



In Alliance with **Apollo**

Commercial Real Estate Lending Overview

Petros PACE Financing, LLC, is the leading and largest direct originator of balance-sheet funded C-PACE in the country. As a portfolio company of Apollo Global Management and with nearly \$2B in directly funded transactions and billions in additional committed capital, we offer certainty of close over eligible C-PACE markets nationwide.

Financing Parameters

Lending Structures	Construction-to-perm, bridge, recapitalization
Financing Amount	\$3MM to \$200MM+
Loan-to-Cost	Up to 40%
Loan-to Value	Up to 35% "as stabilized"
Financing Term	Up to 30 years
Amortization	Interest only for up to 5 years (up to 3 years capitalized), fully amortized thereafter
Interest Rate	10-year Treasury + 300-400 bps spread
DSCR	Minimum 1.15x at stabilization
Origination Fees	1-2%
Timing to Close	45-60 days from Term Sheet execution
Security	Voluntary special assessment lien
Recourse	Completion guarantee during construction, non-recourse after completion
Ongoing Covenants	None

Project Types

Ground-up Construction

Reposition/Conversion

Mid & Post Construction

CapEx Retrofits

PIPs

Asset Classes

Hospitality

Multifamily

Mixed-use

Condominiums

Industrial

Student Housing

Senior Living

Office/MOB

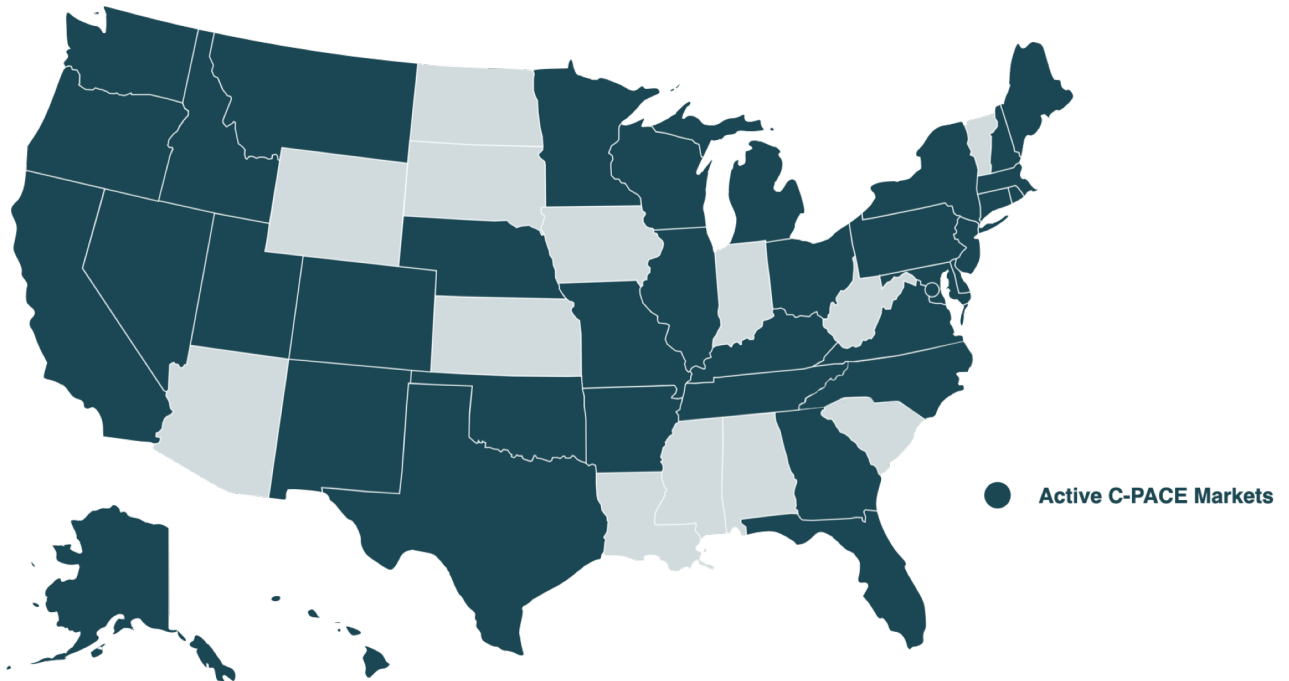
Retail

Self Storage

*Financing availability, lending parameters and project eligibility may vary by state.



Lending Footprint



Closings

\$31.6MM

Hospitality
Major Renovation
South Beach Miami, FL



\$153MM

Mixed-use
New Construction
Ivins, UT



\$34.5MM

Multifamily
New Construction
Camas, WA



\$16.3MM

Hospitality
Refinance
Columbus, OH



CONTACT US TODAY



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