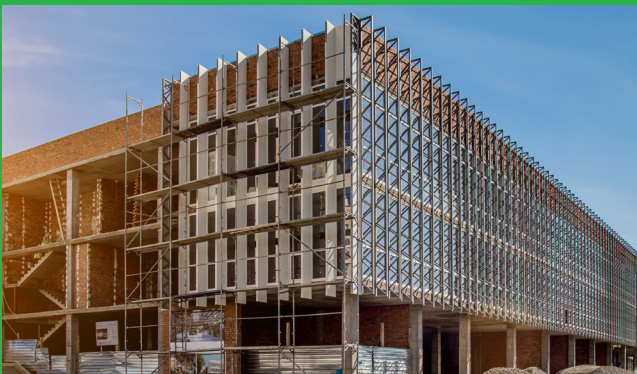


# C-PACE – Commercial Property Assessed Clean Energy

*Flexible capital that is revolutionizing commercial real estate finance*



With over \$2.5 billion originated, Nuveen Green Capital is a national leader in sustainable commercial real estate financing, and an affiliate of Nuveen, the \$1 trillion+ asset manager.

Nuveen Green Capital can structure attractive financing solutions for new, ongoing, or recently completed commercial real estate projects, tailored to each client, across markets and asset classes, to provide borrowers with flexibility and ease of execution.

<b>LOAN AMOUNT</b>	\$5 million minimum
<b>RATE</b>	Fixed; 10-year UST + competitive spread
<b>TERM</b>	Up to 30 years with shorter loan terms available
<b>AMORTIZATION</b>	Fully amortized; 10 periods available
<b>LEVERAGE</b>	Up to 40% LTC / 35% LTV (on C-PACE)
<b>INTEREST</b>	Interest during construction fully capitalized
<b>LOCKOUT PERIOD</b>	No lockout period or yield maintenance
<b>PREPAYMENT</b>	Step-down prepayment penalties
<b>RECOURSE</b>	Non-recourse
<b>SECURITY</b>	Recorded C-PACE assessment

## How does C-PACE work?

C-PACE provides commercial property owners and developers access to attractive financing for commercial real estate projects pre-, mid-, or post-construction. C-PACE is private capital which is repaid as a benefit assessment on the property. C-PACE assessments have closed alongside hundreds of banks, debt funds, life insurance companies and other lenders throughout the country to complete development capital stacks, provide incremental leverage, finance capital expenditures, or recapitalize recently completed projects. C-PACE is a state enabled program available in nearly 40 states and growing.

C-PACE can finance <i>new construction</i> projects to:	C-PACE can finance projects <i>mid-construction</i> to:	C-PACE can finance recently completed projects <i>post-construction</i> to:
<ul style="list-style-type: none"> <li>• Reduce weighted average cost of capital</li> <li>• Replace more expensive forms of financing</li> <li>• Eliminate need for a participant lender</li> <li>• Provide incremental leverage</li> </ul>	<ul style="list-style-type: none"> <li>• Fund construction cost overruns</li> <li>• Provide additional working capital for interest reserve deficits</li> <li>• Provide additional capital for future contemplated tenant improvements</li> <li>• Eliminate or reduce need for capital call or additional equity injection</li> </ul>	<ul style="list-style-type: none"> <li>• Recapitalize projects up to 3 years after completion</li> <li>• De-risk and paydown the senior lender</li> <li>• Bridge the gap for slow lease-up or to stabilize projects</li> <li>• Stabilize the asset with lower debt service by paying down expensive capital</li> <li>• Flexibility to push out debt service payments for ~3 years</li> </ul>

## Representative transactions



**Asset:** Multifamily  
**Location:** Philadelphia, PA  
**C-PACE financing:** \$40 million  
**Project type:** New construction



**Asset:** Retail  
**Location:** Seattle, WA  
**C-PACE financing:** \$42 million  
**Project type:** Mid-construction



**Asset:** Hotel  
**Location:** Miami, FL  
**C-PACE financing:** \$30 million  
**Project type:** Post-construction recap

For more information please visit [nuveen.com/greencapital](https://nuveen.com/greencapital)