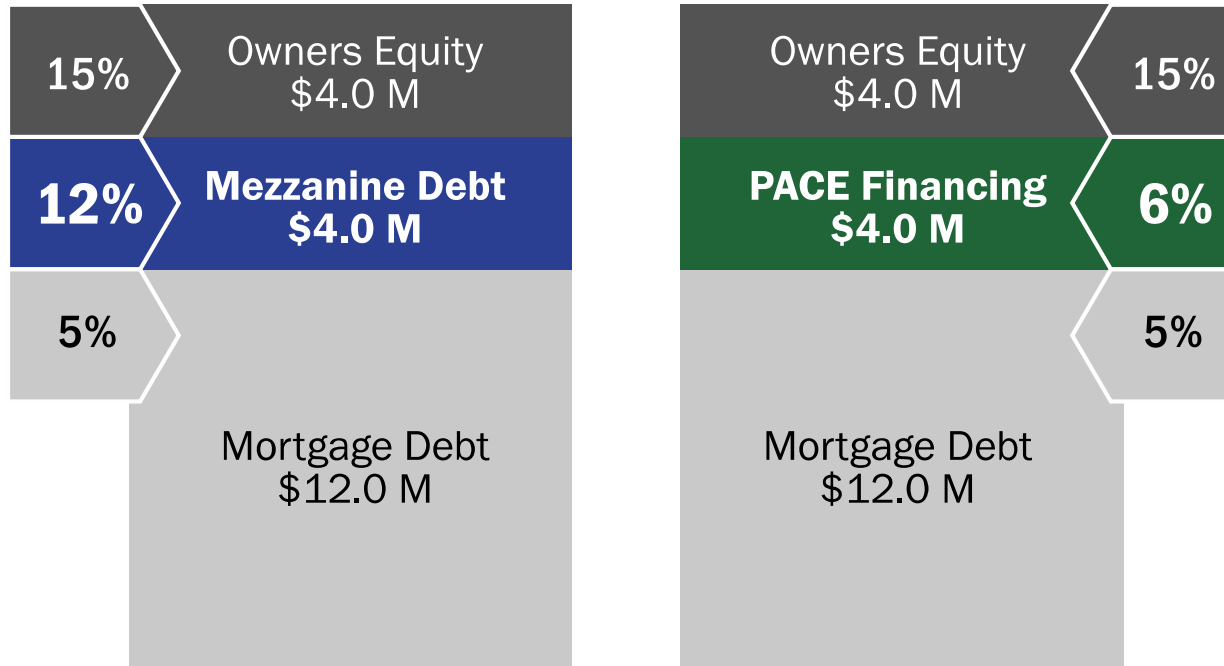
Financing Terms (Set by the Market)

- **Loan Term:** 5 – 30 years (Full Amortization)
- **Interest Rate:** 300 – 450 bps over Index (~5.00% - 7.0%)
- **Loan Size:** \$100,000 - \$50.0 Million
- **PACE Loan-to-Value (LTV):** 5%-35%

Statutory & PACE WI Program Requirements:

- **Mortgage Lender must consent to PACE Financing**
- **Energy Assessment**
- **Security:** Property Tax Assessment
- **Term:** Equal to Useful Life of Equipment
- **Total Secured LTV:** 95%
- **Loan-to-Cost:** Up to 100%

Example: \$20 Million Renovation or New Construction Project



Without PACE

With PACE

Cost of Capital:

8.40%

7.20%

Owners utilize PACE to fill gaps in their capital stack and lower their cost of capital.

Renovation / Replacement



Waterloo Technology Center Office

PACE Financing: \$249,000
 PACE to Value: 12.5%
 Annual Savings: \$47,294
 Lifetime Savings: \$898,589
 Improvements: HVAC and Lighting



Uniroyal Manufacturing

PACE Financing: \$355,713
 PACE to Value: 11%
 Annual Savings: \$70,698
 Lifetime Savings: \$989,777
 Improvements: Roof Upgrades and Lighting



Hotel Retlaw

PACE Financing: \$2,373,798
 PACE to Value: 10.5%
 Annual Savings: \$289,011
 Lifetime Savings: \$6.3 Million
 Improvements: HVAC, Lighting, Windows, Roof

New Construction / Adaptive Reuse



The Edge at 706 Mixed-Use

PACE Financing: \$1,420,000
 PACE to Value: 9.0%
 Annual Savings: \$54,763
 Improvements: LED Lighting, Shell Upgrades (Windows, Walls & Roof), Garage DCV



New Perspective Senior Living - Franklin Multifamily

PACE Financing: \$8,003,461
 Annual Savings: \$425,989
 Improvements: Building Envelop, HVAC, LED Lighting, Water Conservation



Bellevue Senior Living Multifamily

PACE Financing: \$1,850,000
 Annual Savings: \$77,909
 Improvements: Building Envelop, Electric PTAC Units and Duct Furnaces, Central Gas and Water Heaters, High Efficiency Water Fixtures, LED Lighting Systems and Controls, Upgrade - VFR, Low Flow Fixtures, DHW Heater



PROJECT CENTER
powered by  **slipstream**

[Home](#) [Applications](#) [Documents](#) [Contractors](#) [Capital](#)

[Log Off: jstringer@slipstreaminc.org](#)

Welcome to the Slipstream Project Center. The Project Center enables you to submit an application for PACE financing for a new project, manage existing projects, and access Program Guidelines and related materials.

Links and explanations for Project Center functions follow:

- [Log In](#) Access to Project Center requires that users establish credentials and login.
- [Pre-Application](#) Click here to verify PACE Project eligibility and begin a Pre-Application.
- [Existing Applications](#) Click here to access an existing application that is already underway, begin a Final Application, submit required completion documents and manage your PACE Project pipeline.
- [Documents](#) Click here to access documents such as program guidelines, lender consent forms, certain program agreements and other program templates.
- [Contractors](#) Click here to begin the contractor registration process. Professional services firms including contractors, installers, engineers and project developers are encouraged to register with the program.
- [Capital Provider](#) Click here to begin the PACE Capital Provider application process.

www.pacewi.org

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PROPERTY OWNERS



LOCAL GOVERNMENT



LENDERS



CONTRACTORS

2022 Successes:

- The program has closed **84 C-PACE projects** to date, totaling **\$158 Million+**
- Continued uptick in mixed use and multifamily C-PACE projects
- Changes to PACE Program – Added EV Charging Infrastructure and Resiliency measures to the eligible measures list



Wisconsin EV Charging Infrastructure & PACE

