

# 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).

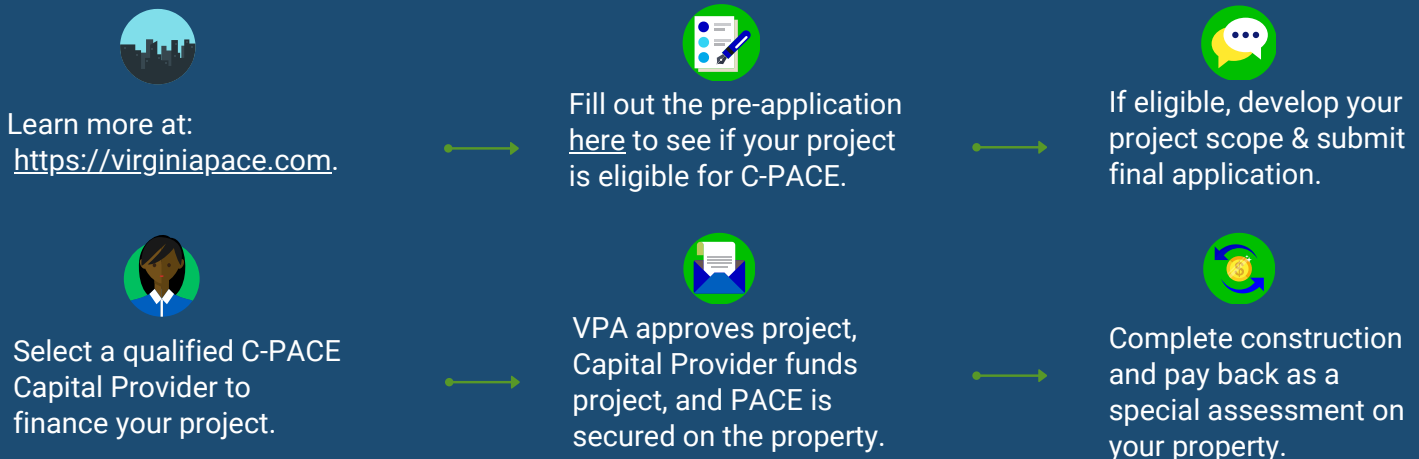
### What are C-PACE benefits?

- ✓ 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:
  - ✓ HVAC
  - ✓ Building Automation
  - ✓ Lighting
  - ✓ Stormwater & Hot Water
  - ✓ Renewables
  - ✓ Roofing & Building Envelope

### How It Works



Learn more at: [www.virginiapace.com](https://www.virginiapace.com)