



DWIGHT GREEN FINANCE

C-PACE Financing

Commercial Property Assessed Clean Energy

Representative Terms

Eligible Properties

Multifamily, commercial, industrial, and agricultural located in a county that has opted into the C-PACE program

Borrower

Single asset entity, either for profit or non-profit

Recourse

C-PACE installment payments to be guaranteed during the construction period; converts to non-recourse upon completion

Assessment Amount

Up to 35% LTV; contingent on local program requirements

Interest Rate

350-400 bps over applicable US Treasury Benchmark; determined by market conditions at time of rate lock, fixed for term of loan

Related Fees

Origination fee of 1% - 2%, Program Administrator fee(s), and closing fees including but are not limited to third party reports, legal, title

Term and Amortization

Up to 30 years, but cannot exceed the weighted average useful life of C-PACE eligible improvements determined by engineering/energy report; interest only option for up to five years, fully amortizing thereafter

Prepayment

Prepayment fees vary for each C-PACE transaction and scale down over the financing term

Capitalized Interest

Interest through project completion will be capitalized/reserved and included in the gross assessment amount

First Payment Date

Typically upon stabilization

Disbursement Terms

Assessment proceeds are funded into an escrow account at closing and are available for the borrower to draw as costs are incurred for the C-PACE eligible improvements

Third Party Reports

Appraisal, Phase I (environmental), Engineering, & Energy

Assumption

Fully assumable

Timeline

Typically 60 days; C-PACE assessment will close simultaneously with other financing in the capital stack

This term sheet sets out general guidelines and is designed as an aid to prospective borrowers and other clients. This term sheet does not represent or imply a contract or an offer to lend funds. An offer to lend funds may only be made by a signed written commitment letter to a prospective borrower. This term sheet is subject to change at any time without notice at the sole discretion of Dwight Green Finance LLC. Credit and collateral are subject to approval. Terms and conditions apply. This is not a commitment to lend. As a capital provider, Dwight Green Finance LLC is not a registered investment adviser and does not otherwise provide investment advice.