



**Real People.
Real Capital.**

C-PACE: Flexible CRE Financing

When you work with PLG, you're working with real people – a dedicated team of individuals who focus solely on C-PACE and lend directly, with no intermediary involved.

From quote to close, speak and work with our in-house origination, underwriting, and loan servicing teams to get a financing package tailored specifically to your project's needs. Our experts come from diverse backgrounds and bring a new level of innovation and diligence to all our transactions.

Real capital comes from our commitment to close: when we issue a term sheet, you have our commitment to your deal. Our credit committee acts quickly to ensure your project stays on course.



We are direct lenders

We minimize execution risk by using our own capital to close our loans, and we remain with you, our client, as servicer of the loan throughout the loan term.



Our process is completely in-house

We are efficient internally: there are no extra layers of communication or intermediary involved. From quote to close, speak and work with our in-house origination, underwriting, credit committee, and loan servicing team.



We are a portfolio company of AB CarVal

As a portfolio company of AB CarVal, a subsidiary of Alliance Bernstein with \$15B in institutional investments, we have institutional capital that supports our balance sheet and direct lending capabilities.



C-PACE is all we do

Since 2017, we have been deploying C-PACE loans across the nation. We're leaders of the industry's two most prominent organizations, C-PACE Alliance and PACENation, and our COO helped found Michigan's state program.

Lending Parameters

PROPERTY TYPES	Multifamily, Industrial, Retail, Hospitality, Senior Living, Office, Self-Storage and Mixed Use
PROJECT TYPE	Gut Rehab, Retroactive, Adaptive Reuse, Ground Up Development, and Renovation
ELIGIBLE IMPROVEMENTS	Energy efficiency, renewable energy, water conservation, flood mitigation, solar, and seismic retrofit
LOAN TERM	Up to 30 years, location specific
MAXIMUM LEVERAGE	35% of appraised value, location specific
PREPAYMENT	No lockout but subject to prepayment penalties
RECOURSE	Non-recourse. Completion guaranty where applicable



\$20M Hospitality

Retroactive
Minneapolis, MN



\$11.2M Multifamily

Adaptive Reuse
Kissimmee, FL



\$12M Senior Living

New Construction
Austin, TX