



COMMERCIAL PROPERTY ASSESSED CLEAN ENERGY

C-PACE FINANCING



Commercial Property Assessed Clean Energy (C-PACE) is a supplemental lending product¹ for financing clean energy improvements on new and existing commercial properties to improve infrastructure, reduce a building's carbon footprint and operating costs and increase collateral value. With C-PACE financing from Western Alliance Bank, you can diversify your capital stack, lower operating expenses and may even boost your property's value.

More than 30 states have adopted C-PACE enabling legislation. As a C-PACE lender, Western Alliance Bank's subject matter experts work with you to structure your financing package, identify eligible components and materials and guide you through the approval and funding process. Eligible improvements may include energy efficiency, renewable energy, resiliency (seismic and stormwater measures), air purification and other property enhancements – and are available for industrial, commercial, mixed-use, multi-family, and nonprofit properties.

Benefits for Your Business

- 100% upfront financing for qualified energy upgrades
- Repayments are made through an assessment on your property tax bill
- Interest reserve to make payments during construction and stabilization
- Has fixed rates with scheduled interest payments
- Promotes diversification in the capital stack
- Lower weighted cost of capital is less expensive than mezzanine financing and preferred equity
- Qualifies as an operating expense under most triple-net lease agreements
- Payments and energy savings can be passed along to tenants
- Ability to finance improvements while incurring little to no additional debt
- Using property assessment preserves capital and credit line for core business investments
- Terms tend to be long (20-30 years)

¹All offers of credit are subject to credit approval, satisfactory legal documentation, and regulatory compliance. Borrowers are responsible for any appraisal and environmental fees plus customary closing costs, including titles, escrow, documentation fees and may be responsible for any bank fees including bridge loan, construction loan, and packaging fees.