

PROJECT:

\$165 Million
New Construction
Dual Branded Hotel

PACE EQUITY FINANCE:

\$40 Million

CAPITAL STACK:

- **24% C-PACE**
- **36% Equity**
- **40% Construction Loan**

CLIENT:

JacksonShaw

TERM:

30 Years

ASSET CLASS:

Hospitality

SQUARE FOOTAGE:

266K

FUNDED MEASURES:

- **Building Envelope**
- **HVAC**
- **Low Flow Water Fixtures**
- **High Efficacy LED Fixtures**

ADMINISTRATOR:

Sustainable Real Estate
Solutions (PACEworx)

**SITUATION**

This five-story 441-key hotel under the dual brands of AC by Marriott & Element by Westin is constructed in the Symphony Park area, a Las Vegas redevelopment site in the heart of the city.

OBJECTIVES

- Replace expensive debt fund
- Secure low-cost capital that will improve overall WACC and deliver strong return profiles
- Benefit from high performance building that will maximize C-PACE funds and enhance NOI

SOLUTION

- Improved IRR by leveraging low-cost, flexible C-PACE capital in lieu of debt fund
- 30-year term with fixed market-leading rate to maturity, includes option for prepayment

CERTAINTY OF EXECUTION
STRUCTURING FLEXIBILITY
CAPITAL STACK OPTIMIZATION
VERTICALLY INTEGRATED PLATFORM



EXECUTION CERTAINTY

- Upfront structuring and sizing ensures compliance with C-PACE requirements across 80+ distinct jurisdictions
- No reliance on syndication or capital markets take-out
- Vertically integrated execution platform delivers in-house expertise across structuring, engineering, servicing, and execution.



SOLUTIONS FOR A STRATEGIC EDGE

C-PACE financing is a powerful institutional capital tool offering varied solutions for timing and capital needs. From draws that fit your construction schedule and minimize your WACC, to an integrated senior mortgage debt + C-PACE solution, we've got the expertise and flexible, tailored solutions to move your projects forward.

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At PACE Equity Finance, we provide more than just financing – we deliver a strategic advantage. With deep C-PACE experience and a direct lending model, PACE Equity Finance brings certainty to your capital stack.

BEAU ENGMAN

Founder & President,
PACE Equity Finance

