

CASE STUDY: West Harbor

Petros PACE Finance Funds Development in San Pedro, CA

Project Highlights



West Harbor
San Pedro, CA

375,000 SF | Mixed Use

THE CLIENT

The Ratkovich Company is a Los Angeles development company specializing in urban infill & rehabilitation projects. Their accomplishments range from large-scale urban planning and entitlement endeavors to mixed-use projects. They have completed or have under construction 18 million+ SF of office, retail, and industrial space.

Jerico Development, Inc. is a San Pedro based developer whose affiliated family-owned companies are engaged in commercial office, institutional, retail, and multifamily residential development projects in the Southern California, metro Denver, and Raleigh/Durham markets. Current activities are focused on San Pedro, CA downtown multi-family/waterfront

THE CHALLENGE

The C-PACE transaction will fund a portion of the construction of 375,000 SF mixed-use development, primarily retail. The Sponsor was selected by the City of Los Angeles to redevelop the site through a public-private partnership with the Port of Los Angeles.

THE NEEDS

- Building Envelope
- Electrical
- Lighting
- HVAC

THE SOLUTION

C-PACE financing enabled the efficiency measures of the mixed-use, new construction project at the San Pedro Waterfront and provided a natural complement to the capital stack that also included a senior lender, Port of Los Angeles, and The Nederlander Organization.

THE RESULTS

- Private capital incentivized forward thinking, sustainable building designs without the use of public funds.
- Efficient building design minimized future utility expenses, boosting NOI and property values for owner.
- The energy efficient measures make it more attractive to investors and guests, while minimizing the carbon footprint of the development.
- Developer secured lower-cost, non-recourse capital to finance the project.
- Developer secured a more efficient capital stack and long-term interest rate hedge, ensuring long-term stability.

THE PARTNERS

Port of Los Angeles
Matt Construction
Bernhard TME
Partner Engineering & Science, Inc.





BENEFITS OF PETROS C-PACE FINANCING



100% financing of hard and soft costs with no out-of-pocket



Promotes economic development and urban revitalization



Fixed-rate financing with up to 30-year terms



Ability to recover as an operating expense



Facilitates sustainable building design



Displaces higher cost mezzanine and equity capital

WHO WE WORK WITH

Multi-Family, Mixed-Use, Office, Hospitality, Industrial, Retail, Non-Profit, Healthcare, Manufacturing, Education

WHAT IS ELIGIBLE?

Energy efficiency and water efficiency, renewable energy, and broad resiliency coverage for seismic, indoor air quality, wind/fire resistance, heat/climate change

WHY PETROS PACE FINANCE?

Expertise

Our leadership team's 100+ years of combined experience in C-PACE, monetizing tax credits, and commercial lending means certainty of close for our clients.

Execution

We've earned the trust of our clients because we break barriers and execute efficiently. We're defining the future of C-PACE every day.

Scalability

We're growing quickly and we're taking our clients with us. With billions in committed capital, we can provide C-PACE financing ranging from \$500,000 to \$200 million or more.

Sustainability

We use private funds from committed institutional investors to promote environmental sustainability and economic development.

For more information on our projects, visit our website at www.petros-pace.com

PHONE: 512.599.9038 | EMAIL: info@petrospartners.com