

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 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:

- ✓ Finances eligible measures completed within two years from date of PACE application
- ✓ Available July 1, 2021 by state law and soon in participating localities
- ✓ Typical measures:
 - ✓ HVAC
 - ✓ Lighting
 - ✓ Renewables
 - ✓ Building Automation
 - ✓ Stormwater
 - ✓ Building Envelope
- ✓ Provides relief for businesses experiencing cash flow reductions
- ✓ Up to 25% of the hard cost budget (can include PACE related soft costs)
- ✓ Finances 100% of eligible project scope
- ✓ Non-Recourse
- ✓ Determined via component analysis of project budget

How VPA can help:



Learn more about the C-PACE program in your area at virginiapace.com/locations/



Fill out the pre-application to see if you are eligible to use C-PACE.



If eligible, develop your project scope & submit final application.



Select a qualified C-PACE Capital Provider to finance your project.



VPA approves your project, funding is provided and PACE lien is placed on the property.



Complete construction and pay back as a special assessment on your property.

Learn more at: virginiapace.com

or contact us at: info@virginiapace.com