

# Build Equity by Saving Energy

A new way to fund real estate improvements and instantly enhance property value.



**PACE Equity  
in Partnership with  
Milwaukee Downtown  
BID#21**



**University Club  
of Milwaukee**



**Mackie Building**



## Sample Projects

### Program Highlights:

- \$20m dedicated PACE financing pool to Milwaukee Downtown Business Improvement District #21, (BID #21)
- Obtain 100% financing at fixed rates up to 20 years
- Utilize PACE project financing repaid via a special charge on the property tax bill
- For-profits and not-for-profit businesses are eligible
- Preserve capital and operating budgets



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### Qualified Improvements Can Include:

- Lighting
- Heating & Cooling Systems
- Windows
- Roofs
- Insulation
- Building Controls
- Elevators
- Solar
- Steam Retrofits



## The improvements you need today, funded by tomorrow's energy savings.

Through PACE financing, the money you now spend on energy can be redirected into improvements that add to your building's value. All types of facilities can benefit from PACE, including:

- Large and small commercial
- Hospitality (Clubs & Hotels)
- Industrial
- Warehouses / Cold Storage
- Retail / Shopping Malls
- Agricultural facilities (e.g. Dairy)
- Hospitals
- Not-for-profit buildings
- Churches
- Private Schools
- Restaurants
- Low income housing

PACE (Property Assessed Clean Energy) offers an innovative, affordable way to address the challenges today's owners face. It uses the financial power of long term energy savings to make improvements possible immediately, while spreading the cost over an extended period of time. PACE outperforms traditional financing in many ways:

- **Boosts property value** without negatively impacting your balance sheet
- **No out-of-pocket costs**, and no upfront cash requirements
- **Passes the costs** more easily to the tenants who benefit from improvements
- **Obligations pass to new owners** when the property is sold
- **Preserves borrowing capacity** for other projects

### Let us show you how it can work for you.

PACE is an innovation that combines the flexibility of private funding with the assurance of payment through government participation. Instead of burdening a property with a short term loan, PACE covers the cost of improvements through a long-term property tax assessment. If the building is sold, the new owners simply continue paying the assessment along with their tax bill.

### PACE Equity: the key to PACE success

The idea behind PACE may be simple to understand, but implementing a PACE project is often far from simplistic. PACE Equity was created to make things easier. We can help with the entire PACE process, working in tandem with building owners and developers at every step.

- 1 Procedural help** with all the steps needed to comply with program guidelines and conform PACE to your facility's special needs.
- 2 Financial resources** to detail the economics of a potential PACE project, fund the development cost and provide long term PACE financing in advance of construction.
- 3 Engineering support** from experts in building technology, who work to assess the potential for energy savings and recommend the technology needed to best achieve it. PACE Equity guarantees energy savings to meet program requirements and offers on-going performance reporting.
- 4 Project management** assistance with all phases of the PACE development process, from liaison with mortgage lenders to working with your contractors.

PACE Equity becomes a working partner to get the job done, whether you need a turnkey process performed or simply a bit of expert assistance along the way. The cost of PACE Equity's service is built into the financing package, so there is no out-of-pocket cost for using our expertise to make your PACE experience as easy as possible.

**Take the first step TODAY** Get the details with a no-obligation PACE Benefit Analysis. Contact us to learn more about PACE and to explore ways the services of PACE Equity can benefit you.



**PACE Equity**

Renovating America the Efficient Way

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