ENERGIZE KENTUCKY | PACE FINANCING

Efficient Financing for Building Efficiency

What is PACE Financing?

PACE is a simple and effective way to finance energy efficiency and renewable energy building improvements. PACE can pay for qualifying improvements for almost any type of property including commercial, retail, industrial, nonprofit, and multi-family.

Property owners across the United States are using PACE because it saves them money and makes their buildings more valuable. PACE provides financing for 100% of an energy project's cost and is repaid for up to 30 years with a voluntary special assessment added to the property's tax bill.

Why PACE Financing?

No Down Payment
PACE covers 100% of the hard and soft costs of an energy project eliminating the need for up-front capital.

No Personal Guarantee
PACE financing is "guaranteed" by the Special Assessment added to the property's tax bill, therefore, no personal or business guarantees are needed.

Off Balance Sheet Treatment
Because PACE financing is solely repaid via a Special Assessment added to the property's tax bill, "off balance sheet treatment" is recommended by some accountants because the repayment "runs with the land" and not the business.

Fixed Rate / Fixed Payment
PACE financing rates and terms are fixed for the life of the PACE loan.

Up to 30 Year Term
Up to 30 Year Term Repayment terms can be extended to match the useful life of the eligible improvement.

Triple Net Lease Pass-through
Because repayment of PACE funding is via a Special Assessment on the property's tax bill and is technically an increase in property taxes, the property owner can seamlessly share the PACE-financed improvement costs (and energy savings) with the tenant under some lease structures such as "triple nets".

PACE Benefits for the Property Owner

No Down Payment No Personal Guarantee + Off Balance Sheet Treatment	Energy Savings Low Fixed Payment + Extended Term	Energy Savings Low Fixed Payment + Triple Net Pass Through
Preserved Credit Lines & Freed Up Capital Budgets	**Increased Cash Flow & NOI**	**ZERO Net Cost to Property Owner**

ENERGIZE KENTUCKY'S PACE Funding Process

1. Initial Eligibility Form

The property owner completes a brief form at **KYPACE.org** to help determine if the property and potential energy project is eligible for PACE financing. If desired, KENTUCKY PACE can provide the information to its network of PACE capital providers to obtain PACE financing terms for the owner.

2. Energy Project Summary Form

The property owner works with a qualified contractor to identify eligible improvements and quantify the savings. This form is submitted with the Energy Project Application.

3. Energy Project Application

The application allows the property owner to provide essential financial documentation about the property and its operating status. PACE provides the information to its network of registered capital providers to obtain PACE financing terms for the owner.

NOTE: The property owner must obtain written consent from the existing mortgage holder before a PACE special assessment can be added to the property's tax bill.

4. Funding

The property owner agrees to financing terms and then, after local government approval, the PACE special assessment is added to the property's tax bill. After the PACE financial closing occurs, the funding will be available for the eligible energy saving improvements.

5. Installation

The contractor of record completes the installation of the authorized improvements.

Submit an Initial Eligibility Form at **KYPACE.org**

About ENERGIZE KENTUCKY

ENERGIZE KENTUCKY serves as EPAD program administrator for local governments throughout the Commonwealth of Kentucky. In this role, ENERGIZE KENTUCKY coordinates efforts to connect property owners and developers with PACE financing capital providers to ensure funding for qualified construction and redevelopment projects. In facilitating the PACE financing process, ENERGIZE KENTUCKY manages the program's legal, legislative and lending components, while providing resources for marketing, outreach, education and training.

859.468.5598 | **KYPACE.org**

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