



Chicago PACE (Property Assessed Clean Energy) is a method of providing 100% long-term, fixed-rate financing for energy efficiency, resiliency, water conservation and sustainability upgrades to existing buildings and new developments through a special assessment. Commercial and multifamily property owners across the city can use Chicago PACE financing to lower both operating expenses and their cost of capital.

- **100% FINANCING** of eligible project costs and all related work such as permits, inspections, closing costs, evaluations, engineering and design.
- **FIXED INTEREST RATES** with terms up to the estimated useful life of the improvements (up to 30 years).
- Ability to deliver **NET POSITIVE CASH FLOW** on certain improvements in the first year.
- **SELF-AMORTIZING PAYMENTS** with no balloon payments or default acceleration clauses.
- Covers **THOUSANDS OF POSSIBLE IMPROVEMENTS**. Financing is available for a variety of energy efficiency, renewable energy, and water conservation improvements.
- PACE is tied to the property, so it's **TRANSFERABLE UPON SALE**.
- **OWNER KEEPS TAX INCENTIVES** and rebates.
- **NON-RECOURSE TO OWNER** — no personal guarantees.
- PACE may qualify for **OFF BALANCE SHEET** treatment (consult your accounting advisor).
- **PRESERVES INTERNAL CAPITAL** and reduces capital costs by replacing mezzanine financing.
- **FINANCED PROJECTS REDUCE OPERATING COSTS** and increase property value.