

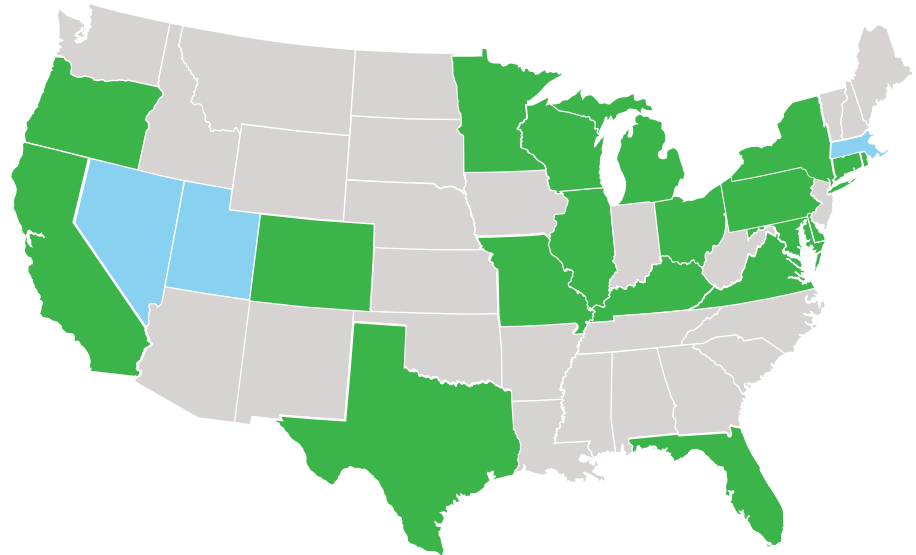


C-PACE legislation is approved in more than 30 states. Greenworks lends in 19 of those states, plus Washington DC. Additional states (light blue) will soon follow.

-  Greenworks covered state
-  Coming soon



ELIGIBILITY AND SIZING OF C-PACE FUNDING

- Most Commercial Buildings Eligible:**
Available for most commercial properties including multi-family.
Does not work for residential condos or government owned properties.
- PACE Eligible Upgrades:**
Funds must be earmarked for energy savings measures or associated measures and soft costs. In some areas, water conservation and seismic or storm resiliency may also qualify.
- Loan to Value (LTV):**
C-PACE programs allow for funding up to 20% of the as-stabilized value of the building.
- Senior Lender Comfort:**
Most Senior Lenders will want to ensure C-PACE funding preserves debt-service coverage ratios and does not trigger asset classification as “HVCRE” (<15% developer equity).

Note: C-PACE does not work well with pre-existing CMBS, SBA, or Fannie Mae loans. Greenworks Lending’s team works closely with senior lenders to ensure comfort around PACE funding commitment, disbursement milestones, and risk mitigation in a downside scenario.

GET STARTED

- Contact Greenworks when forming the capital stack.
- Schedule 30-minute phone call to review project with Greenworks and determine availability and rough amount of PACE funding.
- Send full financing package (address, project overview, sources and uses, pro forma, and any construction schedule or appraisal information already available).
- Once the capital stack is finalized and all diligence items are in place, Greenworks will issue a term sheet with a rate held for 60 days.